



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 857-5024 | Fax: (360) 887-0861 | www.ridgefield.wa.us

NOTICE OF DECISION

Tri Mountain Industrial Park Site Plan Review

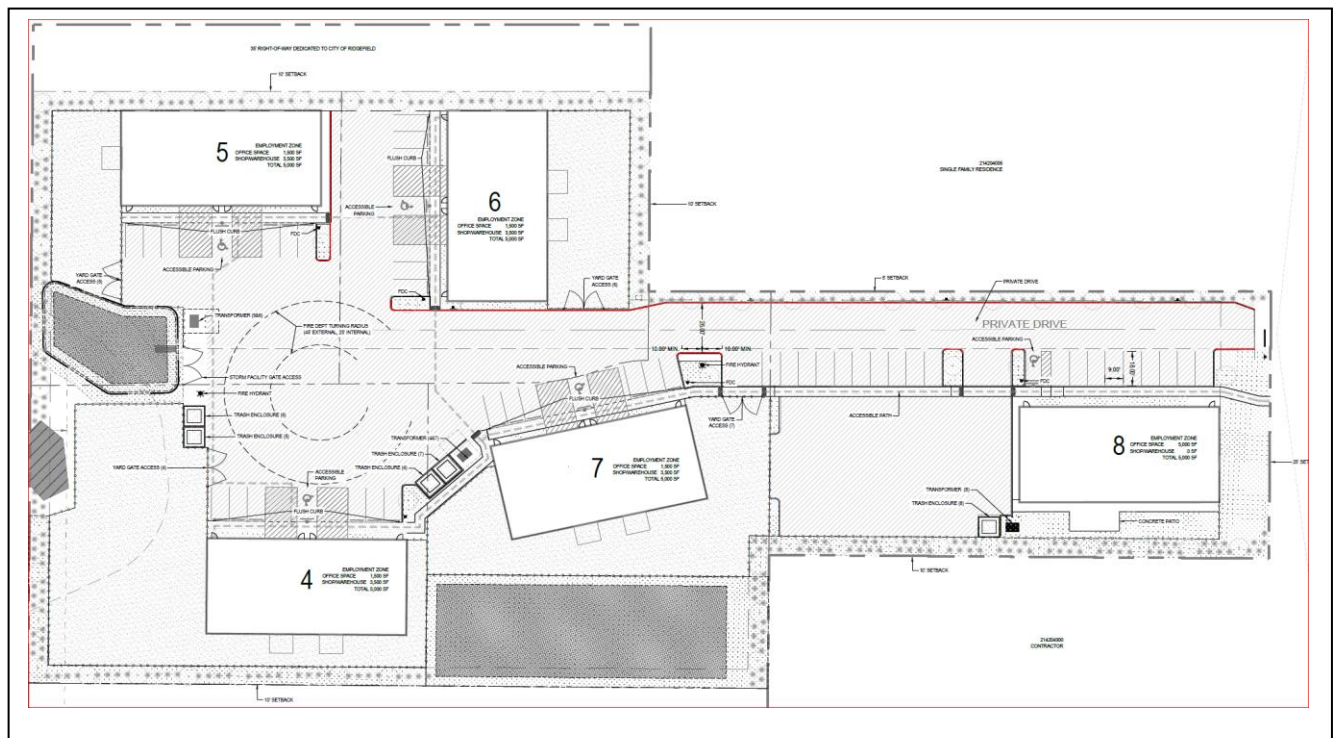
File No. PLZ-21-0094

Dates	Application submitted: October 15, 2021 Application placed on hold until the property owner completed the final short plat process for PLZ-20-0021, Energy Land Final Short Plat. Application technically incomplete: February 28, 2022 Additional materials provided: March 2, 2022 Technically Complete: March 3, 2022 Public Notice and SEPA Comment Period: March 7, 2022 – March 21, 2022
Proposal	Private drive, stormwater facilities, and utilities to serve 5 lots associated with the Energy Electric Short Plat. Five (5) 5,000 square feet pre-engineered metal buildings, one each on five lots. Lot 8 to be the general office.
Location	27118 NE 10 th Ave. Ridgefield, WA , Assessor's PIN: 986056186, 986056187, 986056188, 986056189, 986056190 (3.3 ACRES) NE Qtr. of Section 22 T4N R1E WM A portion of the Energy Electric Preliminary Short Plat (7.17 ac) (PLZ-19-0122)
Public Access	North 10 th Avenue
Applicant/Property Owner	Rotschy, Inc., 7408 NE 113 th Circle, Vancouver, WA 98662. Contact Casey Danforth, 360.610.4931, caseyd@rotschyinc.com
Applicant's Representative	Windsor Engineers LLC., 12009 NE 99th St, Suite 1460, Vancouver, WA 98682. Contact: 218.409.8110, Travis Tormanen, PE, ttormanen@windsorengineers.com and Tyler Stewart, PE, tstewart@windsorengineers.com
Zoning	Employment District (E)
SEPA Determination	DNS Effective March 21, 2022
Review Type	Type II
Applicable Criteria	RDC 18.240 Employment Districts, 18.310.070 Procedures; 18.500 Site Plan Review; 18.810 Environmental Standards (SEPA); Ridgefield Engineering Standards for Public Works Construction
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, Acting Public Works Director. Contact: 360.857.5022, Brenda.Howell@ridgefieldwa.us
Decision	Approved with conditions

Location



Proposed Site Plan



I. BACKGROUND INFORMATION

Related Land Use Decisions:

- PLZ-19-0048 Energy Electric Preliminary Short Plat, Critical Areas and SEPA
- PLZ-19-0144 Energy Electric Preliminary Short Plat
- PLZ-20-0052 Energy Electric Lots 4-8 Pre-Application
- PLZ-20-0021 Energy Electric Final Plat
- PLZ-21-0094 Tri-Mountain Industrial Park Site Plan Review

II. PROPOSAL

The applicant proposes to construct a private drive, stormwater facilities, and utilities to serve 5 lots associated with the Energy Electric Short Plat. (PLZ-2019-0144). The applicant will construct five (5) 5,000 square feet pre-engineered metal buildings, one each on five lots. Buildings on Lot 4, 5, 6 and 7 will contain approximately 1,500 square feet of office space and 3,500 square feet of manufacturing space. Lot 8 is to be the general office. The industrial park will contain 48 parking spaces, including five (5) ADA stalls, and four (4) bicycle parking spaces. The private drive and the utility mains and stubs are currently under construction. A 45-foot diameter fire turning radius is proposed at the end of the private drive. A stormwater facility is west of the fire turn-around. A 0.038 acre wetland and buffer are south of the stormwater facility.

