



---

## COMMUNITY DEVELOPMENT DEPARTMENT

510 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3557 | Fax: (360) 887-0861 | [www.ci.ridgefield.wa.us](http://www.ci.ridgefield.wa.us)

---

### NOTICE OF DECISION

#### Curran & Barrus Boundary Line Adjustment

File No. PLZ-21-0087

<b>Date</b>	Application submitted: September 27, 2021 Decision issued: October 12, 2021
<b>Proposal</b>	Adjust boundary lines between 3 residential lots by removing the property line between Lots 1 & 2, as well as adjusting the line between Lots 2 & 3.
<b>Location</b>	1929,2015,2027 S Lake River Terrace. Ridgefield, WA 98642. TAVERNER RIDGE PUD PH 5 Lots 1-3. Assessor's #'s 986058822, 986058823, 986058824. 2.7A
<b>Property Owner</b>	Alyssa & Mason Curran, Dean & Marianne Barrus 1929,2015,2027 S Lake River Terrace / Ridgefield, WA 98642 Contact: 801.372.1844, <a href="mailto:alyssacurranhomes@gmail.com">alyssacurranhomes@gmail.com</a>
<b>Applicant</b>	Alyssa Curran 1913 S 15 <sup>th</sup> Circle / Ridgefield, WA 98642 Contact: 801.372.1844, <a href="mailto:alyssacurranhomes@gmail.com">alyssacurranhomes@gmail.com</a>
<b>Applicant's Representative</b>	Regan Schaller, PBS Engineering 415 W 6 <sup>th</sup> Street Ste #601 / Vancouver, WA 98660 Contact: 360.567.2111, <a href="mailto:regan.schaller@gmail.com">regan.schaller@gmail.com</a>
<b>Zoning</b>	Residential Low Density (RLD-4)
<b>Review Type</b>	Type I Boundary Line Adjustment
<b>Approval Criteria</b>	RDC 18.310.060, Type I Procedure; RDC 18.210, Residential Low Density; RDC 18.600.040, Exemptions and Adjustments
<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>
<b>Decision</b>	<b>Approved with conditions</b>

# I. PROPOSAL

Alyssa and Mason Curran own Lots 1 (Assessor’s # 986058822), 2 (Assessor’s #986058823). Dean and Marianne Barrus own Lot 3 (Assessor’s #986058824) of Taverner Ridge PUD Phase 5. The applicant seeks to remove the property line between Lot 1 and Lot 2, as well as adjust the property line between Lot 2 and Lot 3 to create two larger parcels from the original three.

# II. FINDINGS

The parcels were platted as part of the Taverner Ridge PUD subdivision Phase 5. The eastern portion of the parcels front onto S Lake River Terrace, which is a public street. The proposed adjustment removes the property line between Lot 1 and Lot 2 and adjusts the boundary line between Lot 2 and Lot 3 to create two larger parcels from the original three.

An application for a boundary line adjustment shall demonstrate that the requested adjustment complies with the review criteria in the Ridgefield Development Code (RDC), Section 18.600.040.B. The criteria are identified in Sections A and B below.

- A. *The Planning Director must determine that the requested boundary line adjustment complies with the minimum lot area and dimensional requirements of the zoning district, provides access to a public right-of-way, and satisfies the applicable requirements in the city engineering standards.*

## Findings

In the RLD-4 zone, the minimum lot area is 10,890 sq ft and the minimum lot width is 50 ft. The existing and proposed lot dimensions are:

	Lot Area (sq ft)	Lot Width (ft)
<b>RLD-4 Minimums</b>	10,890	50'
Existing Lot 1	48,122	114.62
Proposed Lot 1	63,289	154.62
Existing Lot 2	36,903	144.59
Proposed Lot 2	0	0
Existing Lot 3	33,750	120.92
Proposed Lot 3	55,486	195.50

The proposed adjustment will incorporate the area of existing Lot 2 into adjusted Lots 1 and 3. This will create additional lot area for the two resulting lots, which will meet the RLD-4 10,890 square feet minimum lot area. These changes will not affect the overall density of the Taverner Ridge subdivision or the city. The adjustment will have no effect on compliance with City Engineering Standards.

- B. *The City Engineer must determine that the requested boundary line adjustment does not interfere with planned right-of-way improvements, public facility easements, or capital facilities identified within the Ridgefield Capital Facility Plan.*

## Findings

The City Engineer determined that the proposed adjustment does not interfere with planned right-of-way improvements, public facility easements, or capital facilities identified within the Capital Facility Plan.

### III. DECISION & CONDITIONS OF APPROVAL

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVAL** of the proposed boundary line adjustment subject to compliance with the following conditions of approval:

#### A. General Conditions

1. Any deed executed to effectuate this boundary line adjustment shall include any existing easements for access, ingress or egress, and utilities on or across parcels #86058822, #986058823, and #986058824. The owner or owners of the subject legal lots of record shall place a notarized signature either on the survey document or on a separately prepared document attached thereto and recorded with the survey stating that it is the free will and desire of the owner(s) to revise the boundaries of the affected parcels.
2. The applicant shall record the boundary line adjustment survey and legal descriptions for the adjustments at the Clark County Auditor's Office. After recording, the applicant shall submit one (1) hard copy and an electronic version of the recorded boundary line adjustment survey, along with any other recorded documents to the City of Ridgefield Community Development Department. Failure to submit this information may prevent the Community Development Department from issuing future development review or building permit review for the involved properties.
3. This decision shall expire three (3) years from the date of the approval unless the boundary line adjustment survey is recorded and the applicants provide copies of the recorded survey to the City.

**Reviewed by:**

Anne McNamara, Planner I

**Signed:**



Claire Lust, Community Development Director

October 12, 2021

### IV. APPEAL

Pursuant to RDC 18.310.100.A, an interested party shall file an appeal of a Type I decision with the Ridgefield City Clerk with within fourteen (14) days after the written decision is mailed. An appeal shall contain the minimum information required pursuant to RDC 18.310.100.B.1-4.

