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# COMMUNITY DEVELOPMENT DEPARTMENT

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## PRE-APPLICATION CONFERENCE NOTES

### Dolan Site Plan

File No. PLZ-21-0080

## I. PROJECT INFORMATION

<b>Date</b>	Conference held: September 14, 2021 Notes issued: September 29, 2021
<b>Project Proposal</b>	The applicant is proposing a 50,000-60,000-square foot car dealership including indoor/outdoor showrooms, offices, and a vehicle services building.
<b>Location</b>	1296 & 1446 S Dolan Road. Ridgefield, WA 98642. PIN#215367000, 215369000. Lot #37 & #39 SEC 27 T4N R1EWM 12.62A
<b>Applicant</b>	Jason Hannah, JJHW LCC PO Box 1679 / Vancouver, WA 98668 Contact: 360.944.3372, <a href="mailto:jason@dickhannah.com">jason@dickhannah.com</a>
<b>Applicant's Representative</b>	Travis Johnson, PLS Engineering 604 W Evergreen Blvd / Vancouver, WA 98660 Contact: 360.944.6519, <a href="mailto:pm@plsengineering.com">pm@plsengineering.com</a>
<b>Property Owner</b>	Dick Bird & Stephen Temme 1296 & 1446 S Dolan Road / Ridgefield, WA 98642 Contact: <a href="mailto:rcbird34@gmail.com">rcbird34@gmail.com</a>
<b>Public Access</b>	N 10 <sup>th</sup> Ave
<b>Zoning</b>	Employment (E)
<b>Review Required</b>	Pre-Application Conference for Type III Preliminary Basic Site Plan, SEPA, Conditional Use
<b>Potential Issues</b>	Site Plan and base zone standards, public access, building design, stormwater and utilities
<b>Purpose</b>	Discuss the proposed project, identify potential issues related to site, utility, design, and environmental, discuss the appropriate application and permitting process, and help facilitate development review.
<b>Conference Invitees</b>	Property Owner, Applicant, City Public Works Director, City Building Official, City Engineer, City Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, Clark Regional Wastewater District, and interested persons
<b>Staff Contact</b>	Anne McNamara, Planner I, 510 Pioneer St Ste B / Ridgefield, WA 98642 Contact: 360.857.5047, <a href="mailto:anne.mcnamara@ridgefieldwa.us">anne.mcnamara@ridgefieldwa.us</a>

## II. GENERAL DESCRIPTION

### 1. Proposal

The applicant is proposing a 50,000-60,000-square foot car dealership including indoor/outdoor showrooms, offices, and a vehicle services building.

The site is located just east of the Interstate 5 corridor, along S Dolan Road. There are no existing lots between the proposed site and the Interstate 5 right of way. The site currently has four preexisting single-family structures located along the northwestern and southeastern site boundaries

Surrounding land uses of the adjacent lots are residential and employment, with the Quail Hill subdivision to the east, Clark County residential land to the south, and the industrial construction manufacturer Trimaco to the north.

The site's topography is generally flat, with slopes only in the 10 to 15 percent along the western perimeter of the site, and 5 to 10% slopes along the eastern perimeter. There are no critical areas onsite.

### 2. Governing plans, policies, regulations, decisions and standards

The following City of Ridgefield plans and regulations are adopted and apply to the proposal: 2016 City of Ridgefield Comprehensive Plan including the current Ridgefield Comprehensive Plan Map and the current Ridgefield Zoning Map; 2016 Ridgefield General Facilities Capital Facilities Plan (RCFP), as well as the 2017 Transportation, 2020 Parks, 2016 Sewer, and 2016 Water RCFP elements; Ridgefield Development Code (RDC) which is Title 18 of the Ridgefield Municipal Code; 2014 Ridgefield Comprehensive Park and Recreation Plan including Appendix B, Acquisition & Design Standards for Parks & Trails; Construction Administrative Code which is Title 14 of the Ridgefield Municipal Code; and 2017 City of Ridgefield Engineering Standards for Public Works Construction. This list of plans and regulations is not exhaustive.

## III. PRE-APPLICATION CONFERENCE NOTES

### 1. Purpose

The purpose of these notes is to summarize pre-application conference discussion. The substantive and procedural requirements are specific to nonconforming development and site plan review, based upon application materials. The pre-application conference was not intended to provide an exhaustive review of all project issues and will not prevent the City from applying all applicable laws, plans, and regulations at time of application.

