



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE OF DECISION Energy Land Lot 2 Site Plan Review File No. PLZ-21-0062

Dates	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 Final Plat approved: February 28, 2022 SEPA DNS and Public Comment Period: March 4, 2022 - March 21, 2022
Proposal	Construct a 4,800 Sq. ft. warehouse, parking, lighting, site improvements.
Location	271150 NE 10 th Ave., Ridgefield, WA 98642. #2 LOT 2 SP3-40 0.41A. (17,702 S.F.) NE Qtr. of Section 22 T4N R1E WM NE Qtr. of Section 22 T4N R1E WM - 27118 NE 10 th Avenue, Ridgefield, WA 98642 PIN 986056184
Public Access	North 10 th Avenue
Applicant/Property Owner	John Rosenlund - 27118 NE 10th Avenue, Ridgefield, WA 98642 Contact Information: johnr@energylec.net (360) 773-8604
Applicant's Representative	Project Delivery Group, LLC, 200 Hawthorne Ave., 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 District (E)
SEPA Determination	DNS Effective March 18, 2022
Review Type	Type II
Applicable Criteria	RDC 18.240, Employment Districts; 18.280, RDC 18.310.070, Type II Review Procedures; RDC 18.310.170, S18.500, Basic Site Plan Review RDC 18.720, Off-street Parking and Loading; RDC 18.725, Landscaping
Staff Contact	Planning: Eric Eisemann, Consulting Planner, E ² 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
Decision	Approved with conditions

I. BACKGROUND INFORMATION

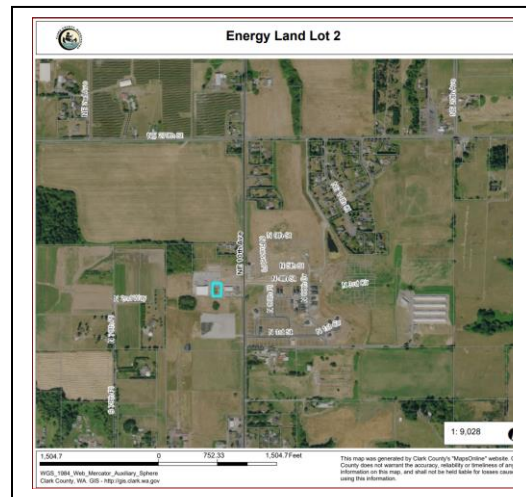
Related Land Use Decisions:

- PLZ-19-0048 Energy Electric Preliminary Short Plat, Critical Areas and SEPA
- PLZ-19-0052 Energy Electric Pre-Application
- PLZ-19-0144 Energy Electric Preliminary Short Plat
- PLZ-20-0052 Energy Electric Lots 4-8 Pre-Application
- PLZ-21-0052 Energy Land PH 2 (Trademark) Post Decision Review
- PLZ-20-0021 Energy Electric Final Plat
- PLZ-21-0130 Energy Land Sort Plat Post Decision Review
- PLZ-21-0062 Energy Land Lot 2 Site Plan Review

This request for approval of Basic Site Plan review is contingent upon the city receiving a copy of the recorded Energy Land Final Short Plat.

The subject property is located north of Pioneer Road and west of NE 10th Street in Ridgefield, Clark County, Washington. The property is the site of a proposed 4,800 S.F. warehouse facility for Energy Electric, a full-service electrical and management services company. The property is 17,702 S.F. in area and is one lot within the 7-acre Energy Electric complex. The property has been graded. All abutting properties are zoned Employment (E).

The property previously went through a boundary line adjustment (PLZ-19-0052) which was approved on May 7th, 2019. Upon recording of the final short plat, the plat will create legal lot 2/2 (986056184) for Energy Electric's proposed warehouse.



II. PROPOSAL

The applicant proposes to construct a 4,800 Sq. ft. warehouse, three (3) parking spaces including one ADA space, site lighting, minor site improvements, and landscaping.

III. COMMENTS

The city SEPA DNS and Notice of land use application period ran from March 4, 2022 through March 21, 2022. The city did not receive any comments.

IV. FINDINGS

A. Vesting

The city found the application technically complete on September 16, 2021. The application is vested to the development code (RDC) adopted as of that date. The August 31, 2021 Supplement is the RDC to which the application is vested.

B. RDC 18.070 Impact Fees

The city does not assess park or school impact fees for employment uses. The city shall assess and collect traffic impact fees at the city issues a building permit for the proposed warehouse.

C. RDC 18.205 – Uses

The proposed industrial warehousing is allowed in the E zone because the Energy Electric development proposal received preliminary approval prior to January 19, 2020.

D. RDC 18.240 – Employment Districts

The site is zoned Employment (E).

Lot Requirements - RDC 18.240.050

There is no minimum or maximum lot area, lot width or lot depth requirement in the E district.

Dimensional standards - RDC Table 18.240.055-1.

