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## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3908 | Fax: (360) 887-2507 | ridgefieldwa.us

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### TECHNICALLY COMPLETE REVIEW

#### Energy Land Short Plat Post Decision Review

File No. PLZ-21-0103

<b>Date</b>	Application submitted: November 16, 2021 Technically Complete review: December 15, 2021
<b>Proposal</b>	Post decision review (PDR) to amend Condition of Approval B.3 from PLZ-19-0122 Energy Electric Preliminary Short Plat, to place a limitation on the proposed bond from indefinite to five years after the preliminary plat approval date.
<b>Location</b>	27118 NE 10 <sup>th</sup> Avenue. Ridgefield, WA 98642. #1 LOT 2 SP3-40. Assessor's #21420410, 0.95A.
<b>Applicant/ Property Owner</b>	Jim Rosenlund, Energy Land LLC 27118 NE 10 <sup>th</sup> Ave / Ridgefield, WA 98642 Contact: 360.727.3394, johnr@energyelec.net
<b>Applicant's Representative</b>	Mark Ferris, Project Delivery Group 200 Hawthorne Ave SE, Ste A-100 / Salem, OR 97301 Contact: 503.364.4004, markf@pdgnw.com
<b>Zoning</b>	Employment (E)
<b>Review Type</b>	Type II Post Decision Review
<b>Staff Contact</b>	Anne McNamara, Planner I 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.857.5047, anne.mcnamara@ridgefieldwa.us
<b>Technically Complete Decision</b>	<b>Technically Complete</b>

# I. TECHNICALLY COMPLETE INVENTORY

## A. RDC 18.310.050 - Review for technically complete status

An application is technically complete if it meets the specific application requirements of applicable land use reviews and includes the following:

1. A completed, clearly legible, original application form signed by the owner(s) of the property subject to the application or by a representative authorized to do so by written instrument executed by the owner(s) and filed with the application;

This requirement is complete.

2. A legal description supplied by the Clark County survey records division, a title company, surveyor licensed in the State of Washington, or other party approved by the review authority, and current Clark County assessor map(s) showing the property(ies) subject to the application;

This requirement is complete.

3. For a Type II - IV process, current Clark County assessor map showing the properties within a 300-foot radius of the subject site as required in Sections 18.310.070 (Type II) and a typed list and set of self-adhesive labels of the names and addresses of owners of all properties within that radius, certified as accurate and complete by the Clark County assessor, a title company, licensed surveyor, or other party approved by the city clerk-treasurer;

This requirement is not complete. The applicant is required to provide a current Clark County assessor map showing the properties within a 300-foot radius of the subject site as required in Sections 18.310.070.

4. A copy of the pre-application review prepared by the planning director and any required materials resulting from that review;

This requirement is complete.

5. SEPA checklist;

SEPA review has been completed for this site. The proposed PDR does not require additional SEPA review.

6. GIS compatible, or similar format, information including base maps, tax assessor maps, site plan, elevations, and other information requested by the planning director in the pre-application staff review; and

This requirement is complete.

7. Payment of all fees required under Chapter 18.060 et seq.

This requirement is complete.

### Findings

Staff finds that the application is technically Complete.

## B. Narrative

The applicant submitted a narrative on November 16, 2021

### Findings

Staff finds that the narrative is technically complete.

## C. Plans

The applicant submitted plans on November 16, 2021

### **Findings**

Staff finds that the plans are technically complete

## E. Procedure

Pursuant to RDC 18.310.070, within fourteen days after the date an application subject to Type II review is accepted as technically complete, the city shall issue a public notice of the pending land use review. Not less than 21 nor more than 35 days after the date the notice of pending review was mailed, the planning director shall issue a written decision regarding the application.