



COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF REPORT and NOTICE OF DECISION Trademark Plumbing (Type I Temporary Use)

Project No. PLZ-21-0076

I. BASIC INFORMATION

Date	Application Submitted: August 16, 2021 Notice of decision: September 13, 2021
Proposal	The applicant plans to construct a temporary storage facility consisting of temporary paving, and a roof structure
Location	27200 NE 10 th Ave Ridgefield, WA 98642. Assessor's #986056185. #3 LOT 2 SP3-40 2.26A
Applicant /Applicant's Representative	Matt Lindberg, Trademark Plumbing 27200 NE 10 th Ave / Ridgefield, WA 98642 Contact: 360.907.5560, mattl@trademarkplumbingllc.com
Property Owner	Ken Tikka, Trademark Plumbing LLC PO Box 1269 / Brush Prairie, WA 98642 Contact: 360.798.2224, kent@trademarkplumbingllc.com
Zoning	Employment (E)
Review Type	Type I Temporary Use Permit
Applicable Criteria	RDC 18.205.015.F (Temporary Use); RDC 18.240, Employment Districts; RDC 18.310, Procedures
Staff Contact	Anne McNamara, Planner I 510 Pioneer Street, Suite B / Ridgefield, WA 98642 Contact: 360.857.5047
SEPA Determination	Exempt
Staff Decision	Approval with Conditions

II. EXISTING CONDITIONS AND PROPOSAL

The site is located in the southwestern corner of the Energy Electric site (PLZ-19-0122 granted preliminary plat approval on January 16, 2020, final plat approval pending land use review), on the western site of NE 10th Avenue. Surrounding uses include the Energy Electric, Trademark Plumbing, and Seppanen Construction industrial buildings. The agricultural property to the south is under review for Mill Plain Electric. The property across NE 10th Avenue is part of the Greely Farms PUD subdivision.

The site has critical areas located along the southwestern border, which was addressed at the time of site plan review (Energy Electric Ph2, PLZ-19-0048, received approval on August 26, 2019).

The purpose of the Temporary Use Permit request is to provide a temporary shipping container storage facility

including temporary paving and a roof structure to cover the shipping containers onsite. RDC 18.205.015.F establishes a maximum temporary use period of 60 days for temporary uses under Type I review. The applicant intends to secure funding and approval for a permanent structure at a future date.

PROCEDURE

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310 (Procedures):

August 16, 2021	Application submitted
September 13, 2021	Staff report and notice of decision issued

III. APPLICABLE STANDARDS

Ridgefield Development Code (RDC): 18.205, Uses; 18.240, Employment Districts; 18.310, Procedures.

FINDINGS

A. Use (RDC 18.205)

Proposal

The applicant proposes to construct a temporary shipping container storage facility to allow for storage on site for Trademark Plumbing. The applicant intends to secure funding and approval for a permanent structure at a future date.

Findings

Temporary storage is permitted in the Employment (E) zone. Table RDC 18.205.020-1.

Temporary Use (RDC 18.205.015.F)

A use which will operate for a limited, fixed duration is considered a temporary use and requires a temporary use permit.

1. A temporary use permit is a mechanism by which the city may permit a use to locate within the city (on private or public property) on an interim basis, without requiring full compliance with the RDC standards or by which the city may permit seasonal or transient uses not otherwise permitted.
2. The director may approve or modify and approve an application for a temporary use permit through a Type I process if:
 - a. The temporary use will not be materially detrimental to public health, safety, or welfare, nor injurious to property and improvements in the immediate vicinity of the subject temporary use; and
 - b. The temporary use is not incompatible in intensity and appearance with existing land uses in the immediate vicinity of the temporary use; and
 - c. Adequate parking is provided for the temporary use and, if applicable, the temporary use does not create a parking shortage for the existing uses on the site; and
 - d. Hours of operation of the temporary use are specified; and
 - e. The temporary use will not create noise, light, or glare which would adversely impact surrounding uses and properties.

- f. *The temporary use will operate for sixty days or less from the effective date of the permit, except that the director may establish a shorter time frame.*
3. *If the temporary use does not meet the criteria in subsection (2), the temporary use permit will be reviewed through a Type II process.*
 - a. *A temporary use may operate for up to two years from the effective date of the permit through a Type II process.*
4. *Extension of temporary use permits.*
 - a. *Type I temporary use permits may not be extended.*
 - b. *A Type II temporary use permit may be extended from its original expiration date for up to one year, through a Type I procedure. The planning director shall determine whether there are extenuating circumstances that merit an extension. Only one such extension may be granted, and under no circumstances shall a temporary use operate for longer than three years.*
5. *An applicant may not apply for a temporary use permit for a temporary use substantially similar to a previously permitted temporary use within one year after the expiration of the previous temporary use permit.*
6. *Temporary construction trailers are allowed on sites with an active grading or building permit without a temporary use permit. Temporary sales offices in residential developments, such as a new subdivision, for home builders, realtors, mortgage brokers, and similar professions are allowed within a model home, other permanent residential structure, or construction trailer without a temporary use permit. City building permits and business license requirements may still apply.*
7. *Modular classroom units for school uses are typically regulated as permanent uses consistent with RDC 18.205.030.BB. If a modular classroom unit is proposed as a temporary use to be removed at the end of a defined time period not to exceed two years, the applicant may apply for a temporary use permit consistent with this subsection.*

