



COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF DECISION

RHS Voc Ed Building Site Plan and Administrative Adjustment

File No. MASTER-22-0029, PLZ-22-0041-0042

| | |
|---|--|
| Date | Application submitted: March 18, 2022 Decision issued: June 10, 2022 |
| Proposal | The applicant is proposing to construct a new two-story classroom and vocational education building at Ridgefield High School. |
| Location | 2630 S Hillhurst Road / Ridgefield, WA 98642. #16 OF SEC 29 T4NR1EWM. Assessor's #215812000, 32.1A. |
| Property Owner | Ridgefield School District 510 Pioneer Street / Ridgefield, WA 98642 |
| Applicant/Applicant's Representative | John Baldwin, Robertson Engineering 1101 Broadway Street Ste #201 / Vancouver, WA 98660 Contact: 503.348.1030, john@robertsonengineering.us |
| Zoning | Public Facilities (PF) |
| Review Type | Type II Site Plan Review |
| Applicable Criteria | RDC 18.205 Uses, RDC 18.260 Public Facilities Districts, RDC 18.310.070 Type II Procedures, RDC 18.500 Site Plan Review, RDC 18.715 Exterior Lighting, RDC 18.720 Off-Street Parking and Loading, RDC 18.725 Landscaping, RDC 18.740 Fences and Walls, RDC 18.830 City of Ridgefield Native Plant List, and the Ridgefield City Engineering Standards for Public Works |
| Staff Contact | Anne McNamara, Planner I 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.857.5047, anne.mcnamara@ridgefieldwa.us |
| Decision | Approved with conditions |

I. BACKGROUND INFORMATION

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

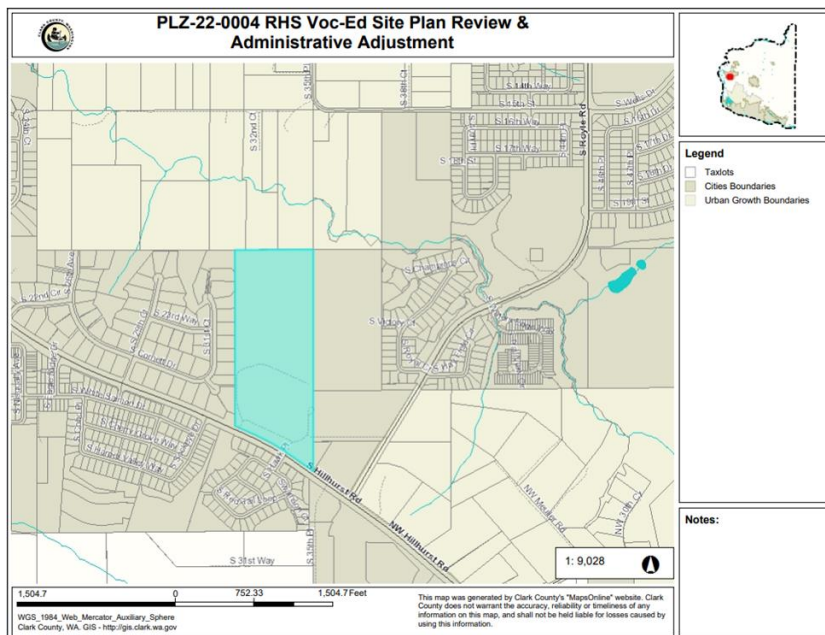
| | |
|-------------------------|--|
| January 25, 2022 | Pre-application conference |
| February 8, 2022 | Pre-application notes issued |
| March 18, 2022 | Application submitted |
| April 21, 2022 | Application found technically complete |
| April 26, 2022 | Notice of land use application published |
| May 17, 2022 | Public comment period ended |
| June 10, 2022 | Staff report issued |

II. EXISTING CONDITIONS AND PROPOSED DEVELOPMENT

The applicant proposes to construct a new two-story classroom and vocational education building at Ridgefield High School.

