



COMMUNITY DEVELOPMENT DEPARTMENT

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

STAFF REPORT

Urban Downs PH 2: Preliminary PUD, Critical Areas, SEPA with Archaeological Predetermination

File No. MASTER-22-0015, PLZ-22-0024-0027

I. BASIC INFORMATION

Date	Application submitted: February 9, 2022; Additional materials submitted: June 2 nd , June 15 th , August 1 st , 2022, and September 12, 2022 Staff report issued: November 08, 2022 Public hearing scheduled: 6:00pm, November 15, 2022
Proposal	Planned Unit Development (PUD) and subdivision of 33.02 acres into 151 residential lots including 36 single-family attached townhome lots and 115 single-family detached lots. Access will be from NE 10th St. via S. 88th Ave. and will eventually connect to Greely Farms subdivision to the north. Cross circulation must be provided to adjacent properties. Wetlands, a non-fish bearing stream, and 5-year wellhead zone of travel are present. Park amenities are proposed.
Location	26603 NE 10th Ave., Ridgefield, WA 98642; # 55 Sec 23 T4NR1E 33.49 ac. WM Clark County, WA; PIN #: 214470000.
Applicant/Property Owner	Urban Downs LLC, 1004 W. 13th St., Suite 240, Vancouver, WA 98660. Contact: Troy Downs, 360.600.4425, troy@urbannw.com
Applicant's Representative	Sterling Design, Inc. 2208 E Evergreen Blvd., Vancouver, WA 98661. Contact: Joel Stirling, 360.759.1795, joel@sterlingdesign.biz
Zoning	Low Density Residential (RLD-6)
Review Type	Type III Preliminary PUD, Critical Areas, SEPA with Archaeological Predetermination
Applicable Criteria	RDC 18.205 Uses; 18.206, Residential Use Standards, 18.210 Residential Low-Density Districts; 18.280 Critical Areas Protection; 18.401 Planned Unit Development; 18.600-18.630 Subdivisions; 18.710 Signs; 18.715 Exterior Lighting; 18.720 Off-Street Parking; 18.725 Landscaping; 18.740 Fences and Walls; 18.810 Environmental Standards (SEPA); Ridgefield Engineering Standards for Public Works Construction and Development Agreement (DA). Land use applications submitted during the term of the DA must be consistent with the provisions of the DA.
Staff Contact	Claire Lust, Community Development Director Contact: claire.lust@ridgefieldwa.us , 360.857.5024 Report Prepared by: Eric Eisemann, E ² Land Use Planning, 360.750.0038, e.eisemann@e2landuse.com
SEPA Determination	DNS
Staff Recommendation	Approval with Conditions

II. EXISTING CONDITIONS AND PROPOSED DEVELOPMENT

Urban Downs PH 2 occupies approximately 33.02 acres. The applicant proposes to create 151 residential lots. The current use is residential and agricultural with access from NE 10th Avenue via a private driveway. The site contains a small, wooded creek area and an area of wetlands. To the east is a large lot residence and a vacant parcel, to the south is a newly constructed subdivision (Urban Downs PH 1) for single-family residences and a vacant parcel, to the west are larger lot residences, and to north is an area designated for future residential subdivisions.

The on-site well and septic system will be decommissioned. Public sanitary sewer, provided by Clark Regional Wastewater District (CRWWD), and public water services, provided by Clark Public utilities (CPU), will be extended to the individual lots during site development.

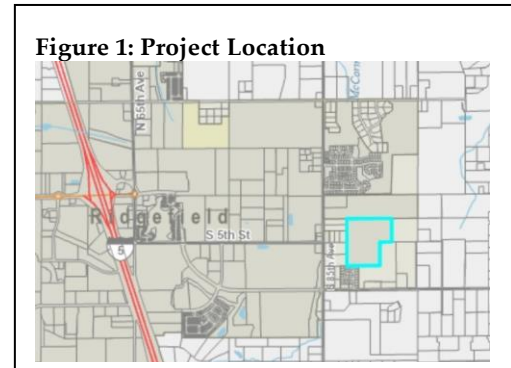


Figure 1: Project Location

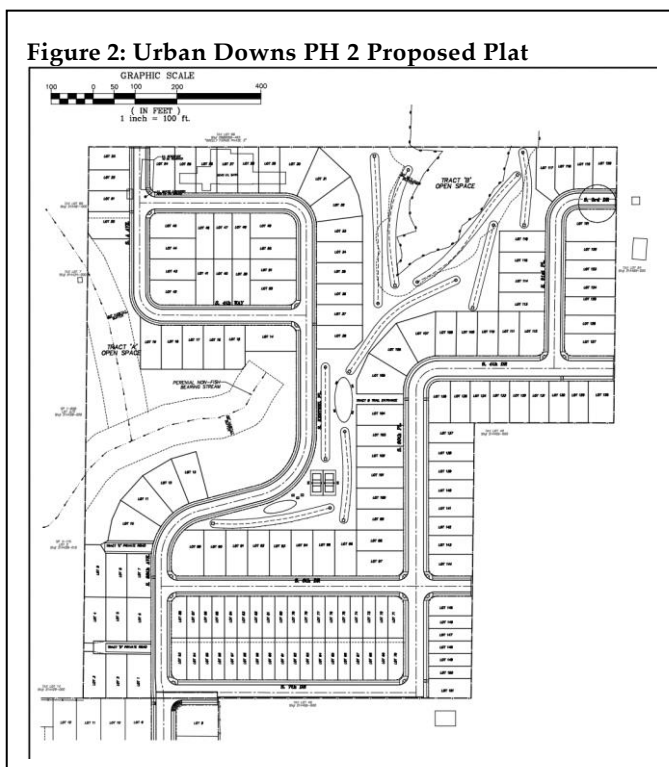


Figure 2: Urban Downs PH 2 Proposed Plat

Vehicle access to this site is currently from a private driveway from NE 10th Avenue. This proposal would extend S 88th Avenue from Urban Downs to the south through the site to the north boundary. Pedestrian circulation is provided with sidewalks along the proposed roads throughout the site. Kelly Engineering has prepared a Traffic Impact Study for the project. Their report identifies 1,416 net new trips generated by this development at the time of full buildout, including 111 new A.M. peak hour trips and 148 new P.M. peak hour trips. Their report found that the intersections within the study area will meet the City's level of service standards in both the A.M. and P.M. peak hours in the 2023 conditions.

The City of Ridgefield, the city and landowner entered into a Development Agreement (DA) in 2016. This agreement outlines the approval process and density for the property. The DA establishes the minimum density for the property at 6.0 density units/acre (du/ac). This proposal complies with a density of 6.65 du/ac. The DA also required the developer to provide a master plan indicating how the proposed development is integrated into the emerging neighborhood. Urban Downs PH 2 is subject to the development regulations in effect on March 11, 2022.