### 2. Land Use Application and Process

The City has determined that the proposal discussed during the pre-application conference will require submittal of a technically complete application for Conditional Use review, Site Plan review, SEPA, and application fees.

All of the land use applications can be reviewed concurrently. Basic site plan review paired with a Conditional Use permit would require a Type III process, which includes a public hearing in front of the Hearing Examiner with 14 days advance notice. The Type III process is described in RDC 18.310.080.

### 3. Application Fees

Application fees are established by City Council resolution and the Master Fee Schedule in effect at the time of application. See <https://ridgefieldwa.us/wp-content/uploads/1.1.2021-Master-Fee-Schedule.pdf>

Based on the issues discussed during the pre-application conference we anticipate the following land use applications and initial fees:

- City of Ridgefield business license. \$50
- Sign permit. \$100
- Archaeological Determination. \$350
- SEPA review. \$500
- Conditional Use Permit \$3,750
- Basic Site Plan Review. \$2,500

There is a \$500 land use application fee credit available if an application for this project is submitted within six months from the date the pre-application conference was conducted.

Additional fees are required for engineering and building permit review at the time of development review. Traffic, park and school impact fees and SDCs will be assessed at the time of building permit issuance.

### 4. Written Narrative

Part of the review requirements is a clearly written narrative as part of a complete application. The narrative should explain in detail the nature and purpose of the application and should demonstrate how the project will meet applicable community plans, development regulations, and standards, including, but not limited to:

- Uses, RDC 18.205
- Employment Districts, RDC 18.240, Address all applicable standards in RDC 18.240.060, Lot requirements, RDC 18.240.050 Dimensional standards, Site planning and building design, RDC.18.230.055
- Nonconforming and Conditional Uses, RDC 18.340, Address all applicable standards in RDC 18.340.060
- Signs, RDC 18.710 if proposed
- Exterior Lighting, RDC 18.240.075 and RDC 18.715, Address all standards in RDC 18.240.075 Employment districts lighting and RDC 18.715.050 General standards.
- Off-Street Parking and Loading, RDC 18.240.080 and RDC 18.720, Address all applicable standards in RDC 18.240.080 Employment districts parking, RDC 18.720.020 General provisions, RDC 18.720.030 Number of spaces required, RDC 18.720.040 Off street parking lot design, and RDC 18.720.050 Off-street loading.
- Landscaping, RDC 18.240.090 and RDC 18.725, Address all applicable standards in RDC 18.240.090 Employment districts landscaping, RDC 18.725.050 Screening and buffering, and RDC 18.725.055, Minimum landscaping required.
- City of Ridgefield Native Plant List, RDC 18.830
- Heritage Trees, RDC 18.840
- Fences and Walls, RDC 18.240.095 and RDC 18.740, address all applicable standards in RDC 18.240.095, Commercial districts fences and walls and RDC 18.740.030 Design criteria.

- SEPA, RDC 18.810
- Site Plan Review, RDC 18.500, Address all standards in RDC 18.500.060 Decision criteria.
- Procedures, RDC 18.310

## 5. Maps, Plans and Drawings

All maps plans and drawings must show scale, north arrow and date. A technically complete application for basic site plan must include the following (RDC 18.500.040):

- Dimensions and orientation of the parcel;
- Locations of existing and proposed buildings and structures;
- Location and layout of off-street parking and loading facilities;
- Curb cuts and internal traffic circulation;
- Location of walls and fences, indication of their height and construction materials;
- Existing and proposed exterior lighting, meeting the submittal requirements of RDC 18.715.070;
- Location and size of exterior signs and outdoor advertising;
- General location and configuration of proposed landscaping, meeting the submittal requirements of RDC 18.725.070;
- General location and configuration of proposed open space and recreation areas, if required;
- Contour lines at two-foot elevation intervals for slopes less than twenty-five percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;
- Height and conceptual appearance of building facades for all buildings and structures;
- Indication of proposed use of all buildings;
- The location of any historically or archaeologically significant feature; or natural feature, including stream corridors, wetlands, wildlife habitat areas, well head protection areas, geologically unstable areas, constrained and unbuildable land, areas with native vegetation, areas with tree cover, rock outcroppings or similar natural or historic features;
- Other architectural or engineering data which may be necessary to determine compliance with applicable regulations; and
- Traffic analysis may be required if the proposed use could generate more than ten p.m. peak hour trips.
- Map of dedication, if applicable, showing all land dedicated to the public for the purpose of roadway, drainage, flood control, utility line, emergency or service vehicle access, or other public use, and all easement rights dedicated for private purposes, including, but not limited to, trails, open space, parks, and storm ponds.

