



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefieldwa.us

Notice of Decision: Laspa-Reel Preliminary Short Subdivision File No. PLZ-21-0110

Decision Date	December 30, 2021
Proposal	The Applicant proposes to short subdivide 32,719 square ft of RLD-4 land divided into 2 lots: <ul style="list-style-type: none">- Lot 1 (with existing house) = 10,903 Sq. Ft.- Lot 2 = 16, 338 Sq. Ft. Proposed 15-foot right-of-way dedication on N Main Avenue
Project Location	928 N Main Ave. Ridgefield, WA 98660, #3B JAMES CARTY DLC .75A; Parcel 68300000
Property Owner/Applicant	Tevis D Laspa, 932 N Main Ave., Ridgefield, WA 98660. Contact: Tevis Laspa, 360.887.3879, tlaspa@icloud.com
Applicant's Representative	Tevis D Laspa, 932 N Main Ave., Ridgefield, WA 98660. Contact: Tevis Laspa, 360.887.3879, tlaspa@icloud.com
Zoning	Residential Low Density - 4 (RLD-4)
Review Type	Type II administrative review – Preliminary Short Plat
SEPA Determination	Exempt
Applicable Criteria	RDC 18.210 Residential Low Density; 18.310.070.C Type II Procedures; 18.600 Subdivision; 18.610 Short Plats; Ridgefield Engineering Standards for Public Works Construction
Public Review	21 days: December 7, 2021 – December 28, 2021
Staff Contact	Eric Eisemann, Consulting Planner: Contact: e.eisemann@e2landuse.com , 360.750.0038 Brenda Howell, Staff Engineer; Contact Brenda.Howell@ridgefieldwa.us , 360.857.5022
Decision	Approved , subject to conditions

I. BACKGROUND INFORMATION

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310, Procedures:

PLZ-20-0093	Prior land use action – Boundary Line Adjustment
November 18, 2021	Application submitted
December 3, 2021	Application found Technically Complete
December 7, 2021	Notice of application provided
December 28, 2021	Public comment period closes
December 30, 2021	Issue Notice of Decision – Approve with conditions

II. PROPOSAL

Applicant's statement:

Clark County parcel 68300000 was originally a 6.5 +/- acre parcel. A boundary line adjustment process PLZ-20-0093 reduced this parcel down to a 32,719 square ft parcel. This parcel is very close to the fence line (built in 1994) that surrounds the old farm house at 928 N. Main Ave that was erected in 1906. The parcel is a predominately flat, gently sloping towards the hill above Gee Creek. The existing house is on the north portion of the property.

The purpose of this short plat is to divide the parcel into two parcels, creating an additional buildable lot. This parcel has been existence before right of way dedications, so I own the property to the center of the street. Once the ROW property has been deeded to the city, I will only own a 27,238 square foot parcel. The zoning on this side of the street is RLD-4. The existing house has a stairway exiting the rear porch extending 7' from the house going south. RMC 18.210.040 B.3 states that a 5' side yard setback is required. This stairway with a 5' offset then sets the south edge of the existing house property. The property with the house on it would be 10,903 square feet. The balance of the parcel would be 16,336 square feet. This would be too small to further subdivide. The new parcel is large enough to allow onsite parking. Storm water will be handled onsite. The new house will be placed back on the lot to match the existing houses on either side. There is an existing curb and sidewalk on the property.

III. CENTRAL ISSUES

A. Future development

No improvements are proposed with this short plat. The existing house will remain on one lot. The parcel is being divided through the short plat process to allow future development of the vacant lot.

B. SEPA

SEPA review is not necessary for the short division of the parent parcel into two smaller parcels.

C. Lot area

The maximum lot area does not apply to existing lots, the remaining parent parcel after a land division, and lots created for non-residential uses such as parks and trails, utilities, and critical areas. RDC 18.230.030.B

C. Right-of-way dedication

Prior to final short plat approval, the applicant shall dedicate 15 feet of right-of-way along Main Avenue to the city of Ridgefield.

IV. PUBLIC COMMENTS

The City Clerk provided a public comment period from December 7, 2021 through December 28, 2021. The city did not receive any public comments.

V. RECOMMENDATIONS AND FINDINGS – Land Use Regulations

A. RDC 18.070 – Impact Fees

Finding

The short plat will not generate the need for assessment of impact fees, however future residential construction will generate the need for school, transportation, and park impact fees to be assessed at the rate then currently in effect.

B. RDC 18.205 – Uses

Finding

Single-family detached residential use is allowed in the RLD-4 zone. Table 18.205.020-1

C. RDC 18.210 – Residential District Standards

18.210.030 - Lot requirements. The minimum lot area allowed in the RLD-4 zone is 10,890 square feet. The maximum lot area in the RLD-4 zone is 16,355 SF. The maximum lot area does not apply to existing lots, the remaining parent parcel after a land division, and lots created for non-residential uses such as parks and trails, utilities, and critical areas. The minimum lot width is 50 feet. The minimum yard setbacks are:

- Front – 15 feet
- Side – 5 feet
- Street Side – 15 feet
- Rear – 10 feet

Findings

Total site area = 32,3719 S.F.

Total impervious Surface area (existing house and driveway) = 7,078 S.F.

Right-of-way dedication = 5,481 S.F.

Net developable area = 27,238 S.F.