Urban Downs 2 is proposed in three (3) phases as shown in the Preliminary Phasing Plan. The applicant also requests the flexibility to develop up to all three phases concurrently. Open Space and Park Space and amenities will be installed and platted in the first Phase of construction.

III. PROCEDURE

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

January 22, 2020	Pre-application conference
February 25, 2020	Pre-application notes issued
February 9, 2022	Application submitted
March 14, 2022	Application found technically incomplete
June 2 nd , June 15 th , August 1 st , 2022, & September 12, 2022	Additional materials submitted:
October 23, 2022	Application found technically complete
October 7, 2022	SEPA DNS and public notice issued
October 7, 2022	Notice of land use application and hearing published
October 24, 2022	SEPA comment period ended
November 8, 2022	Staff report issued
November 15, 2022	Public hearing

IV. PUBLIC COMMENT

The city filed of a SEPA DNS in the Department of Ecology Register on October 7, 2022. The SEPA comment period closed on October 21, 2022. Staff received one SEPA comment – from the Washington Department of Ecology (ECY file # 02205067). See Section VI.J.

The city issued public notice of the pending land use application and hearing on November 1, 2022. The public comment period closes on November 14, 2022. The Hearing Examiner will consider public comments provided in writing and orally prior to the close of the public hearing.

V. APPLICABLE STANDARDS

RDC 18.205, Uses; RDC 18.206, Residential; Use Standards; RDC 18.210, Residential Low Density Districts; RDC 18.280, Critical Areas Protection; RDC 18.310, Procedures; RDC 18.401, Planned Unit Developments; RDC 18.600, Subdivisions - General; RDC 18.620, Procedure for Subdivision; RDC 18.630, Design Requirements; RDC 18.710, Signs; RDC 18.715, Exterior Lighting; RDC 18.720, Off-Street Parking and Loading; RDC 18.725, Landscaping; RDC 18.740, Fences and Walls; RDC 18.810, SEPA; RDC 18.830, City of Ridgefield Native Plant List; RDC 18.840, Heritage Trees; and Ridgefield Engineering Standards for Public Works Construction. Amended Development Agreement.

VI. FINDINGS

A. Use (RDC 18.205)

Per RDC 18.205.020 Table 1, single-family detached residential is a permitted use in the RLD-6 zone.

Proposal

The applicant proposes to develop 151 single-family residential lots in the RLD-6 zone.

Findings

Staff finds that the proposal to create residential uses meets the requirements of RDC 18.205.

B. Development Agreements

On June 30, 2008, the city of Ridgefield and the then property owners Walker, Roher (now Greely Farm) and Shuster (now Urban Downs) recorded a Development Agreement (DA) that guides development on the subject property. (See 4470184 AGR) Substantive terms of the DA related to Urban Downs PH 2 include:

- Section 5a – Park dedication and purchase
- Section 5b – Trail development
- Section 6 – Minimum density of 6 units per developable acre
- Section 7 – Master Planning
- Section 8 – Transportation benefit district participation
- Section 9 – Road Maintenance
- Section 11 – 15-year term
- Section 12 – Land use regulations vest at the time of submittal of a complete application
- Section 14 – Minor modifications may be made administratively

On January 20, 2017, the city of Ridgefield and the then property owners Holt (developing Greely Farm) and Urban Downs recorded a DA that guides development on the subject property. (See 5369316 AMD) Substantive terms of the DA related to Urban Downs PH 2 include:

- Section 3 – Holt to develop a master plan for its property
- Section 6 – Urban Downs shall prepare a conceptual master plan for city review and approval which would allow densities greater than 6 units per net developable acre
- Section 10 – Urban Downs vests to the land use regulations in effect at the time Urban Downs submits a conceptual master plan to the city for approval.

Urban Downs submitted a concept plan to the city on September 12, 2022. Therefore, Urban Downs PH 2 vested to the city's land use and development regulations on September 12, 2022. The applicant proposes a density of 6.71 units per net buildable acre.

C. Residential Use Standards (RDC 18.206)

Proposal

Urban Downs PH 2 proposes to create 151 residential lots, of which 41 will be townhouse units. The City Council adopted RDC 18.206 in 2017. (Ord. No. 1339, § 2 (Exh. A), 5-27-2021) The city determined the Urban Downs PH 2 land use application technically complete on October 23, 2022.

Findings

Urban Downs PH 2 vested on September 12, 2022, the day the applicant submitted the conceptual master plan to the city. The Ridgefield Development Code dated March 16, 2022 applies to the Urban Downs PH 2 land use application.

The single-family residential and townhouse use standards in RDC 18.206 apply to the Urban Downs PH 2 application. Townhomes are a permitted use in the RLD-6 zone and encouraged in a Planned Unit Development.

As a **condition of approval**, at the time of building permit application, the builder shall submit site and architectural plans relating to home features, architectural design, garage construction, minimum lot open space, driveways, trees, and similar uses and features consistent with the applicable requirement of RDC 18.206.

D. Base Zone Development Standards (RDC 18.210)

Applicable RLD-6 zone lot requirements, green design standards, dimensional standards, density requirements, and design standards are listed in RDC 18.210.030-060.

Proposal

RDC 18.210.030 dimensional and density standards.

The site is zoned RLD-6 and the comprehensive plan designation for the site is Urban Low. There is no minimum lot size for a townhome lot in the RLD-6 Zone. (Table RDC 18.206.060.A)

The following are the lot requirements for the RLD-6 zoning district.

Table 18.210.030-1 Single family detached lots						
RLD-6 Lot Requirements						
Zoning District	Residential Density (d.u./acre)	Minimum Lot Area	Minimum Lot Width	Max. Height		
RLD-6	4 - 6	7,200 sq ft	50 ft	35 ft		
Setbacks and Lot Coverage						
Zoning District	Minimum Setbacks				Max. Building Coverage	Max. Impervious Surface
	Front (feet)	Side		Rear (feet)		
		Street (feet)	Interior (feet)			
RLD-6	15	15	5	10	50%	60%

Townhouse lots - Table RDC 18.206.060.A RLD-6	
Min. lot width	No minimum in RLD-6
Min. lot area	No minimum in RLD-6
Min. Front yard setback	15 feet
Min Rear yard setback	10 feet
Min. Side yard setback	0-5 feet
Min. street side yard setback	10 feet

Lot area, width and setbacks may be modified through the Planned Unit Development (PUD) process. See discussion regarding the PUD, RDC 18.401, below.