The preliminary land use submittal should also include:

- Preliminary cut & fill plan
- Street and frontage improvements
- Preliminary Stormwater Management Plan
- Preliminary Erosion Control Plan

- Conceptual signage, if proposed

## 6. Clark County Fire and Rescue

CCFR provided comments during the conference.

Contact: Mike Jackson, Division Chief, 360-887-4609, mike.jackson@clarkfr.org

## 7. Clark Regional Wastewater District

**Sewer Service:** The proposed project is located within the Clark Regional Wastewater District's service area and gravity sewer is required. The point of connection for the subject parcel's sanitary sewer is the stub located 1,400' north from the subject parcel's northwest property line within Dolan Road. An alternate point of connection is located at the subject parcel's north property line once the adjacent project is tested and accepted by the District. The plans will be required to use a survey datum provided in NGVD 29(47).

As an element of the District's plan review, a copy of the floor, plumbing and mechanical plans must be submitted to the District with the application. The District will review the BMPs and pre-treatment requirements with the engineering application. Any car wash stations are encouraged to use a reclamation system to reduce water usage and sanitary connection charges.

The District's sewer System Development Charge (SDC) is currently \$8,750.00 per Equivalent Residential Unit (ERU). SDCs are subject to change and the applicable value will be applied at the time of sewer connection permit issuance. Please note that there is no guarantee or set aside of service capacity with land use approval, as it is the District's policy that service commitment occurs when it is paid for at the time sewer permits are issued.

Contact: Jason Oster, Senior Engineering Technician (Development), 360-993-8848, joster@crwwd.org

## 8. Engineering

**Water Service:** The proposed project is located in the City of Ridgefield water service area and a 10-inch diameter ductile iron water main is located in S 10<sup>th</sup> Street adjacent to the site and will be extended approximately 640 feet by an adjacent development currently under construction. A 12-inch diameter water main is also located in Dolan Road approximately 1,600 feet north of the subject site. The applicant should be aware that Clark County Fire & Rescue may provide additional comments with regards to fire service protection.

All developments are required to comply with backflow requirements as stated in Section 4.11 of the City of Ridgefield's *Engineering Standards for Public Works*.

The Water System Capital Facilities Plan shows a future extension of the water main located in Dolan Road to connect to the water main in S 10<sup>th</sup> Street. This segment is expected to be removed in the next update.

The City of Ridgefield is supplied with water from five water supply wells. According to the 2013 Water System Plan Update, the City has water rights to serve approximately 4,273 equivalent residential units (ERUs), and well capacity to serve approximately 2,806 ERUs. The addition of the Junction Well Project, constructed in 2017, provided the City with the well capacity to serve an additional 1,145 ERUs, for a total of 3,951 ERUs. An agreement with Clark Public Utilities, finalized in 2021, provides the City with an additional 1,000 gallons per minute, or 7,164 ERUs, for a total capacity of 11,115 ERUs. Per the 2013 Water System Plan, the City served approximately 2151 ERUs at the end of 2010. Permits were issued for 65 ERUs in 2011, 122 ERUs in 2012, 180.5 ERUs in 2013, 114 in 2014, 228 in 2015, 320 in 2016, 158 in 2017, 342 in 2018, 380 in 2019, 647.5 in 2020 and 408.5 so far in 2021, for a total of 5,122.5 ERUs.

Water System Development Charges will be applied at the time of building permit issuance. The water System Development Charge (SDC) is currently \$4,440.26 per Meter Equivalent Size as defined in the Ridgefield Municipal Code. The applicant will also be required to provide documentation showing projected water demands for the facility that were used as a basis for sizing of the water meter.

All Fire Flow testing must be completed by the applicant with City of Ridgefield and Clark County Fire & Rescue personnel present.