Dimensional Standards	Employment	Proposed
Minimum Front (Street) Yard [private street]	10 feet	10+ feet
Minimum Side & Rear Yard from an Abutting IND Zone	5-10 feet (based on landscape standard)	5 feet
Minimum Side & Rear Yard from Right-of-Way	10 feet	250+ feet
Maximum Height	65 feet	16' wall plate
Maximum Impervious Surface	85%	< 85%

The proposal meets the applicable dimensional standards.

Site and Building Design – RDC 18.240.060

A. E District Standards.

1. *Applicability*

The E district standards apply to the proposal.

3. *Building design shall reinforce the building's location adjacent to street edge and public space.*

The building is adjacent to a private access easement. This standard does not apply.

4. *All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:*

This standard does not apply.

5. *Where the lot abuts an arterial, minor arterial or collector street, at least one main entrance of a building shall face directly onto a sidewalk along a street. Entrances shall be made physically and visually inviting by incorporating a minimum of two of the following entry enhancement features:*

This standard does not apply.

6. *On lots fronting an intersection where at least one leg of the intersection is an arterial, minor arterial or collector street, the building shall accentuate the street-facing corner by including pedestrian access at the corner.*

This standard does not apply.

7. *The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street:*

The trash enclosure and storage areas will be screened by a sight-obscuring wood-slat and chain link fence which will meet the requirements of this section.

8. *Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from adjacent walkways to a value of eighty percent year-round opacity.*

The ground-mounted mechanical unit will be screened from public view using evergreen plant materials. There are no roof-mounted mechanical units.

9. *Outdoor storage of materials shall generally be located to the rear or side of the site and shall not be located adjacent to any street with a classification of "collector" or higher or any street that is projected to carry more than two thousand average daily trips. Adjacent in this context shall mean without an intervening element such as a building or parking area, but not including a fence or wall, between the street right-of-way and the outdoor storage area. If the location of outdoor storage areas to the rear or side of the site is not practical due to site constraints additional landscaping immediately adjacent to the right-of-way to a L5 standard fifteen feet in depth shall apply.*

There are no outdoor storage areas proposed.

- B. *Site configurations in the E zone shall avoid creating entrapment areas such as dead-end pathways where a pedestrian could be trapped by an aggressor.*

The building is easily visible from the access easement.

- C. *In the E zone, the site and buildings shall provide sight lines to allow observation of outdoor spaces by building occupants. Buildings should be sited so that windows, balconies, and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.*

The primary entrance of the building faces the primary site parking area.

Signs – RDC 18.240.065

No signs are proposed by this application. As a **condition of approval**, future signs will be subject to city approval and a sign permit.

Lighting - 18.240.075

- A. *Lighting shall comply with the requirements of RDC [18.715](#).*
- B. *Parking area light post height shall not exceed twenty-five feet if the pole is located within twenty-five feet of a residential zone.*
- C. *All building entrances shall be illuminated.*

The applicant prepared a lighting plan. (See Sheets C-0.09 and C-0.11) The parking area light pole height is 30-foot which is allowable since the poles are not located within 25-feet of a residential zone. As a **condition of approval**, development of the property shall demonstrate compliance with the applicable regulations in RDC 18.240.075, Lighting, and 18.715, Exterior Lighting.

Off-street parking and loading - 18.240.080

A. Off-street parking and loading shall be provided as required by RDC [18.720](#). Subsections B through E do not apply. Compliance with RDC 189.720 is required.

Off-Street Parking and Loading 18.720

Warehouse facilities within the E zone requires One (1) parking space per 2,000 S.F. Gross Floor Area (GFA). 18.720.030.C.4. The proposed warehouse is 4,800 S.F. Therefore, 2.4 (rounded up to 3) parking spaces are required. The applicant proposes to provide three (3) 9-foot x 18-foot parking stalls in front of the building and one (1) 11-foot wide A.D.A. compliant space.

Employment buildings having less than 5,000 S.F. of GFA shall provide one (1) loading zone. The 4,800 S.F. building is not required to provide a loading area and no loading area is shown on the site plan. The applicant proposes to install one (1) bike parking stall. (See Sheet C-0.03)

Landscaping - 18.240.090

- A. Landscaping shall meet the requirements of RDC [18.725](#) and the requirements of this section.
- B. All new development projects within the E districts shall submit landscaping plans that meet the requirements of RDC [18.725.070](#).
- C. Beyond the requirements in RDC Table 18.725.050-1, landscaping buffers shall be provided as follows:
 - 1. Where an E lot abuts an arterial, minor arterial or collector street, a twenty-five-foot buffer landscaped to a L2 standard shall be provided.
 - 2. Where an E lot is adjacent to another E lot, landscaped buffers along shared property lines not facing the street may be reduced to zero feet, except those site areas proposed for outdoor storage of materials.
 - a. Areas proposed for outdoor storage of materials shall provide a ten-foot landscape buffer to an L3 standard.
- D. Development within the E district shall landscape a minimum of fifteen percent of the gross site acreage.
- E. An applicant may offset the landscaping requirement by providing on-site recreation facilities for tenants and employees.