The DA allowed for density greater than 6 units/acre. The applicant provided the following density calculations:

- Total Land Area = 33.02 acres
- Total Right of way = 6.29 acres
- Area of Tract 'A' Habitat and Buffers = 2.04 acres (= 49.2% of the 4.14 acres in tract)
- Area of Tract 'B' Wetlands and Buffers = 2.0 acres (= 38.3% of the 5.23 acres in tract)
- Area of Tract 'B' buildable = 3.23 acres (61.7%)
- Area of Tracts 'C', 'D,' and "E" = 0.19 acres

$$33.02ac - 6.29ac - 2.04ac - 2.0ac - 0.19ac = 22.50 \text{ net developable acres}$$

$$151du / 22.70ac = 6.71du/ac$$

Findings

The proposed density of 6.71 du/ac is allowable under the terms of the 2017 DA and PUD code. The standards in this RDC Table RDC 18.206.060.A supersede the dimensional requirements of the zone for townhomes.

As a **condition of approval**, the final plat shall contain a note requiring the following coverage and setback standards for detached single family units:

- Front yard setback = 15 feet
- Street side setback = 15 (may be reduced to 10 feet upon city review and approval of the Sterling Design, Inc. analysis of vehicular and pedestrian safety.)
- Interior side yard setback = 5 feet
- Rear yard setback = 10 feet

As a **condition of approval**, the final plat shall contain a note requiring the following coverage and setback standards for townhouse units:

Front yard setback = 15 feet

Street side setback = 15 feet

Interior side yard setback = 0-5 feet

Rear yard setback = 10 feet

RDC 18.210.050 Green Design

To comply with the Green Design Standards, the applicant proposes to recycle, salvage, or donate excess or unwanted materials, and to build all new homes to the National Green Building Standards (NGBS), in satisfaction of choices B3 and B6 of this chapter of RDC.

Findings

Staff concludes that the applicable development standards are met subject to the following **conditions of approval**:

- Prior to final plat approval, the applicant shall include a note on the plat stating that architectural design approval from the City of Ridgefield is required for all single-family homes, and that it is the responsibility of the developer/builder to obtain design approval for each home, including model homes, prior to the sale or advertisement for sale of the home.
- Prior to final plat approval, the applicant shall submit evidence that the project will comply with the greendesign standards in RDC 18.210.035.

E. Planned Unit Development Standards (RDC 18.401)

The purpose of this chapter is to provide for public spaces, parks and trails consistent with the adopted community vision and plans, thereby creating an integrated system of linked local and regional trails, public rights-of-way and utility corridors for the use and enjoyment of all Ridgefield residents and the public. The purpose of the planned unit development (PUD) approval process is to allow flexibility in site planning, building design, open space, parks and trails, circulation facilities and other features, while providing for the orderly development of the city consistent with the RUACP.

Proposal

As described in the project narrative and shown on the proposed plat, the applicant intends to meet the PUD objectives. Urban Downs PH 2 is a three-phase housing development offering a variety of lot configurations ranging from 3,000 s.f. to 9,101 s.f. which will accommodate single family detached residences and townhouses.

Streets are generally laid out in a grid pattern and connect directly to Urban Downs PH 1 to the south, Greely Farm to the north and stub to the west allowing for future connectivity. Phase 2 provides limited, internal, vehicular cross circulation due to the centrally located wetland and riparian corridors. Sidewalks are provided along all public streets. A trail through Tract A links the phases and provides access to the central park.

PUD Regulations

RDC 18.401.065 Trails

B. General Standards.

1. *Quantity. One foot of trail (as measured at the trail centerline) shall be provided for each three feet of the PUD's total outside perimeter. For example: A ten-acre PUD with an outside perimeter of two thousand six hundred forty feet is required to provide eight hundred eighty lineal feet of trails.*
2. *Design. Trails may either be a Type 3 trail with a soft surface walking path, a Type 1 or Type 2 hard surfaced walking path, or a Type 1 hard surfaced multi-use trail. Refer to the Ridgefield Engineering Standards for Public Works Construction Volume I for the following design requirements.*

Finding

The applicant calculates that the perimeter of PH 2 would result in the need for 1,714 lineal feet of trail. The applicant proposes to install 1,800 lineal feet. As a **condition of approval**, at time of final plat the applicant shall

provide calculations demonstrating that the proposed trail system satisfies the quantity and design standards in

RDC 18.401.080 General conditions

A. Residential Density.

1. *The minimum density of residential development for any PUD shall be the minimum density for the underlying zoning district. Minimum density may only be reduced through the modification process in RDC [18.350](#), and may not be varied through the PUD process.*

Findings

The maximum density in the RLD-6 zone is 6 units/net buildable acre. The 2017 DA allowed Urban Downs to exceed the base zone density. The applicant proposes a density of 6.71 units per acre.

- B. Open Space. Every PUD shall provide a minimum of twenty-five percent of the gross site area for common open space which shall be used for the collective enjoyment of occupants of the development. Open space shall not include public or private streets or rights-of-way, driveways, above-ground utility facilities including stormwater facilities, parking areas unless developed as part of a park or trail facility consistent with standards in the Ridgefield Parks and Recreation Comprehensive Plan, or the required yards for buildings or structures. Open space areas may include critical areas and buffers.*

1. *Main Facility. At least fifty percent of the required common open space (twelve and one-half percent of the gross site area) shall be located on a single parcel to provide a larger, central facility for the PUD. A minimum of fifty percent of the main facility shall be buildable land suitable for development of active recreation uses, and consistent with RDC 18.280 may include any portion of critical areas buffers proposed for passive recreation facilities such as a trail or wildlife viewing structure. The remaining fifty percent or less of the main facility may include critical areas and buffers not proposed for passive recreation improvements.*

Findings

The gross site area is 33.02 acres. Therefore, 8.25 acres of open space are required. Open space is designated as follows:

- Tract A = 4.15 acres of wetland and buffer
- Tract B = 5.19 acres of riparian area, habitat buffer, and a stormwater facility.
- Total proposed open space area = 9.34 acres or 28.28% of the gross area.

The applicant states that 56.9% of the open space is buildable area outside of sensitive lands and buffers.

3. *Open space within the PUD is to be designed as an integrated part of the project rather than an isolated element of the project. It should be located within the development such that it is available for the enjoyment of the residents in an equitable manner. Specifically:*
 - a. *Main facility. At least sixty percent of the useable open space perimeter shall be bound by streets or dwelling units that face the main facility.*

Findings

The park areas within Tract A and B are centrally located. Tract A is bisected by a street. A portion of the western north/south street between lots 19 and 20 abuts useable open space. A small portion of the eastern north/south street between lots 116 and 117 abuts usable open space. None of the homes will face the open space. Forty six lots abut the open space. The applicant did not calculate the usable open space perimeter; therefore, it is not possible to determine whether this standard is met. As a **condition of approval**, at the time of final plat submittal, the final plat shall demonstrate that at least sixty percent of the useable open space perimeter around the main facility shall be bound by streets or dwelling units that face the main facility or the applicant shall obtain the written approval of the Community Development Director to relax this standard consistent with RDC 18.401.080.B.3.