**Street Improvements:** Right-of-way (ROW) dedication and half width frontage construction will be required along the project frontage on Dolan Road. At the project location Dolan Road is a Local 'A' road and must be constructed to the City's Local 'A' (Standard Detail T-2.9) with a 48-foot ROW and a 28-foot paved width. Frontage improvements on S 10<sup>th</sup> Street are under construction by an adjacent development. An overpass from S 10<sup>th</sup> Street to S 11<sup>th</sup> Street on the west side of I-5 is planned, so S 10<sup>th</sup> Street will not connect to Dolan Road. The main access to the subject parcel is required to be from S 10<sup>th</sup> Street. A secondary access can be located on Dolan Road, but offsite improvements to bring Dolan Road to a minimum 20-foot width to the intersection with S 5<sup>th</sup> Street will be required. All associated improvements, including sidewalks, planter strips, street trees, and street lighting are required on all frontages.

All utilities in the project and on any improved frontage must be underground.

Driveways approved by the City Engineer providing for access onto collectors shall be a minimum of 100 feet from any intersection, and a minimum of 150 feet for access onto arterials. All distances shall be measured from the centerline of the street or driveway. Driveways accessing arterials may be denied if alternate access is available. Driveways are required to be aligned with driveways on the opposite side of the street. When this is not possible they must be offset by a minimum of 100 feet.

A Traffic Impact Analysis (TIA) will be required if the project generates more than 10 p.m. peak hour trips. The TIA shall evaluate surrounding roadways and intersections and any improvements found to be necessary will be required to be completed. If a TIA is not required, a traffic memo estimating the number of average daily and p.m. peak hour project trips based on the Institute of Transportation Engineers (ITE) manual will be required.

Traffic Impact Fees (TIF) within the City of Ridgefield are calculated at \$438.35 per average daily trip. TIF fees are required to be paid prior to building permit issuance. The 9th Edition of the Trip Generation Manual developed by the Institute of Traffic Engineers (ITE) should be utilized to the extent possible to develop trip generation volumes. Please note that the TIF rates are subject to change. Please also note that since payment of TIFs occurs at time of Building Permit issuance, the applicant will be required to pay the TIF in effect at the time of permit issuance.

**Storm Drainage:** The City's current engineering standards require that detention facilities be designed in accordance with the 2005 Western Washington Manual. Projects shall use the Santa Barbara Unit Hydrograph method for hydrologic and hydraulic analysis and facility sizing. The offsite downstream impacts of altered runoff characteristics and time of concentration will need to be evaluated to the furthest point of convergence of all outfall flows altered by the development proposal.

The City of Ridgefield has created a Stormwater Utility. Fees have been adopted and are currently \$9.27/month charge per Equivalent Residential Unit (ERU). For commercial property, one ERU is defined as 3,500 square feet of impervious surface area. No system development charges have been adopted for the stormwater utility.

**Grading & Erosion Control:** An NPDES Construction Stormwater General Permit issued by the Department of Ecology will be required for this project. A grading and erosion control plan meeting the requirements of the City's Engineering Standards and per any other permitting authorities will be required. Erosion control measures

shall be maintained throughout construction. Construction within sensitive lands and buffers (including slopes greater than 15%) between October 1<sup>st</sup> and May 1<sup>st</sup> is strongly discouraged and at times not allowed as conditioned through the SEPA process.

### **Final Acceptance**

Please note that final engineering acceptance is required on all projects to gain final occupancies of any building. See below for detailed requirements for obtaining building permits and other approvals:

### **Commercial or Industrial Acceptance**

To obtain acceptance of public infrastructure for an industrial or commercial site the following is required:

- Inspection approval of all public water lines, meter boxes, and hydrants
- Inspection approval of all public roadways, sidewalks, curb ramps, and other associated improvements.
- Inspection approval of any offsite storm ponds or swales
- A two year maintenance bond for 20% of the cost of all public improvements
- As-built drawings in mylar, pdf, and AutoCad versions.

## 9. Planning

**Zoning.** The project site is located in the Employment (E) zone. The applicant referred to in their application narrative the presence of the Employment Mixed Use Overlay onsite, however this is not the case. The overlay exists on adjacent properties to the east, but not the proposed project site.

**Uses.** Motor vehicle related uses are allowed conditionally in the Employment zone, per Table 18.205.020-1. The applicant will be required to submit for the corresponding conditional use application in addition to their site plan application materials showing how the proposal meets the conditional use review criteria per 18.340.060.

**Lot Requirements.** There are no minimum or maximum lot size requirements in the Employment zone.

**Dimensional Standards.** Dimensional standards in the Employment zone are established in RDC 18.240.055:

Minimum front or street side yard setback along pedestrian street (1)	10ft
Side and rear yard setback abutting non-residential zones	15ft
Max. Height	65ft
Max. Impervious Surface coverage	85%

**Site Planning.** Per 18.240.060.A.7-9, the applicant will submit plans demonstrating compliance with the following standards:

- 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:
  - All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
  - Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
  - Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.

