



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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Notice of Decision: The Crossing Ph 2 Lot 24 Administrative Adjustment File No. PLZ-22-0032

Decision Date	April 25, 2022
Proposal	The applicant proposes to reduce the street side yard setback from ten feet to 9.87 and 9.5 feet, to allow for the constraints of the building envelope, which is a reduction of 5% in the required setback.
Project Location	202 S 69th Place / Ridgefield, WA 98642. THE CROSSING PH2 LOT 24 312122. Assessor's #986056602, 0.05 acres.
Applicant/ Applicant's Representative	Jennifer Colbert, Cedars Construction 2103 NW 17 th St / Battle Ground, WA 98604 Contact: 360.624.1880, jcpermitting@hotmail.com
Property Owner	Cedars Construction 4660 NE 77th Ave Ste #200 / Vancouver, WA 98662
Zoning	Commercial Regional Business (CRB), Ridgefield Mixed Use Overlay (RMUO)
Review Type	Type II administrative review – Administrative Adjustment
SEPA Determination	Exempt
Applicable Criteria	RDC 18.205, Uses; 18.220 Residential Medium Density Districts; RDC 18.310.070, Type II Procedure; RDC 18.350.020, Adjustments; RDC 18.350.030, Decision Standards for Adjustments
Public Review	21 days: April 1, 2022-April 22, 2022
Staff Contact	Anne McNamara, Planner I Contact: anne.mcnamara@ridgefieldwa.us, 360.857.5047
Decision	Approved, subject to conditions

I. BACKGROUND INFORMATION AND PROPOSAL

The site is located at 202 S 69th Place (Assessor's #986056602) and is zoned Commercial Regional Business (CRB) with a Ridgefield Mixed Use Overlay (RMUO). The site contains The Crossing subdivision, which is currently under construction. The Crossing Phase 2 Final Plat was approved by City Council on November 5, 2020, as PLZ-20-0054. The adjacent properties are also zoned CRB with a RMUO overlay. The applicant proposes to reduce the street side yard setback from ten feet to 9.87 and 9.5 feet, to allow for the constraints of the building envelope, which is a reduction of 5% in the required setback.

II. PROCEDURE

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

March 1, 2022	Application materials submitted
March 24, 2022	Technically complete notice issued
April 1, 2022	Public notice of land use review issued
April 22, 2022	Comment period ended, 5:00pm
April 25, 2022	Decision issued

III. PUBLIC COMMENTS

The City issued a notice of pending land use review on April 1, 2022, following the requirements in RDC 18.310.070.A. The public comment period ended on April 22, 2022. No public comments were received during this period.

IV. FINDINGS

A. Uses (RDC 18.205)

Proposal

The project site is zoned Commercial Regional Business (CRB) with a RMUO overlay and will contain one unit of an attached housing townhome building as part of Phase 2 of The Crossing subdivision.

Findings

Attached single family residential dwellings are a permitted use in the CRB zone with an RMUO overlay per RDC 18.235.060.C.2(a).

B. Zoning: Commercial Districts (RDC 18.230)

Proposal

The project site is zoned Commercial Regional Business as the base zoning with an RMUO overlay allowing for mixed uses. However, the RMUO overlay standards supersede the CRB base zoning, and therefore the provisions of the RMUO apply to the site.

Findings

Attached single family residential dwellings are a permitted use within a commercial district that has the RMUO overlay.

C. Zoning: Mixed Use Districts (RDC 18.235)

Proposal

The project site is zoned CRB with the RMUO, and the proposed development is subject to the relevant standards in RDC 18.230 and 18.235.060. As demonstrated in PLZ-20-0054, The Crossing Phase 2 Final Plat, the applicant proposes to meet the development standards for the overlay. The applicant proposes to reduce the street side yard setback from ten feet to 9.87 and 9.5 feet, to allow for the constraints of the building envelope, which is a reduction of 5% in the required setback; see Sections IV.C-E for analysis.

Findings

No changes to the base zone and zoning overlay standards are proposed. The following **condition of approval** applies:

- Development on the site shall continue to comply with the applicable standards in RDC 18.230, and RDC 18.235 approved through PLZ-20-0054 unless modified herein.