C. Perimeter compatibility.

1. *Purpose. The development of the perimeter of the PUD shall achieve substantial compatibility with abutting residentially zoned properties so that there will be a graduated transition between existing and new residential development.*
2. *Applicability. This section shall apply to lots abutting the perimeter of the PUD where the neighboring property is zoned RLD or RMD and is less than five acres and greater than twenty thousand square feet at the time the PUD application is vested. Exceptions:*
 - a. *This section shall not apply where the proposed PUD lots abut mapped or platted critical*

- areas on the abutting property.
- b. *This section shall not apply to lots that are separated from the PUD perimeter by an open space tract with a minimum width of twenty feet, critical areas tract, public or private street, or similar intervening element.*

Findings

The perimeter compatibility standards apply to lots 20, 21, 22 and 23 because the abutting lots (214481000 and 214424000) are 2.5 acres each. All other perimeter lots either abut open space, Greely Farm, Urban Downs PH 1, or undeveloped parcels larger than 5 acres.

3. *Compatibility measures.*
 - a. *Lot size for lots subject to this section shall comply with the minimum size established in RDC 18.401.100.A.4 and may not be further reduced through the variance process.*
 - b. *Setbacks and coverage standards for perimeter lots shall meet the minimum requirements for the underlying zone and shall not be modified or reduced through the PUD or variance process.*
 - c. *Allowed uses for perimeter lots in the RLD zone shall be limited to single-family detached residential and accessory dwelling units.*

Findings

As a **condition of approval**, prior to final plat approval, the applicant shall demonstrate that lots 20, 21, 22 and 23 in the north corner of Urban Downs PH2 comply with the perimeter compatibility standards in RDC 18.401.080.C.3.a – c.

RDC 18.401.090 Site Plan Requirements

I. *Minimum Frontage.*

1. *Each lot used for single-family detached residential development shall have a thirty-five-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage.*
2. *Each lot used for duplex, triplex, townhouse, and multifamily residential development shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage.*

Findings

Minimum Lot Width in the RLD-6 zone is 50 feet. The applicant states that, consistent with RDC 18.401.080.B.11 they have included buildable acres in their density calculation, and they request a 20% reduction in detached housing lot width from 50 feet to 40 feet. The city does not object to a reduction in lot width to 40 feet overall. However, seven (7) detached unit lots, not on a bulb of a cul-de-sac, do not meet the minimum thirty-five (35) foot frontage. The lots with substandard frontage are lots 10, 13, 33, 105, 117, 118, and 119. Lot 119 meets the city S definition of a flag lot. The 41 proposed townhouse all have lot frontage greater than 25 feet.

As a **condition of approval**, prior to final plat approval, the applicant shall modify the plat to ensure all detached unit lots meet the minimum thirty-five foot lot frontage requirement in RDC 18.401.010.I.1.

K. *Minimum Yards and Setbacks.*

1. *The minimum setbacks of the underlying zone shall apply to lots abutting or adjacent to exterior project boundaries, consistent with RDC 18.401.080.C.*
2. *Setbacks for lots within the interior of the PUD may be adjusted, provided that side and rear setbacks may not be less than five feet.*
3. *For lots within the interior of the PUD, front yard setbacks shall be modulated to avoid repetitive design, consistent with all of the following standards. Corner lots and lots on curving streets are exempt.*
 - a. *No more than three consecutive homes on the same side of the street may feature identical setbacks.*
 - b. *Minimum front yard setbacks may be reduced by up to thirty percent. Porch projections shall be at least four feet from the property line (see also RDC 18.210.040.C.f and 18.220.040.B.f).*
 - c. *A balance in increased and decreased yard setbacks is encouraged.*
 - d. *Setbacks meeting this standard shall be noted on the face of the plat.*

Findings

As a **condition of approval**, prior to final plat approval, the applicant shall demonstrate compliance with minimum yards and setback standards in RDC 18.401.090.K.1-3.

Q. Utilities. All utilities shall be underground.

Findings

As a **condition of approval**, all utilities shall be underground.

RDC 18.401.100 Limits on modifying standards

A. The city, using the PUD process, may allow the following development standards to be modified if the proposed modifications are consistent with the requirements of this chapter and provided the applicant demonstrates that the modifications are consistent with the PUD objectives in RDC 18.401.010:

1. Building setbacks, including front yard setbacks as necessary to meet the front yard modulation standard (RDC 18.401.090.K) and side yard setbacks as necessary to meet the optional zero lot line standard (RDC 18.401.070).
2. Height of non-residential buildings or structures;
3. Landscaping requirements;
4. Lot size, provided that no lot is less than sixty-five percent of the minimum lot area in the underlying zone, or four thousand square feet, whichever is greater, except in the RMD-16 zone;
5. Lot width;
6. Maximum density—Density may only be increased a maximum of twenty percent of the underlying base zone or to a maximum of eight dwelling units per acre, whichever is less;
7. Width of street right-of-way and pavement; or
8. On-street or off-street parking (see RDC 18.401.075).

Findings

The applicant proposes to modify the following standards through the PUD process:

- A.1. Street Side Setback on corner lots
- A.3. Landscaping Requirements
- A.4. Lot Size
- A.5. Lot Width
- A.6. Density

And Block Length (RDC 18.401.090.E, Street Design, states, “All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except through a modification of standards approved through the PUD review process or engineering review process.”)

A.1. Street Side Setback on corner lots

The RLD-6 Zone provides for a minimum street side setback of 15 feet. RDC 18.401.100.A.1 allows adjustments of building setbacks and RDC 18.401.090.K.2 states that the street side yard setbacks of interior lots may not be less than five (5) feet. The applicant requests a reduction of the street side yard to ten (10) feet. The applicant states, “Sterling, Design Inc. has analyzed the potential safety impacts that might result from approval of this request and has found that this reduction will not interfere with vehicular sight distance or the safety of pedestrians within the project.” As a **condition of approval**, the applicant may reduce the street side yard setbacks to ten (10) feet when it provides the city engineer with the Sterling Design, Inc. analysis and findings regarding potential safety impacts to vehicles and pedestrians.

A.3. Landscaping Requirements

The applicant proposes to modify the Landscaping Standards to match the concept proposed in their proposed landscape plan. The landscape plan provides street trees along the two open space tracts plus one street tree per lot, and one tree per street side of corner lots. The applicant proposes to provide a final landscape plan for review and approval at final engineering. Staff finds the proposed modification consistent will provide shade and beauty along public streets.

A.4. Lot Size

The minimum lot area in the RLD-6 zone is 7,200 sq. ft. Sixty-five percent (65%) of 7,200 is 4,680 sq. ft. The minimum townhouse lot area is 2,500 sq. ft. Detached lot 119 is smaller than 4,680 sq. ft. The townhouse lots are approximately 3,000 sq. ft. As a **condition of approval**, prior to final plat the applicant shall amend the plat. So that all lots, including lot 119, are a minimum of 4,680 sq. ft. in area.