- 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.
- 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.

Per 18.240.060.B-C:

- 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.
- 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.

**Building Design.** Per RDC 18.240.060.A.2, the proposed buildings will be subject to the Commercial Design standards found in RDC 18.230.055, due to the site's proximity to the Interstate 5 corridor. The applicant shall submit plans that demonstrate compliance with the following provisions:

- Development shall consider the cohesive integration of the elements of the site so that the whole is greater than the sum of the parts.
- Primary structures must be prominently visible to the public and have a prominent entrance. Primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of forty feet or more. One dormer window with a glazing area of at least fifteen square feet shall be required for every forty feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.
- Secondary structures must include design elements that visually link them to the primary structure. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of the site.
- Building walls visible from a public right-of-way shall employ at least three of the articulation methods in RDC 18.230.055.C.1.c at intervals no greater than sixty feet
- Windows and doors shall constitute at least twenty-five percent of the total wall area of prominent facade wall planes, and multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane.
- Windows and doors shall constitute at least twenty-five percent of the total wall area of prominent facade wall planes. (055 3-4)



- A minimum of sixty percent window and door transparency is required within the transparency zone. The transparency requirement may be reduced to a minimum of forty-eight percent (a twenty percent reduction) without application for an administrative adjustment if the applicant demonstrates that:
- It is not practical to meet the minimum sixty percent transparency requirement due to existing conditions or proposed interior uses
- A more welcoming and interesting streetscape is achieved by implementing all four façade articulation methods in RDC 18.230.055.C.1.c or at least three of the entry enhancement features in RDC 18.230.050.E.1.
- Siding and trim. Building siding materials shall be wood, brick, stone, stucco, or terra cotta. Metal siding materials shall not exceed thirty-five percent of the total wall area of any wall. Stacked and scored concrete blocks may be used if installed so as to provide added relief, shadow lines, and dimensional interest to a façade.
- All structures shall have a visual cap. This may be achieved with either a pitched or flat roof if designed according to one of the options in RDC 18.230.055.C.2.
- Darker earth tones and materials which provide texture are allowed per RDC 18.230.055.G.
- Field or base colors (the main color of exterior walls) shall be earth tone colors, such as: sands, grays, sage greens, pale yellows, deep, rich clay colors, and similar. Trim colors may contrast to complement the field color and shall not be neon, bright, or primary colors.

**Signs.** All signs shall comply with the standards in RDC 18.710. If proposed, sign permit application may be submitted with the preliminary site plan land use application package or separately at a later date. The applicant intends to submit sign permits for the refurbishment of existing signs on site.

**Lighting.** All lighting shall comply with the standards in RDC 18.240.075 and RDC 18.715. All light trespass is prohibited, and all exterior lighting fixtures shall be designed, installed, located, and maintained such that there is no light trespass. See RDC 18.715.050-060. Provide preliminary lighting plans including a photometric analysis showing no light trespass onto neighboring properties and fixture detail sheets with the preliminary land use submittal. The applicant shall address these standards in their application's project narrative and the submitted plans.

**Off-Street Parking and Loading.** All off-street parking and loading shall comply with the standards in RDC 18.240.080 and RDC 18.720. Parking ratios may be broken down per use provided on the site. For the employment zone, the parking ratio is per RDC 18.720.030.C, is one space per 750 square feet of floor space. With the applicant's proposed 100,000 square feet of floor space, this requires the applicant provide at least 133 parking spaces. The applicant's proposed 253 spaces would allow them to meet this standard.

Parking stalls must meet the dimensional requirements in RDC 18.720.040.A-B. ADA parking shall be required per RDC 18.720.040.C.7 and <https://adata.org/factsheet/parking>. Interior parking lot landscaping equal to ten percent of the net parking lot area is required; see RDC 18.720.040.C.2 for detailed planting requirements. Pedestrian access corridors must link all parking areas to a primary building entrance via the most practicable route and separate pedestrians safely from motor vehicle traffic. One bicycle parking space is required for every twelve required car parking stalls.

