



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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TECHNCIALLY COMPLETE REVIEW












Energy Electric Lot 2 Warehouse Site Plan - Type II

File No. PLZ-21-0062

Date	Application submitted: July 23, 2021 Application technically incomplete: August 19, 2021 Application Amended: September 2, 2021 and September 15, 2021 Application Technically Complete: September 16, 2021
Proposal	Construct a 4,800 Sq. ft. warehouse, four (4) parking spaces, site improvements.
Location	27150 NE 10th Ave., Ridgefield, WA 98642. #2 LOT 2 SP3-40 0.41A. NE Qtr. of Section 22 T4N R1E WM
Applicant/Owner	John Rosenlund – 27118 NE 10th Avenue, Ridgefield, WA 98642 Contact Information: johnr@energyelec.net (360) 773-8604
Applicant's Representative	Same
Property Owner	Project Delivery Group, LLC – 200 Hawthorne Avenue, Suite A-100 ▪ Salem, OR 97301 Contact: Keith Whisenhunt, PE, PLS, (503) 364-4004, keithw@pdgnw.com Contact: Mark B. Ferris, RLAE, (503) 939-3723, markf@pdgnw.com
Zoning	Employment (E)
Public Access	NE 10 th Avenue
Review Type	Type II Basic Site Plan Review and SEPA
Staff Contact	Planning: Eric Eisemann, Consulting Planner, E2 Land Use Planning, LLC. 2554 NE 48 th Ave., Portland, OR 97213. Contact: 360.750.0038, e.eisemann@e2landuse.com Engineering: Brenda Howell, City of Ridgefield Engineer. Contact: 360.857.5022, Brenda.Howell@ridgefieldwa.us
Technically Complete Decision	Technically Complete
Decision Date	September 16, 2021

I. TECHINCALLY COMPLETE INVENTORY

The applicant submitted the following documents on August 23rd and September 2, 2021:

 Vesting Deeds.pdf
 Traffic Rpt 9-1-21.pdf
 Title Commitment.pdf
 Map.pdf
 Affidavit (Owners Extended Cvg).pdf
 19006_20210901_Revised SEPA_Energy Electric Lot #2.pdf
 19002-20210823-Site Plan Review Application-Lot #2.pdf
 19002_20210901_Preliminary Site Plan.pdf
 19002_20210901_Preliminary Grading Plan.pdf
 19002_20210901_Existing Conditions Plan.pdf
 19002_20210901_ Preliminary Landscape Plan - Lot 2.pdf

On September 8, 2021 the city alerted the applicant that the required photometric plan was not provided. The applicant provided a photometric plan and lighting information on September 15, 2021.

II. FINDINGS

On August 20, 2021 the city found the application technically incomplete. In repose to the materials the applicant provided on August 23, September 2, and September 15, 2021, the city makes the following findings:

Findings	Response
Missing the legal description required by RDC 18.310.050.C.2.	Complete
The SEPA checklist not signed. Page 15 of the SEPA Checklist in response to a question regarding traffic trips reads, <i>"TBD"</i> . Statement in Narrative relating to SEPA says <i>"CHECK WITH ELS!"</i> This is inconsistent with RDC 18.310.050.C.5.	SEPA Checklist amended - Complete
A site plan application requires "Height and conceptual appearance of building facades for all buildings and structures." The architectural plans do not provide the conceptual appearance other than metal sheeting with Desert Sand paint.	Planning Director waived
The response to RDC 18.240.060.A.9. <i>"Outdoor storageCONFIRM"</i> , is an incomplete response.	Narrative amended - Complete
In response to RDC 18.240.090.C.2.a, relating to landscaping for outdoor storage, the narrative states, <i>"No outdoor storage is proposed. CONFIRM."</i> The response is inconsistent with the prior statement.	No outdoor storage proposed - Complete

In response to RDC 18.240.075 and 18.725, Exterior Lighting, the Lighting Photometric Plan, Sheet C-0.09, shows no illumination over site while the narrative statement states there will be 30 foot tall light poles and wall mounted building illumination. The responses are inconsistent and incomplete.	Photometric plan provided 9/15/21 - Complete
Application did not respond to RDC 18.500.060 Site plan decision criteria	Narrative amended - Complete
The submitted traffic study is not site specific. It references a larger building and was previously submitted for PLZ-19-0048. The notice of decision for the short plat for this lot (PLZ-19-0122) conditioned the project to submit a site specific traffic impact analysis for each lot.	September 1, 2021 traffic memo from Charbonneau - Complete

Please note:

1. The final short plat PLZ-19-0122 has not received city approval and has not been recorded. The city cannot process the Lot 2 site plan application until the final short plat is approved and recorded.
2. The final short plat PLZ-19-0122 does not have engineering acceptance. No building within the short plat is eligible for final occupancy until the short plat has engineering acceptance.

Other Information

When the planning director decides an application is technically complete, the planning director shall send written notice to the applicant acknowledging acceptance. The city clerk shall provide written notice of the complete application to all city department heads, city council members, persons attending the pre-application conference, and persons or organizations which have filed a written request with the clerk's office to receive such notices. The status of the application shall be provided on the city website. This notice shall not preclude the city from requesting additional information or studies if new information is required or substantial changes in the proposed action occur. RDXC 18.310.050.G