A.5. Lot Width

Minimum Lot Width in the RLD-6 zone is 50 feet. The applicant requests a 20% reduction in detached housing lot width from 50 feet to 40 feet. The city does not object to a reduction in lot width to 40 feet overall. However, six (6)

detached unit lots, not on a bulb of a cul-de-sac, do not meet the minimum thirty-five (35) foot frontage. The lots with substandard frontage are lots 10, 13, 33, 105, 117, and 118. Lot 119 is a flag lot. The 41 proposed townhouse all have lot frontage greater than 25 feet. As a **condition of approval**, prior to final plat approval, the applicant shall modify the plat to ensure all detached unit lots, other than flag lots, meet the minimum thirty-five foot lot frontage requirement in RDC 18.401.010.I.1.

A.6. Density

The 2017 amendment to the DA allows Urban Downs to increase density above 6 units an acre. The applicant proposes a density of 6.71 units per acre. Staff does not object and finds that the proposed density is consistent with the intent of the DA to create a mix of housing and lot types.

Block Length

RDC 18.40.090.E, Street Design, states, *“All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except through a modification of standards approved through the PUD review process or engineering review process.”* The applicant has provided cross circulation opportunities via pedestrian trails. Planning staff will defer to the Engineering Department’s analysis of the proposed block length modification.

The following general **conditions of approval** are recommended:

- The applicant shall comply with the time requirements in RDC 18.401.110.
- The applicant shall comply with the bonding requirements in RDC 18.401.120.
- Per RDC 18.401.130, all persons and parties, their successors, heirs, or assigns, who own, have, or will have by virtue of purchase, inheritance or assignment, any interest in the real property within the proposed PUD, shall be bound by the conditions attending the approval of the development and the provisions of Title 18 of the Ridgefield Municipal Code.
- Prior to final plat approval, the applicant shall submit homeowners’ association (HOA) documents required under RDC 18.401.140 for review by the City Attorney. The HOA documents shall establish compliance with the perpetual maintenance requirements in RDC 18.401.090.H.

D. Lighting (RDC 18.210.075, 18.715)

All exterior lighting must be shielded and aimed downward to prevent light trespass, consistent with RDC 18.715.050.

Proposal

The applicant proposes street lighting in compliance with RDC 18.715.050.

Findings

Street lighting will be reviewed in detail as part of the engineering review for Urban Downs PH 2 (RDC 18.715.050.H). Staff finds that the lighting standards are met subject to the following **conditions of approval**:

- Prior to final plat approval, the applicant shall submit a photometric plan demonstrating no light trespass onto neighboring properties that are not part of the Urban Downs PH 2 PUD.
- Prior to final plat approval, the applicant shall submit light fixture details demonstrating compliance with RDC 18.715.050.B.
- No lighting fixture installed on the exterior of a new residential building shall exceed 250 watts or fluorescent or LED equivalent per RDC 18.715.050.F.

E. Off-Street Parking (RDC 18.210.090, 18.720)

Standard off-street parking requirements are provided in RDC 18.720.030. In residential zones, at least eighteen linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk.

Proposal

The applicant proposes eighteen-foot (18 feet) garage setbacks.

Findings

Staff finds that the off-street parking standards are met subject to the following **conditions of approval**:

- Prior to final plat approval, the applicant shall include a note on the plat stating that a minimum of

one and a maximum of four off-street parking spaces are required per dwelling unit, per RDC 18.720.030.A.

- Prior to final plat approval, the applicant shall include a note on the plat stating that at least eighteen linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk per RDC 18.210.090.B.

F. Landscaping and Trees (RDC 18.210.100, 18.725, 18.830, 18.840)

Standard landscaping requirements are provided in RDC 18.725.030–055. Landscape buffers are not required along any of the exterior site boundaries per RDC Table 18.725.050-1. A minimum 50 percent (50%) landscape coverage is required in the RLD-6 zone. Per RDC 18.830.020, the applicant is required to use plants on the native plant list or plants not on the nuisance or prohibited plant lists. Existing trees that may meet the criteria for heritage tree status are subject to review under RDC 18.840.

Proposal

The applicant proposes to deviate from the standard landscaping requirements as shown in their landscape plan. Sheet L1 identifies the proposed street tree planting plan and the plantings for the main open space facility.

Findings

Staff finds that the landscaping standards are met subject to the following **conditions of approval**:

- Prior to final plat approval, the applicant shall submit a final landscape plan including a list of plant species that complies with RDC 18.830.
- Prior to final plat approval, the applicant shall include a note on the plat stating that a minimum 50 percent landscape coverage, calculated as a percentage of the gross site acreage, is required per RDC 18.725.055.
- Prior to final occupancy for any lot, the applicant shall install all required landscaping as required in RDC 18.725.080.
- All landscaping within the development shall be maintained as required in RDC 18.725.090.
- Prior to ground disturbing activity, the applicant shall identify any potential heritage trees eligible for preservation under RDC 18.840.030.

G. Fences (RDC 18.210.110, 18.740)

The maximum height of fences located along a property line is six feet. The maximum height of fences located between the front yard building setback line and the front property line is three feet, six inches high.

Proposal

Walls and fencing are proposed in the stormwater facility. The design will be finalized with the final engineering plans. It is likely that the individual yards in the development will be fenced. The applicant proposes to demonstrate compliance with the applicable fencing standards at time of building permit.

Findings

Staff finds that the applicable fence requirements are met subject to ongoing compliance.

H. Signs (RDC 18.210.070, 18.710)

Signs are regulated under RDC 18.710 based on sign type and zoning.

Proposal

The applicant did not apply for sign permits with this application. Any proposed signage shall conform to the applicable standards in RDC 18.210.070 and 18.710.

Findings

As a **condition of approval**, the applicant shall apply for sign permits and obtain approval per RDC 18.710 prior

to any sign installation.

I. Critical Areas (RDC 18.280)

All areas meeting the definition of one or more critical areas, and their associated buffers, are subject to the provisions of RDC 18.280. The general purpose of the chapter is to ensure no net loss of critical area functions, and approval criteria to that end are listed in RDC 18.280.060.

Proposal

There is a category sloped wetland in the central northern section of the property and a mapped, perennial non-fish bearing, Type N stream in the western portion of the site. Cascadia Ecological Services prepared a Critical Areas Report for the Site and mapped the critical areas and associated buffers. (See Tracts A and B) The proposed development plan does not encroach on the mapped critical areas or buffers.

The property is not located within a Critical Aquifer Recharge Area (CARA) zone. The property is in an area of high archaeological predictive. An Archaeological Predetermination has been performed by Applied Archeological Research which concluded that no further study was recommended.

Findings

Staff finds that the applicable critical area standards in RDC 18.280 have been met subject to the following **conditions of approval**:

- Prior to ground disturbing activity, the applicant shall mark the outer perimeter of protected wetlands and buffers in the field per RDC 18.280.150.C.3.a.
- Prior to final plat approval, the applicant shall install permanent fencing and signage protecting wetlands and buffers per RDC 18.280.150.C.3.b and d.
- Prior to final plat approval, the applicant shall submit proof of purchase of credits from the East Fork Lewis Mitigation Bank as proposed in the Bank Use Plan dated September 2019.