**Driveways.** All driveways shall comply with the standards in RDC 18.720.020. In the Employment zone, per RDC 18.720.020.3, groups of four or more parking spaces shall be so located and served by a driveway, such that their use will require no backing movements or other maneuvering within a street or right-of-way other than

an alley. Shared driveways shall be provided wherever possible. Additionally, driveways to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, to provide maximum safety of traffic access and egress, and to provide maximum safety of pedestrians and vehicular traffic on the site. The number of driveways shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Driveways shall be clearly and permanently marked and defined through the use of rails, fences, walls or other barriers or markers on frontage not occupied by driveways, in compliance with RDC 18.720.020.7.

**Landscaping.** Parcels adjacent to Interstate 5 right-of-way shall install a fifteen-foot wide landscape buffer adjacent to Interstate 5. The buffer shall include landscaping consistent with the L5 standard, except that fifty percent of the required understory trees shall be Dwarf Globe Blue Spruce (*Picea pungens* 'globosa') and any wall, other than a required retaining wall, shall be prohibited. The L5 standard requires trees at 25 feet, understory trees at eight feet, and lawn or groundcover. Additionally, a 20-foot buffer landscaped to the L4 standard is required on the southern and eastern perimeters where the property abuts residential uses.

**Native Plants.** Plants on the prohibited plant list may not be used in the development. Selection of native species is encouraged. See RDC 18.830. The applicant shall address these standards in their application's project narrative and the submitted plans.

**Heritage Trees.** There are no known existing or proposed heritage trees present on the site. In the interest of identifying and protecting possible heritage trees, please show any Oregon white oaks and any other trees with a diameter at breast height (DBH) of 36 inches or greater on the project plans. If applicable, heritage trees are subject to the standards in RDC 18.840.

**Fences.** Fences shall comply with the standards in RDC 18.240.095 and RDC 18.740. The maximum allowable fence height is eight feet. Please note the restrictions on chain link, barbed wire, razor wire, and electric fences in RDC 18.240.095.B.

**Critical Areas.** Clark County Maps Online does not show any critical areas on site.

**SEPA.** This project is subject to State Environmental Policy Act requirements due to the conditional use permit required and the size of the proposed development. A SEPA checklist may be accessed at <http://www.ecy.wa.gov/programs/sea/sepa/forms.html>. Due to the moderate-high to high probability of archaeological remains, an archaeological predetermination will be required as part of the SEPA review. SEPA review will be processed concurrently with the conditional use and site plan review.

**Building.** Building permits will be required for individual structures including signs. Concurrent land use and building review is possible at the applicant's risk.

## 11. Procedure/Timeline/Appeal Rights.

The City conducted the pre-application conference consistent with the Ridgefield Development Code and Engineering Standards. Upon receipt of a complete application, the City will process the applications for this project concurrently as a Type III review including a public hearing with 14-day advance notice.

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Compiled by Anne McNamara, Planner I and Brenda Howell, City Engineer.

### PRE-APP ATTENDEES

#### City Staff

- Anne McNamara, [anne.mcnamara@ridgefieldwa.us](mailto:anne.mcnamara@ridgefieldwa.us)
- Claire Lust, [Claire.lust@ridgefieldwa.us](mailto:Claire.lust@ridgefieldwa.us)
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- Bryan Kast, [bryan.kast@ridgefieldwa.us](mailto:bryan.kast@ridgefieldwa.us)

#### Agency Staff

- Mike Jackson, [mike.jackson@clarkfr.org](mailto:mike.jackson@clarkfr.org)
- Jason Oster, [joster@crwwd.com](mailto:joster@crwwd.com)

#### Project Team

- Jason Wendling, [jason@dickhannah.com](mailto:jason@dickhannah.com)
- Deborah Ewing, [dewing@fg-cre.com](mailto:dewing@fg-cre.com)
- Kevin Goodwin

#### Elected Officials

- Rob Aichele, [Rob.Aichele@ridgefieldwa.us](mailto:Rob.Aichele@ridgefieldwa.us)
- Lee Wells, [lee.wells@ridgefieldwa.us](mailto:lee.wells@ridgefieldwa.us)
- Rachel Coker [Rachel.coker@ridgefieldwa.us](mailto:Rachel.coker@ridgefieldwa.us)

#### PROJECT LOCATION



# PLZ-21-0080 Dolan Site Plan



- Legend**
- Taxlots
  - All Roads**
    - Interstate
    - State Route
    - Arterial
    - Forest Arterial
    - Minor Collector
    - Forest Collector
    - Private or Other
  - World Street Map

Notes:

752.3 0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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1: 4,514