Findings

The applicant proposes to use and maintain a temporary storage structure with temporary paving for no more than 60 days. Therefore, the application is subject to Type I review per RDC 18.205.215.F.2.

The city approved the Energy Electric preliminary short plat. Temporary storage is a permitted accessory use per Table RDC 18.205.020-1. Therefore, the temporary use will not be materially detrimental to public health, safety, or welfare, nor injurious to property and improvements in the immediate vicinity of the subject temporary use.

Hours of operation of the parking lot will be limited to the hours the adjacent tenants are open to the public for business. No use, other than temporary storage for shipping containers is authorized by this permit.

The applicant does not anticipate that the temporary storage will create noise, light, or glare which would adversely impact surrounding uses and properties.

As a **condition of approval**, the temporary use period is limited to sixty days from date of approval.

B. Employment District Standards (RDC 18.240)

The setback standards in the Employment zones apply per 18.240.055.

Findings

The lot setback standards for the Employment zone per RDC 18.240.055 Table.240.055.1 are as follows:

- Minimum front yard – 10 feet
- Minimum side yard – 10 feet
- Minimum rear yard – 10 feet.

As a **condition of approval**, the temporary storage structure shall comply with Employment zone setback standards per RDC 18.240.055 Table.240.055.1

IV. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, grants **APPROVAL** to the Trademark Plumbing Temporary Use subject to compliance with the following **conditions of approval**:

A. Planning 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 this application, 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, the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual), and applicable building codes.
2. The applicant will terminate the temporary use within 60 days from the date of this Notice of Decision.
3. The temporary storage structure shall comply with Employment zone setback standards per RDC 18.240.055 Table.240.055.1

Reviewed by:

Anne McNamara, Planner I

anne.mcnamara@ridgefieldwa.us, 360.857.5047

Signed:

V. APPEAL PROCEDURES

Pursuant to RDC 18.310.100 an appeal of a Type I Ministerial 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.

FIGURE 1: PROJECT LOCATION

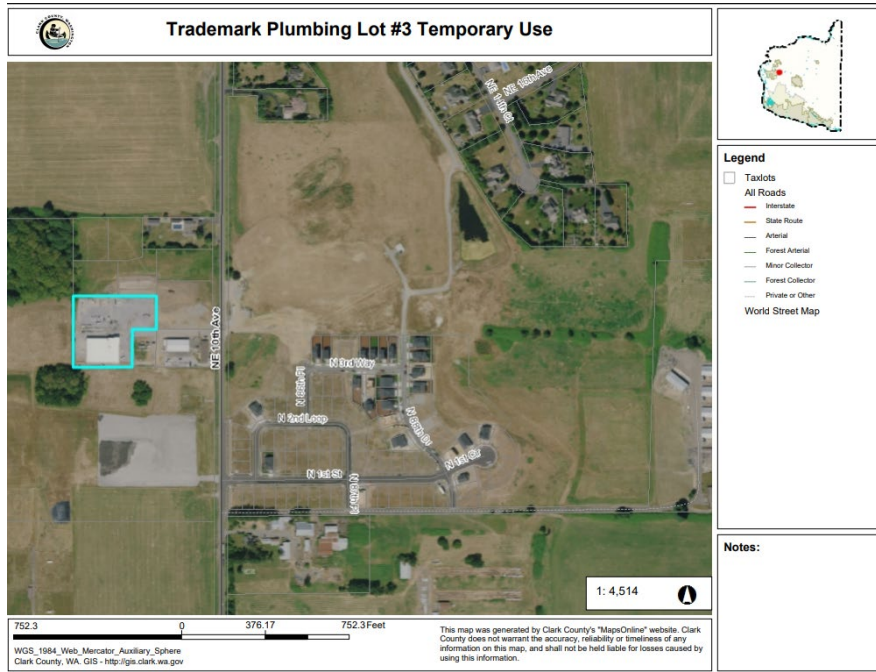


FIGURE 2: Proposed Site Plan