J. SEPA (RDC 18.810)

State Environment Policy Act (SEPA) review is required for projects proposed on sites containing critical areas. An archaeological pre-determination is required as part of the SEPA review for sites potentially containing archaeological remains.

Proposal

The proposed development requires SEPA analysis. The applicant submitted an updated SEPA Checklist, critical area report, and an Archaeological Predetermination Report.

Findings

The City, as lead agency, reviewed the checklist and supporting materials and issued a Determination of Nonsignificance (DNS) on that basis. The notice of DNS was sent to the Department of Ecology SEPA. (ECY file # 02205067) The SEPA comment period closed on October 21, 2022. One comment letter was received:

- Washington State Department of Ecology (ECY) submitted a comment letter dated October 21, 2022 summarizing toxics cleanup, solid waste management, and erosion control requirements.

Staff finds that the application has met the SEPA review requirements, and the DNS is final subject to the following **condition of approval**, the applicant shall comply with the toxic cleanup, solid waste management, and erosion control requirements in the ECY SEPA comment letter dated October 21, 2022.

K. Subdivision (RDC 18.600, 18.620 and 18.630)

The applicant proposes to subdivide the RLD-6 parcel into 151 single-family detached residential lots including 41 townhouse lots using the PUD process. As described in the project narrative and shown on the project plans, the applicant proposes to comply with the subdivision purposes, procedures, and approval criteria. The proposal includes appropriate provisions for public health and safety, open space and trails, and compliance with the Ridgefield Urban Area Comprehensive Plan.

Findings

Staff concurs with the applicant's statement:

The proposed land division is compatible with the surrounding uses and is not detrimental to the public health, safety or general welfare of adjacent uses or properties. Roads and access ways will

be constructed, connected to the existing roadways, and will be stubbed to adjacent parcels, thus improving the overall road infrastructure. Public water and sewer will be extended to the lots and stubbed to adjacent parcels, thus improving the overall utility infrastructure. Water runoff will be collected and treated, thereby protecting ground water supply and integrity. Safe walking paths (sidewalks) will be constructed throughout the site.

Staff finds that the subdivision requirements in RDC 18.600 – 18.630 are met subject to the following **conditions of approval:**

- Per RDC 18.620.080, the applicant shall file for final plat approval within five years of the date of approval of the preliminary plat.
- Prior to final plat approval, the applicant shall submit homeowners' association (HOA) documents required under RDC 18.620.145 for review by the City Attorney.

L. Sanitary Sewer Service

Clark Regional Waster Water District did not provide comments on the proposal. Contact: Jason Oster, joster@crwwd.com, 360.993.8848

M. Clark Cowlitz Fire and Rescue

Contact: mike.jackson@clarkfd.org or josh.taylor@clarkfr.org, 360.887.4609 regarding CCFR requirements and review process.

N. Street Design and Frontage Improvements

Standards

Residential access streets shall be required where the local street system connects to higher classification streets such as collectors or arterials, on local streets that will serve more than 50 lots, and on local streets that will serve more than one current or future development unless otherwise approved by the City Engineer. The extension of the unnamed street extended from NE 259th Street through the Urban Downs subdivision will meet the requirements for a residential access street, with a 60-foot ROW and a 36-foot paved width (Standard Detail T-2.8). All other internal streets must comply with the City's Local 'A' Standard, with a 48-foot ROW and a 28-foot paved width (Standard Detail T-2.9).

Private roads may serve a maximum of 8 lots. Private roads serving 1-4 lots and less than 200 feet in length must be located within a 20-foot easement and private roads serving 5-8 lots or longer than 200 feet in length must be located within a 30 foot easement.

Maximum street spacing is 500 feet within residential developments. Where this requirement is infeasible due to topography an 8-foot wide paved trail consistent with the type 3 standard can be substituted if approved by the City Engineer.

All privately owned trails must be open to the public.

Traffic Impact Fees (TIF) within the City of Ridgefield are currently \$471.49 per average daily trip. Please note that the TIF rates are subject to change, and since payment of TIFs occurs at the time of final occupancy, the applicant will be required to pay the TIF in effect at the time of permit issuance.

Proposal

The submitted preliminary plan set shows ROW and street improvements to the City's residential access standard for the Unnamed Road corridor tying Urban Downs Ph 1 to Parcel 214469000 to the East. All other roads are shown to meet City's Local 'A' detail.

The street fronting lots 89-97 has a block length of approximately 608 feet. A pedestrian trail is proposed at the East portion between cross streets.

The street fronting lots 97-112 has a block length of approximately 739 feet. A pedestrian trail is proposed at the North portion between cross streets

The proposed private road serving lots 2-5 serves 4 lots, is less than 200 feet in length, and is in a 30-foot tract.

The proposed private road serving lots 8-9 serves 2 lots, is less than 200 feet in length, and is in a 30-foot tract.

Findings

Staff finds that, preliminary plan meets street design and frontage improvements standards

O. Transportation Impact Analysis

Standards

A full traffic impact analysis (TIA) is required for any development that generates 10 or more p.m. peak hour trips. The TIA must evaluate project impacts at both on and offsite intersections and must complete or contribute to any improvements necessary.

The City of Ridgefield has adopted Level of Service (LOS) standards for transportation facilities. The City's 2015 Comprehensive Plan indicates the adopted standard is LOS D, except for unsignalized intersections that do not meet signal warrants or where a signal is not desired where the planned LOS is E. For Pioneer Street - SR 501, LOS E is to be maintained.

The transportation policies (in section 8.4 of the Comprehensive Plan) identify an interconnected multimodal transportation system (TR-1), land use patterns that encourage walking and bicycling (TR-3), developing a transportation grid with reasonable block lengths and multiple circulation routes to each location to avoid overloading arterial streets (TR-8), promoting neighborhood connectivity (TR-10), and reduce vehicle miles travelled (TR-12). To be consistent with these policies, the proposed site plan should provide additional future street connections (stubs) to potentially developable land adjacent to the site and easements, as necessary.

Proposal

DKS Associates has reviewed the traffic impact analysis and site plan for the Urban Downs II Subdivision. The proposed development application would construct 151 single family detached homes at 26603 NE 10th Avenue in the City of Ridgefield

The general comments and listing of recommended conditions of approval are based on a review of the impact study and site plan.

DEVELOPMENT TRANSPORTATION IMPACT REVIEW

Key comments and issues related to the proposed development's transportation impact analysis include:

- Existing Conditions
- Study Intersections:
 - S 56th Place & Pioneer Street
 - I-5 NB ramp & Pioneer Street
 - I-5 SB Ramp & Pioneer Street
 - N 65th Avenue & Pioneer Street
 - S 5th Street & S Union Ridge Parkway
 - NE 10th Avenue & NE 259th Street
 - NE 10th Avenue & Carty Road

- Mobility targets are met for all study intersections with existing traffic volumes.