Standard	Lot 1 (existing house)	Lot 2 (vacant)
Lot area	10,903 S.F.	16,338 S.F.
Lot width	80 feet	102 feet
Setbacks	Front > 15 feet, Rear >10 feet, Side 13 feet	TBD
Dedication	15 feet	15 feet

The proposal meets the minimum lot area standards.

D. RDC 18.310 – Procedures

This application is subject to the Type II review process because it is a preliminary short subdivision of land.

Finding

The applicant has included the material required for a subdivision according to RDC 18.600. This criterion is met.

E. RDC 18.350 – Modifications to Standards

The applicant has not proposed any modifications of the applicable development regulations.

F. RDC 18.610 - Short Subdivisions

18.610.010.B - Review procedure:

Finding

The application is subject to Type II review.

18.610.030 - Preliminary short plat approval criteria.

- A. *The review authority shall approve a preliminary short plat if he or she finds that the following standards are satisfied by the proposed short plat:*
1. *The short plat conforms with the provision of [Title 18](#), including the zoning district standards in which the short plat is located;*
 2. *The short plat conforms with the RUACP;*
 3. *The short plat conforms with the short plat requirements of RDC [18.610](#);*
 4. *The short plat conforms with all design and improvement requirements applicable to standard subdivisions, as specified in [Chapter 18.630](#) and the City of Ridgefield Engineering Standards for Public Works, including but not limited to, appropriate provisions for:*
 - a. *Public health, safety, and welfare,*
 - b. *Open spaces, parks and recreation, and playgrounds,*
 - c. *Drainage systems for stormwater retention and detention,*
 - d. *Streets, sidewalks, alleys and other public ways, transit stops, and other features that assure safe walking conditions for students,*
 - e. *Potable water supplies, and*
 - f. *Sanitary waste disposal*
 5. *Unbuildable portions of a short subdivision lot are protected from development through conservation easements, dedications, or other appropriate means approved by the planning director.*
 6. *Based upon subsections (A)(1) through (A)(5) of this section, that the public use and interest will be served and not burdened.*

Finding

The site is zoned RLD-4 consistent with the City's Comprehensive Plan. Residential use is allowed in the RLD-4 zone. The proposed lot dimensions are consistent with the Ridgefield Development Code relating to RLD-4 zoning. The properties have direct access to public roads, potable water, sanitary sewer, and electrical service. The vacant lot is adequate for future residential development. Dedication of 15-foot width of right-of-way along the Main Avenue property lines is consistent with city engineering standards. Future site development will be subject to land use and potentially for SEPA review. Staff recommends approval of the preliminary short plat subject to conditions of approval.

RDC 18.630 – Design requirements

Finding

The proposed short plat complies with the requirements of RDC 18.630, the applicable provisions of the Ridgefield Comprehensive Plan, Title 18, and the Ridgefield Engineering Standards.

18.610.040 – Final short plat application.

The Applicant shall record the short plat within five years of the date of approval of the preliminary short plat. Failure to file for final short plat within the five-year window will result in loss of preliminary plat entitlements.

G. RDC 18.710 – Signs

Finding

Signs are not proposed as part of the short plat process.

H. RDC 18.715 – Exterior Lighting

Finding

No site development is proposed.

I. RDC 18.720 – Off Street Parking and Loading

Finding

No off-street parking or site development is proposed.

J. RDC 18.725 – Landscaping

Finding

No site development is proposed at this time. Future development shall demonstrate compliance with the applicable requirements of RDC 18.725.

K. RDC 18.740 Fences and Walls

Finding

Future development shall demonstrate compliance with the applicable requirements of RDC 18.740.

L. RDC 18.755 – Erosion Control

Future development of either lot shall comply with the city engineering standards for public works then in effect.

M. RDC 18.810 – Environmental Standards (SEPA)

A two-lot short plat is exempt from SEPA review.

N. RDC 18.830 – City of Ridgefield Native Plant List

Future development shall demonstrate compliance with the applicable requirements of RDC 18.830.

VI. ENGINEERING STANDARDS

Finding

Development is not proposed with this applicant for short plat. The purpose of the short plat is to create two lots, one already built and one vacant. Future development of either lot shall comply with the city engineering standards for public works then in effect. Prior to final short plat approval, the applicant shall dedicate 15 feet of right-of-way along Main Avenue to the city of Ridgefield.

VIII. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, recommends **APPROVAL** of the **LASPA-REEL Preliminary Short Subdivision**, subject to compliance with the following **conditions of approval**:

A. General 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 this application, 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. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Ridgefield Community Development Department and the Washington State Office of Archaeology and Historic Preservation of said discovery.
3. Future development of either parcel shall be consistent with the applicable requirements in RDC Title 18 in effect at the time of development application.

4. Per RDC 18.610.040.A, the Applicant shall file for final short plat approval within five years of the date of approval of the preliminary short plat and shall demonstrate compliance with and 18.610.050, approval criteria for final short plat.
5. The Applicant shall provide a note on the final plat identifying all applicable setbacks and dimensional standards.

B. Engineering Conditions:

Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply:

1. Future development of either lot shall comply with the city engineering standards for public works then in effect.
2. Prior to final short plat approval, the applicant shall dedicate 15 feet of right-of-way along Main Avenue to the city of Ridgefield.

Signed:



Claire Lust, Community Development Director

December 30, 2021

IX. APPEAL PROCEDURES

An interested party may appeal a decision regarding an application subject to a Type II procedure only if, within fourteen days after the city mails the written notice of the decision, the interested party files a written appeal with the city clerk. The city shall extend the appeal period for an additional seven days, if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision. See RDC 18.310.100.