Site Summary

Total site area	143,766 sf, 3.3 ac (excludes ROW)
Total critical area	1,673 sf, 0.038 ac
Right of way dedications	10,809 sf, 0.248 ac
Net developable area	142,093 sf, 3.26 ac
Total impervious surface area (Max)	122,201 sf, 2.81 ac (85% max)
Total impervious surface area (Actual)	104,285, 2.69 ac (73%)
Net parking lot area	76,785 sf, 1.76 ac

III. COMMENTS

The city SEPA DNS and Notice of land use application period ran from March 4, 2022 through March 21, 2022. The city received one (1) SEPA Comment from the Washington Department of Ecology (see conditions of approval) and no other comments.

IV. FINDINGS

A. Vesting

The city found the application technically complete on March 3, 2022. The application is vested to the development code (RDC) adopted as of that date. The March 16, 2022 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 buildings.

C. RDC 18.205 – Uses

The proposed light manufacturing use is allowed in the E zone.

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
Minimum Front (Street) Yard [private street]	10 feet
Minimum Side & Rear Yard from an Abutting E Zone	5-10 feet (based on landscape standard)
Minimum Side & Rear Yard from Right-of-Way	10 feet
Maximum Height	65 feet
Maximum Impervious Surface	85%

B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.

All buildings have one face fronts the private drive. The building on Lot 8 also faces NE 10th Ave. Buildings 4, 5, 6, and 7 have 10-foot landscape setbacks at the rear yards. Building 8 is setback 25 feet from NE 10th Ave. The building height of all buildings is 19 feet-1 inch to the top of the ridgeline from finished grade. Total impervious surface area is 73%. The proposal satisfies the dimensional standards in Table RDC 18.240.055-1.

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.

Building 4, 5, 6 and 7 are adjacent to the private drive. Building 8 faces both the private drive and NE 10th Ave. and is adjacent to a private access easement. Therefore, building 8 shall comply with 18.240.060.A.3.

4. All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:
 - a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
 - b. Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least twenty percent of the wall's surface within three years.
 - c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
 - d. Other equivalent methods that provide for enhancement of the wall.