Based on a threshold of 1.0 collisions per million entering vehicles (MEV) no systemic safety issues were identified at the study intersections.

No Project Conditions

- The proposed development is expected to be constructed by 2025. The “without project” condition includes the approved in-process developments and a 3 percent per year growth factor.
- 2025 no project traffic volumes result in level of service deficiencies at S 56th Place and Pioneer Street and the I-5 northbound ramp and Pioneer Street

Project Conditions

- Access to the site will be provided via NE 259th Street, classified as a Collector. NE 10th Avenue is located approximately 400 feet west of the site and is classified as a Minor Arterial.
- The site is expected to generate 1,415 new daily trips, 105 new trips during the AM peak hour, and 141 new trips during the PM peak hour.
- Sight distance along NE 259th Street is met.
- Left turn lane warrants were evaluated at the project access on NE 259th Street. An eastbound left turn lane was found to be unnecessary due to adequate site distance and intersection operating conditions.
- Queuing was evaluated at the I-5 interchange ramps. The 95th percentile queues are expected to exceed available storage for the northbound left and eastbound left movements at the intersection of I-5 northbound ramps and Pioneer Street. Without project queuing results were not provided however the distribution of site trips provided shows that the development is not expected to contribute additional volume to the northbound left turn or the eastbound left turn at this intersection.

Findings

The following conditions of approval are recommended based on a review of the traffic impact study and site plan:

1. The development shall contribute transportation impact fees toward citywide impacts.
2. The development shall dedicate right-of-way and construct a new local street stub to the site’s west boundary roughly between lots 4, 5, and 6 and lots 7, 8, and 9. This street will allow for future local street connectivity. The stub street shall comply with the City’s intersection spacing standards along S 88th Avenue.
3. The development shall provide secondary access for emergency vehicles through a public street connection, private street connection or an easement.
4. Signing shall be placed at all street stubs within the development to communicate the planned future extension of the roadways.
5. Minimum sight distance requirements shall be met at all site driveways. Sight distances should be re-verified in the final engineering/construction stages of development.

P. Water Service

Findings

The proposed project is not located in the City of Ridgefield water service area. The water purveyor at the site will be Clark Public Utilities. The applicant should contact CPU to determine the process and fees associated with creating an

intertie with the CPU system

Q. Storm Drainage

Standards

Management of permanent storm water shall be in accordance with the engineering standards in effect at the time of engineering submittal. The offsite downstream impacts of altered runoff characteristics and time of concentration will need to be evaluated to the furthest point of convergence of all outfall flows altered by the development proposal. Low Impact Development (LID) facilities shall meet the requirements of the 2005 Stormwater Management Manual for Western Washington, or other design standards approved by the Department of Ecology.

The City of Ridgefield has created a stormwater utility. Fees have been adopted and are currently a bi-monthly charge of \$20.30 per ERU. No SDCs have been adopted for the stormwater utility.

Findings

Staff finds that the submitted preliminary stormwater report is sufficient for land use approval. At the time of engineering submittal, a more detailed review will be conducted, and the applicant will be required to show compliance with all applicable stormwater requirements in effect at the time of engineering submittal.

R. Grading & Erosion Control

Standards

An NPDES Construction Stormwater General Permit issued by the Department of Ecology will be required for this project. A grading and erosion control plan meeting the requirements of the City's Engineering Standards and per any other permitting authorities will be required. Erosion control measures shall be maintained throughout construction. Construction within sensitive lands and buffers (including slopes greater than 15%) between October 1st and May 1st is strongly discouraged and at times not allowed as conditioned through the SEPA process.

Findings

The applicant has submitted a preliminary grading and erosion control plan. A detailed review will be conducted at the time of grading permit application.

Engineering Process

Final Acceptance

Please note that final engineering acceptance is required on all projects to gain final occupancies of any building. See below for detailed requirements for obtaining building permits and other approvals:

Subdivision Acceptance

- To get model home building permits:
 - Property corner pins or building pad survey
 - Gravel roads (at minimum)
 - Street signs installed
 - Active fire hydrant within 500 feet
- To get other building permits:
 - Requirements above (property corner pins required)
 - Final plat
 - A performance bond for all **incomplete** public improvements is required prior to final plat.
 - All **private** improvements must be complete prior to final plat.
 - Private improvements are any improvements to be owned and maintained by the future HOA.
- To get water meters:
 - Inspection approval of water lines and meter boxes
- To get final occupancy
 - Engineering acceptance, which requires all the above plus:

- Inspection approval of all public improvements and storm facilities (fully signed inspection card)
- A maintenance bond for 20% of all public improvements
- Submittal of approved as-builts in mylar, pdf, and AutoCAD versions.

Please note that no final occupancies will be issued prior to final acceptance of associated public improvements.

VII. STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner APPROVE the Urban Downs Phase 2 PUD, critical areas, and SEPA request subject to the following conditions of approval.

VIII. CONDITIONS OF APPROVAL

A. Planning 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 of said discovery.
3. The applicant shall comply with the time requirements in RDC 18.401.110.
4. The applicant shall comply with the bonding requirements in RDC 18.401.120.
5. Per RDC 18.401.130, all persons and parties, their successors, heirs or assigns, who own, have or will have by virtue of purchase, inheritance or assignment, any interest in the real property within the proposed PUD, shall be bound by the conditions attending the approval of the development and the provisions of Title 18 of the Ridgefield Municipal Code.
6. No lighting fixture installed on the exterior of a new residential building shall exceed 250 watts or fluorescent or LED equivalent per RDC 18.715.050.F.
7. All landscaping within the development shall be maintained as required in RDC 18.725.090.
8. The applicant shall apply for sign permits and obtain approval per RDC 18.710 prior to any sign installation.
9. The applicant shall comply with the toxics cleanup, solid waste management, and erosion control requirements in the ECY SEPA comment letter dated November 1, 2022.
10. Per RDC 18.620.080, the applicant shall file for final plat approval within five years of the date of

approval of the preliminary plat.

Prior to ground disturbing activity:

11. The applicant shall mark the outer perimeter of protected wetlands and buffers in the field per RDC 18.280.150.C.3.a.
12. The applicant shall identify any potential heritage trees eligible for preservation under RDC 18.840.030.