D. Adjustments (RDC 18.350.020)

Adjustments are limited to modifications of twenty percent or less to any numerical standard in the code, per RDC 18.350.020.

Proposal

The proposed adjustment reduces the street side yard setback by 5% from ten feet to 9.87 and 9.5 feet.

Findings

Staff finds that the proposed reduction of the setback by 5% is within the adjustment limitation of no more than twenty percent per RDC 18.350.020.

E. Decision Standards for Adjustments (RDC 18.350.030)

Any decision approving an adjustment request shall be supported by findings of fact demonstrating that the decision standards (A-H) of 18.350.030 have been satisfied.

Proposal

The applicant proposes a 5% reduction of the street side yard setback from ten feet to 9.87 and 9.5 feet, to allow for the constraints of the building envelope.

Findings

The provided justification for the adjustment under (A) is that the existing building envelope on the site's northern boundary prohibits the applicant from meeting the required 10-foot street side yard setback. By adjusting the width of the setback, the applicant will be able to accommodate the constraints caused by the site's building envelope.

As required by (B), the requested adjustment will not have any cumulative effects as the proposed reduction will not encroach onto any other setbacks or concentrate drainage runoff onto neighboring properties. Therefore, the adjustment is not anticipated to have any adverse impacts to the neighborhood or the environment.

As required by (C), the request will not create unsafe conditions, and is consistent with engineering principles. The proposed adjustment is not contrary to the purpose of RDC 18.350, which allows for minor modifications to standards.

The adjustment is minor in nature and therefore will not be contrary to the provisions of the Capital Facilities plan, or Ridgefield Comprehensive Plan as required by (D).

In accordance with (E), there are not any other provisions in the Ridgefield Development Code that will address the problem outlined in subsection (A) relating to the width of the side yard setback, and the adjustment is in accordance with the required revision process for these lots in the final plat notes.

The proposed 5% reduction is the minimum necessary to accommodate the existing stormwater easement while avoiding adverse impacts to neighboring properties, as required in (F).

As described in section V.D. of this report, the adjustment is less than twenty percent as required in (G).

Staff finds that the proposal meets the administrative adjustment decision standards set forth in RDC 18.350.030.

F. Type II Procedure (RDC 18.310.070)

Proposal

The proposal requires a Type II Administrative Adjustment subject to the procedural requirements of RDC 18.310.070.

Findings

Staff received and processed the application for a Type II Administrative Adjustment consistent with the requirements of RDC 18.310.070. Technically complete notice was issued on March 24, 2022 and the notice of pending review was issued on April 1, 2022 per RDC 18.310.070 A-B. the public comment period ran from April 1, 2022 through April 22, 2022 and the decision was issued on April 23, 2022 per RDC 18.310.070C-E. The City did not receive any public comments during this period.

V. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, recommends **APPROVAL** of **The Crossing Ph2 Lot 24 Administrative Adjustment (PLZ-22-0032)**, 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, the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual), and applicable building codes.
2. If substantial construction of the project has not begun within three (3) years of the date of preliminary approval, the approval shall expire and all permits and approvals shall become null and void under RDC 18.340.070.B.
3. 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.

4. Obtain any necessary building and engineering permits prior to site construction. The scope of this review was limited to the land use adjustment to the street side setback and is not to be interpreted as approval of any other aspects of the site proposal. All relevant building and engineering standards will apply to development of the site.
5. Development on the site shall continue to comply with the applicable standards in RDC 18.230, and RDC 18.235 approved through PLZ-20-0054 unless modified herein.

Reviewed by:

Anne McNamara, Planner I

Anne.McNamara@ridgefieldwa.us, 360.857.5047

Signed:



Claire Lust, Community Development Director

VI. APPEAL PROCEDURES

An appeal of a Type II land use decision must be filed with the City Clerk within fourteen days of the issuance of the land use decision, pursuant to RDC 18.310.100 and RCW 36.70B.

VII. Exhibits

- Application materials, upon request