This standard applies to building 8, therefore, building 8 shall comply with 18.240.060.A.4.

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:
 - a. Additional landscaping equal to ten percent of required site landscaping within ten feet of either side of the entry;
 - b. At least two hundred square feet of paving materials different from the street sidewalk;
 - c. At least one hundred square feet of awning, marquee, or arcade over the entry;
 - d. At least two hundred square feet of pedestrian plaza with landscaping and benches that is attached to the entry;
 - e. Entry recessed from the facade surface by at least three feet; or
 - f. Accent lighting.

This standard applies to building 8, therefore, building 8 shall comply with 18.240.060.A.5. As a **condition of approval**, at time of occupancy, building 8 shall demonstrate compliance with RDC 18.240.060.A.3, A 4, and A5.

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

The applicant proposes two trash enclosures for buildings 4 and 5 and for buildings 6 and 7, and two transformers around the perimeter of the fire turn-around at the end of the private drive. The trash enclosure and transformer for building 8 is south of the building between the building and landscaped setback. As a **condition of approval**, the applicant shall demonstrate that the trash enclosure and transformer south of building 8 is screened or landscaped to an 80% year-round opacity from public view along NE 10th Ave.

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.*

There are no roof-mounted mechanical units. The transformers serving buildings 4, 5, 6 and 7 are located along a private street, not a public walkway. The transformer serving building 8 is subject to this requirement.

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.*

Buildings 4, 5, 6 and 7 have storage yards with yard access gates accessible to the private drive. The yard serving building 8 is located west of the building and is not easily visible from NE 10th Ave.

- 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 site is configured so that all building face the private drive sidewalk. Therefore, the site configuration avoids entrapment areas.

- 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 site is configured so that all building face the private drive. Therefore, the site configuration allows for informal surveillance of the private sidewalk and private parking areas.

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 Sheet E100) Site lighting is provided by building mounted wall packs. Exterior lighting will be controlled by a combination of daylight sensors and timed schedule. Lighting for the parking areas will be equipped with motion sensing capability which will automatically dim lights to at least 50% when no activity is detected. General light programming will be on at dusk and off at dawn. 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](#).*

Lot 8 abuts NE 10th Ave. No parking is proposed between building 8 and NE 10th Ave. Subsections B through E do not apply. Compliance with RDC 189.720 is required.

Off-Street Parking and Loading 18.720

Light manufacturing facilities within the E zone requires one (1) parking space per 300 S.F. Gross Floor Area (GFA). Light manufacturing requires one (1) parking space per 500 SF/GFA. (See 18.720.030.C.1 and C.4) For developments with forty-eight (48) or more car parking spaces, bicycle parking is to be provided at one (1) bicycle parking space for every twelve (12) required car parking stalls. RDC 18.720.040.C6.

Sheet C011, Site Plan, indicates the following vehicle and bike parking ratios:

PARKING CALCULATIONS - EMPLOYMENT ZONE								
SITE	BUILDING SIZE	OFFICE SPACE	RATIO	REQUIRED	SHOP / WAREHOUSE	RATIO	REQUIRED	
		AREA	(SF/SPACE)	SPACES	AREA	(SF/SPACE)	SPACES	
LOT 4	5000	1500	300	5	3500	2000	2	
LOT 5	5000	1500	300	5	3500	2000	2	
LOT 6	5000	1500	300	5	3500	2000	2	
LOT 7	5000	1500	300	5	3500	2000	2	
LOT 8	5000	5000	300	17	0	2000	0	
GROSS FLOOR AREA	25,000.00		TOTAL:	37			7	
GFA / 750 SF	33.3	TOTAL REQUIRED (ALL USES):						44
							ADA STALLS	5
							STANDARD STALLS	39
TOTAL NUMBER OF STALLS PROVIDED (ALL USES)								48
BICYCLE PARKING (1 SPACE / 12 SPACES)								4

The proposed vehicle and bicycle numbers are consistent with RDC 18.720.

All parking faces the private drive or, in the case of building 6, is directly accessible to and from the private drive. Tree islands are provided along the parking areas adjacent to the private drive and fire turn-around.

Industrial uses which have a gross floor area of five thousand square feet or more, shall provide one (1) off-street truck loading or unloading berths. RDC 18.720.050.A. Building 8 is identified as a general office and is not required to provide a loading area. Buildings 4, 5, 6 and 7 each provide a fenced yard in which loading and unloading may occur.