Prior to final plat approval:

13. The applicant shall include a note on the plat stating that architectural design approval from the City of Ridgefield is required for all single-family and duplex homes, and that it is the responsibility of the developer/builder to obtain design approval for each home, including model homes, prior to the sale or advertisement for sale of the home.
14. The applicant shall submit evidence that the project will comply with the green design standards in RDC 18.210.035.
15. The final plat shall demonstrate that at least sixty percent of the useable open space perimeter around the main facility shall be bound by streets or dwelling units that face the main facility.
16. The applicant shall provide calculations demonstrating that the proposed trail system satisfies the quantity and design standards in RDC 18.401.065.B. TR
17. The applicant shall demonstrate that lots 20, 21, 22 and 23 in the northeast corner of Urban Downs PH2 comply with the perimeter compatibility standards in RDC 18.401.080.C.3.a - c.
18. The final plat shall contain a note requiring the following coverage and setback standards for townhouse units:
Front yard setback = 15 feet
Street side setback = 10
Interior side yard setback = 0-5 feet
Rear yard setback = 10 feet
19. The final plat shall contain a note requiring the following dimensional and setback standards for detached units:
Front yard setback = 15 feet
Street side setback = 15 feet (may be reduced to 10 feet upon review and approval of the Sterling Design, Inc. analysis of vehicular and pedestrian safety.)
Interior side yard setback = 5 feet
Rear yard setback = 10 feet
Maximum building coverage not to exceed 50%
Maximum impervious surface area not to exceed 60%
20. The applicant shall modify the plat to ensure all detached unit lots, other than flag lots, meet the minimum thirty-five foot lot frontage requirement in RDC 18.40.010.I.1.
21. The applicant shall demonstrate compliance with minimum yard and setback standards in RDC 18.404.090.K.1-3.
22. All utilities shall be underground.
23. The applicant may reduce the street side yard setbacks to ten (10) feet when the city engineer reviews and approves the Sterling Design, Inc. analysis and findings regarding potential safety impacts to vehicles and pedestrians.
24. The applicant shall amend the plat. So that all lots, including #119, are a minimum of 4,680 sq. ft. in area.

25. The applicant shall submit homeowners' association (HOA) documents required under RDC 18.401.140 and RDC 18.620.145 for review by the City Attorney. The HOA documents shall establish compliance with the perpetual maintenance requirements in RDC 18.401.090.H.
26. The applicant shall submit a photometric plan demonstrating no light trespass onto neighboring properties that are not part of the Urban Downs Master Plan.
27. The applicant shall submit light fixture details demonstrating compliance with RDC 18.715.050.B.
28. The applicant shall include a note on the plat stating that a minimum of one and a maximum of four off- street parking spaces are required per dwelling unit, per RDC 18.720.030.A.
29. The applicant shall include a note on the plat stating that at least eighteen (18) linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk per RDC 18.210.090.B.
30. The applicant shall submit a final landscape plan including a list of plant species that complies with RDC 18.830.
31. The applicant shall include a note on the plat stating that a minimum 50 percent (50%) landscape coverage, calculated as a percentage of the gross site acreage, is required per RDC 18.725.055.
32. The applicant shall install permanent fencing and signage protecting wetlands and buffers per RDC 18.280.150.C.3.b and d.

Prior to occupancy:

33. At the time of building permit application for each home, the builder shall submit site and architectural plans relating to home features, architectural design, garage construction, minimum lot open space, driveways, tress, and similar uses and features consistent with the applicable requirement of RDC 18.206.
34. Prior to final occupancy for any lot, the applicant shall install all required landscaping as required in RDC 18.725.080.

B. Engineering Conditions

Note: Engineering Approval is required prior to commencement of any on-site construction.

1. The development shall contribute transportation impact fees toward citywide impacts.
2. The development shall dedicate right-of-way and construct a new local street stub to the site's west boundary roughly between lots 4, 5, and 6 and lots 7, 8, and 9. This street will allow for future local street connectivity. The stub street shall comply with the City's intersection spacing standards along S 88th Avenue.
3. The development shall provide secondary access for emergency vehicles through a public street connection, private street connection or an easement.
4. Signing shall be placed at all street stubs within the development to communicate the planned future extension of the roadways.
5. Minimum sight distance requirements shall be met at all site driveways. Sight distances should be re-verified in the final engineering/construction stages of development.

Reviewed by:

Eric Eisemann, Consulting Planner, E² Land Use Planning, 360.750.0038, e.eisemann@e2landuse.com

Jesse Hague, Engineering Technician, 360.857.5012, jesse.hague@ridgefieldwa.us

Signed:



Claire Lust, Community Development Director

Date: November 08, 2022

IX. APPEAL PROCEDURES

Pursuant to RDC 18.310.100(D) an appeal of a Type III decision shall be submitted by an interested party to the Clark County Superior Court.

X. EXHIBITS

A	Application materials
1.	002 Application Checklist
2.	02 Urban Downs 2-P1
3.	2b SEPA Application Checklist
4.	2c Critical Areas Checklist
5.	003 Written Narrative Urban Downs II
6.	005 GIS Packet
7.	006 Title Report
8.	007 Pre-Application Preliminary PUD Plan Set Summary
9.	008 SEPA Checklist
10.	8a SEPA
11.	009 Community Information Meeting
12.	010 Preliminary PUD Plan Set
13.	011 Map of Dedication
14.	Supplemental Information Drainage Report pp 2-93 Traffic Impact Studies pp 94-276 Critical Areas Report (October 25, 2019) p 277 Archaeological Determination Report (May 14, 2015) p 349
15.	13cc Critical Areas Report
16.	13ee Archaeological Report
17.	Owner Address Labels Avery 5160
	The applicant provided the following revised or supplemental materials
18.	Tab 10r - Preliminary PUD Plan Set
19.	Tab 3r - UD 2 Narrative June
20.	Urban Downs 2 TIR 7-21-2022
21.	Tab 10r2 - Preliminary PUD Plan Set
22.	Tab 3r2 - UD2 Narrative

23.	G1262200 (Urban Downs II) Final
B	Staff documents (public notices, technically complete, etc.)
1.	PLZ-22-0024 - 22-0027 Urban Downs PH 2 TC Review 4012022
2.	PLZ-22-0024- 22-0027 Urban Downs PH 2 TC 2 Review 8042022
3.	MASTER-22-0015 PLZ-22-0024 - 22-0027 Urban Downs 2 Preliminary PUD SEPA DNS
4.	Urban Downs SEPA DNS Cover
5.	PLZ-22-0024-0027 SEPA record published
6.	MASTER PLZ-22-0015 PLZ-22-0024-0027 Urban Downs 2 Public Notice
7.	PLZ-22-0024-0027 Urban Downs Phase 2 Columbian Hearing Notice
8.	Affidavit of Mailing for SEPA DNS 10.7.2022
9.	Affidavit of Mailing & Posting PLZ-22-0024-0027 11.1.2022
C	Comments received
1.	10-20 Urban Downs WA Dept of Fish and Wildlife
2.	202205067 ECY Comments
D	Other materials
1.	Roher-Walker-Schuster Development Agreement 06.30.2008
2.	Roher-Walker-Schuster Development Agreement Amendment 01.20.2017