The applicant submitted a landscape plan. (See Sheet C-0.07) On-site recreation areas are not proposed. The properties surrounding Lot 2 are all zoned Employment. While not required for interior E-zoned lots, the applicant proposes to provide landscaping in conjunction with the proposed water quality facility along the east property line, along the property line west of the ADA parking stall, and south of the building within the wetland buffer. The proposed landscape area of 4,920 s.f. is 27% of the entire property.

F. *Critical Areas Offset.*

Critical area offsets are not proposed.

G. *Combined Landscaping Offset. The on-site recreation facility and critical areas offsets may be used in combination but may not exceed fifty percent of the total required landscaped area.*

Critical area and recreation area offsets are not proposed.

- H. *Installation and Maintenance.* All required landscaping shall be installed prior to occupancy and continuously maintained as a condition of use by the owner or developer.

As a **condition of approval**, all landscaping shall be installed prior to occupancy and continuously maintained as a condition of use by the owner or developer.

Fences - 18.240.095

- A. Fences shall comply with the provisions of RDC [18.740](#).
- B. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design. For example, the building material may be repeated on fence columns and/or stringers.
1. Chain link fences are discouraged and may only be used in areas not visible from any public right-of-way, adjacent property, or onsite common open area. If used, black, dark brown or dark-toned coated chain link fencing with matching posts and rails shall be required.
 2. Barbed wire, razor wire, electric and similar dangerous fences shall not be used except for specific conditions where the applicant demonstrates they are required for security reasons. Landscaping may be required, as determined by the planning director, to reduce the visual impact of barbed wire, razor wire, electric and similar dangerous fences to the public.

The applicant proposes to install a black chain link fence with painted wooden slats where appropriate. This type of fencing is typical of that used in industrial developments and is compatible with the proposed metal building design. As a **condition of approval**, all fencing shall demonstrate compliance with RDC 18.240.095, Fences and 18.740.

Performance standards - 18.240.100

No land or structure shall be used or occupied within this district unless there is continuing compliance with the following minimum performance standards:

- A. Maximum permissible noise levels shall be as determined by WAC 173.60, as amended.
- B. Vibration. Vibration other than that caused by highway vehicles which is discernible without instruments at the property line of the use concerned, is prohibited.
- C. Smoke and Particulate Matter. Air emissions must be approved by the Southwest Washington Clean Air Agency.
- D. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
- E. Administrative Review. As a condition for the granting of a building permit, at the request of the city information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such information may include continuous records of operation, periodic checks to assure maintenance of standards, or special surveys.

As a **condition of approval**, any use of the property shall continue to demonstrate compliance with RDC 18.240.100.A through E, Performance standards.

E. RDC 18.280 Critical Areas Protection

Critical areas were initially addressed under PLZ-19-0048. In conjunction with this proposal, Ecological Land Services (ELS) completed a critical areas study to determine whether the large upland swale that runs from east to west through the central portion of the Energy Land property is a regulated wetland. The swale contains drain tiles that were used for agricultural practices, and which were recently repaired. ELS prepared test pits in and near the swale to assess possible wetland indicators. The test plots contained facultative vegetation which grows equally well in wetland and upland conditions, along with soil and hydrology features that did not meet wetland criteria. The Washington Department of Ecology, after evaluating the ELS work, concluded that the swale is not a regulated wetland.

F. RDC 18.810 – Environmental Standards-SEPA

The city issued a SEPA Determination of Nonsignificance on March 8, 2022. The city did not receive an SEPA comments.

V. Engineering

Engineering approval is required prior to commencement of any on-site construction.

VI. DECISION

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, **APPROVES** the Energy Land Lot 2 Preliminary Site Plan subject to compliance with the following **conditions of approval**:

A. Conditions:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of the original site plan review application notice of decision (April 7, 2015), including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. Unless specifically modified by this decision, the development will comply with all terms and conditions of approval for the original decision, PLZ-19-0048.
3. All landscaping shall be installed prior to occupancy and continuously maintained as a condition of use by the owner or developer.
4. All fencing shall demonstrate compliance with RDC 18.240.095, Fences and 18.740.
5. Any use of the property shall continue to demonstrate compliance with RDC 18.240.100.A through E, Performance standards.
6. Development of the property shall demonstrate compliance with the applicable regulations in RDC 18.240.075, Lighting, and 18.715, Exterior Lighting.
7. Engineering approval is required prior to commencement of any on-site construction.
8. Future signs will be subject to city approval and a sign permit.
- 9.

Signed:



Claire Lust, Community Development Director

Date: March 31, 2022

VII. APPEAL PROCEDURES

Pursuant to RDC 18.310.100 an appeal of a Type II decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed.

VIII. Exhibits

- Application materials, upon request

Energy Land Lot 2 - Proposed site plan

