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## COMMUNITY DEVELOPMENT DEPARTMENT

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### TECHNICALLY COMPLETE REVIEW

#### Gordon Truck Centers Basic Site Plan and Nonconforming Situation Review

File No. PLZ-21-0104-105

<b>Date</b>	Application submitted: November 15, 2021 Technically Complete review: December 14, 2021
<b>Proposal</b>	The applicant proposes to reconfigure the site parking lot and landscape areas to accommodate commercial vehicle parking for new vehicle sales at the existing Western Start Northwest truck sales, parts, and service site.
<b>Location</b>	600 S 56 <sup>th</sup> Place. Ridgefield, WA 98642. Adj Lot #2 SP 3-443. Assessor's #214066005, 7.95A
<b>Applicant/Property Owner</b>	Scott Gordon, Gordon Truck Centers 277 Steward Road / Pacific, WA 98047 Contact: 253.863.7393, <a href="mailto:facilities@gordontruckcenters.com">facilities@gordontruckcenters.com</a>
<b>Applicant's Representative</b>	Dominic Nicandri, Gordon Truck Centers 277 Steward Road / Pacific, WA 98047 Contact: 253.863.7393, <a href="mailto:dominic.nicandri@gordonrtruckcenters.com">dominic.nicandri@gordonrtruckcenters.com</a>
<b>Zoning</b>	Employment (E)
<b>Review Type</b>	Type II Basic Site Plan Review
<b>Staff Contact</b>	Anne McNamara, Planner I Contact: <a href="mailto:anne.mcnamara@ci.ridgefield.wa.us">anne.mcnamara@ci.ridgefield.wa.us</a> , 360.857.5047
<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 complete.

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;

This requirement does not apply.

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 with the application on November 15, 2021

### Findings

Staff finds that this requirement is technically complete.

## C. Plans

The applicant submitted a plan set with the application on November 15, 2021

## Findings

Staff finds that this requirement is technically complete.

## D. Engineering

Staff finds that the engineering requirements are technically complete.

Contact Brenda Howell, at (360) 857-5022 ([Brenda.Howell@ci.ridgefield.wa.us](mailto:Brenda.Howell@ci.ridgefield.wa.us)) with engineering questions.

## 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.