As a **condition of approval**, at time of final engineering, approval, the applicant shall demonstrate compliance with the applicable provision of RDC 18.720, Off-street parking and loading.

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 L100) and will plant:

- The street trees along the private drive to be planted at 25 feet apart.
- The bioretention facilities south of building 7 and west of the fire turn-around will be planted consistent with the requirements of the Energy Land Short Plat and ELS Critical Area report.
- L2 buffers (10 feet wide, trees at 25 feet apart and shrubs at 5 feet apart) will be planted along the northern property line and along the property line south of building 4.
- L2 (upgraded to L3) buffers (10 feet wide, trees at 25 feet apart and dense shrubs at 5 feet apart) will be planted south of lot 8 and east of the bio-retention facility adjacent to lot 7.
- L3 buffer (10 feet wide, trees at 25 feet and dense shrubs at 5 feet) will be planted along the west property line except for the bio-retention facility.

On-site recreation areas are not proposed. The properties surrounding the industrial park are zoned Employment. The proposed landscape and impervious surface area equals approximately 27% of the site.

As a **condition of approval**, prior to occupancy, the applicant shall install the landscaping consistent with Sheet L100 and city landscaping and native plant requirements and shall continuously maintain the required landscaping as a condition of use by the owner or developer.

- 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. (See Critical Area Report, prepared by Ecological Land Services dated February 2019.)

F. RDC 18.500.060 A - F- Site Plan Decision Criteria.

Site plan applicants may be approved approval may be approved, or approved with conditions, when all of the following criteria are met:

- A. The proposal is consistent with the applicable development regulations of the underlying zone;
- B. The proposal is suitable for the site considering size, shape, location, topography, existence of improvements and natural features;
- C. The proposal is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;
- D. The proposal complies with all applicable site plan review requirements; and
- E. The proposal does not have significant adverse environmental impacts on-site or on adjacent properties that cannot be mitigated through conditions of approval consistent with RDC [18.280](#), Critical Areas Protection, RDC [18.810](#), SEPA, or RDC [18.820](#), Shoreline Management.

The proposed uses are light manufacturing and general office, both of which are permitted uses in the Employment zone. The proposal is consistent with the Energy Land Short Plat and the site size, shape, location, topography, existence of improvements and natural features, are consistent with the goals and policies of the E zone. The proposal considers the existing public systems and services, including sanitary sewer, potable water, fire protection, and transportation. As demonstrated in this report, the proposal complies with all applicable site plan review requirements. The proposal shall demonstrate consistency with the SEPA comment provided by the Washington Department of Ecology. (See Ecology letter dated March 21, 2022, GMP:202200966.)

For these reasons, the proposal satisfies the site plan approval criteria.

G. RDC 18.810 – Environmental Standards-SEPA

The city issued a SEPA Determination of Nonsignificance on March 8, 2022. The city received a SEPA comment from the Washington State Department of Ecology. (See conditions of approval.)

V. Engineering

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

VI. DECISION

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 (PLZ-20-0021).

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) At time of building permit, building 8 shall demonstrate compliance with RDC 18.240.060.A.3, A 4, and A5., site and building design
- 4) Prior to occupancy, the applicant shall demonstrate that the trash enclosure and transformer south of building 8 is screened or landscaped to an 80% year-round opacity from public view along NE 10th Ave.
- 5) Prior to occupancy, the applicant shall demonstrate compliance with the applicable provision of RDC 18.720, Off-street parking and loading.
- 6) Prior to occupancy, the applicant shall install the landscaping consistent with Sheet L100 and city landscaping and native plant requirements and shall continuously maintain the required landscaping as a condition of use by the owner or developer. All fencing shall demonstrate compliance with RDC 18.240.095, Fences and 18.740.
- 7) Any use of the property shall continue to demonstrate compliance with RDC 18.240.100.A through E, Performance standards.
- 8) Development of the property shall demonstrate compliance with the applicable regulations in RDC 18.240.075, Lighting, and 18.715, Exterior Lighting.
- 9) The private drive and fire turn-around shall be marked as No Parking Zones consistent with fire district regulations The burden of enforcing the No Parking Zones rests entirely on the property owner.
- 10) Future signs will be subject to city approval and a sign permit.

- 11) The proposal shall demonstrate consistency with the SEPA comment provided by the Washington Department of Ecology. (See Ecology letter dated March 21, 2022, GMP:202200966.)
- 12) Engineering approval is required prior to commencement of any on-site construction.

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

