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## COMMUNITY DEVELOPMENT DEPARTMENT

510 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF DECISION

#### Ridgefield Crossing MX Subdivision Ph 1 lot 1 & Storm Facility "B" Boundary Line Adjustment

File No. PLZ-21-0097

<b>Date</b>	Application submitted: November 1, 2021 Decision issued: November 15, 2021
<b>Proposal</b>	Adjust boundary lines between two commercial lots by moving the interior lot line between the east side of Lot 1 and the west side of the Storm Facility Tract "B"
<b>Location</b>	6715 & 6625 Pioneer Street. Ridgefield, WA 98642. RIDGEFIELD CROSSING MX PH1 LOT 1 & STORM FACILITY B. Assessor's #986052936, 986052950
<b>Property Owner</b>	RC Three LLC 14010 NE 3 <sup>rd</sup> Ct Ste #A106 / Vancouver, WA Contact: 360.852.2035, nikole@hintondevelopment.com
<b>Applicant/ Applicant's Representative</b>	David Denny, Minister-Glaeser Surveying 2200 E. Evergreen Blvd / Vancouver, WA 98661 Contact: 360.694.3313, dad@mgsurvey.com
<b>Zoning</b>	Commercial Regional Business (CRB)
<b>Review Type</b>	Type I Boundary Line Adjustment
<b>Approval Criteria</b>	RDC 18.310.060, Type I Procedure; RDC 18.230, Commercial Districts; 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, anne.mcnamara@ridgefieldwa.us
<b>Decision</b>	<b>Approved with conditions</b>

# I. PROPOSAL

R3 Three LLC owns Lot 1 (#986052936) and Storm Tract B (#986052950), as part of the mixed-use Ridgefield Crossing development currently in progress. The applicant seeks to move the property line on the shared border of Lot 1 and Storm Tract B, such that the entirety of the built storm facility is in Tract B.

# II. FINDINGS

The parcels were platted as part of the Ridgefield Crossing Mixed Use Development. The northern portion of the parcels front onto Pioneer Street, which is a public street. The proposed adjustment moves the property line between the eastern border of Lot 1 and the western border of the Storm Facility Tract “B” such that the entirety of the built storm facility is in Tract B.

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 CRB zone, the minimum lot area is 10,000 sq ft and the minimum lot width is 50 ft. The existing and proposed lot dimensions are:

	<b>Lot Area (sq ft)</b>	<b>Lot Width (ft)</b>
<b>CRB Minimums</b>	10,000 sq ft	50 ft
Existing Lot 1	90,510 sq ft	366 ft
Proposed Lot 1	88,157 sq ft	366 ft
Existing Storm Tract B	11,875 sq ft	206 ft
Proposed Storm Tract B	14,228 sq ft	206 ft

The proposed adjustment will adjust boundary lines between two commercial lots by moving the interior lot line between the east side of Lot 1 and the west side of the Storm Facility Tract “B” to decrease the lot area of Lot 1 and increase lot area for the storm tract. Following the adjustment, both Lot 1 and Storm Tract B will continue to comply with the dimensional standards of the CRB base zone. No lots will be created or removed. Access to the lots will continue to be provided by Pioneer Street. 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. 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.
2. 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

### 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.