The lot is in the Public Facilities zone on S Hillhurst Road. According to Clark County GIS there are mapped critical areas on site, however critical areas impacts have been addressed in prior review and no new impacts are proposed with the vocational education building project. Surrounding land uses include buildings associated with Ridgefield High School to the north and east, the Wishing Well Estates subdivision to the west, and the Hawks Landing subdivision to the south on the opposite side of Hillhurst.

Figure 1: Project Location



Public Facilities zone.

In accordance with 18.260.060.A, the proposed building is setback approximately 25 feet from the street, meeting the minimum distance of twenty feet. The proposed building is setback approximately forty two feet from the adjoining properties on site, which meets the twenty feet minimum.

The proposed building meets subsection B of 18.260.060 via the administrative adjustment process standards found in section F and G of this report. The proposed 9% adjustment falls below the maximum allowed adjustment of 20% per RDC 18.350.020. Staff finds that no light poles serving regional sports facilities are proposed, therefore subsection B.1 does not apply.

Staff finds that the proposed site only contains one parcel rather than multiple contiguous parcels, therefore 18.260.060.C does not apply.

Findings

Staff finds that the proposal meets the aforementioned dimensional standards in RDC 18.210.040 with the exception of the maximum building height, which is addressed through the administrative adjustment review in Section F-G. The following **condition of approval** applies:

- Development on the site shall continue to comply with all other applicable standards in RDC 18.260 approved through PLZ-17-0154

Lighting (RDC 18.230.070, 18.715)

All exterior lighting must be shielded and aimed downward to prevent light trespass, consistent with RDC 18.715. Per RDC 18.

Proposal

The applicant proposes to meet the standards in RDC 18.715. The photometric plan submitted with the site plan application shows no light trespass.

Findings

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

- Prior to final occupancy, all proposed lighting shall be installed on the site and shall be shielded and aimed downward to prevent light trespass.

C. Landscaping (RDC 18.725, 18.830)

Landscaping in the Public facilities zone is regulated under RDC 18.725 and 18.830.

Proposal

The applicant proposes to meet the standards in RDC 18.725 and 18.830. The pre-existing site landscaping for the surrounding portions of the Ridgefield Highschool site meet the minimum requirement of 15% total area landscaped per the requirements of RDC.18.260.070.D.2.a, and the applicant proposes additional redevelopment landscaping in accordance with RDC 18.725.

Findings

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

- Prior to final occupancy, the applicant shall install all required landscaping per RDC 18.725.080.

- The applicant shall maintain all landscaping per RDC 18.725.090.

D. Fences (RDC 18.740)

Fences and walls are subject to the standards in RDC 18.740

Proposal

The applicant proposes to incorporate either a four foot tall landscaping wall or stem wall foundation. This proposal is still considered tentative by the applicant and is subject to engineering standards at the time of review if pursued.

Findings

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

- Any future fencing shall be constructed in accordance with the standards found in RDC 18.740.

E. Site Plan Review (RDC 18.500)

Type II Basic Site Plans are governed by the standards in RDC 18.500, including the approval criteria in RDC 18.500.060.

Proposal

The applicant is proposing to construct a new two-story classroom and vocational education building at Ridgefield High School. The applicant's proposal is consistent with the PF zone development regulations or can be found consistent subject to the conditions of approval in this decision. The proposed development is designed to minimize environmental impacts.

Findings

Staff finds that the site plan review approval criteria in 18.500 have been met.

F. 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 increases the building height by 9% from thirty-five to thirty-eight feet.

Findings

Staff finds that the proposed increase of the building height by 9% is within the adjustment limitation of no more than twenty percent per RDC 18.350.020.

G. 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 to increase the building height by 9% from thirty-five feet to thirty-eight feet to accommodate the proposed two-story classroom building.

Findings

The applicant submitted a narrative demonstrating that the proposed administrative adjustment meets each of the standards in A-G as follows. Therefore, compliance with H is not required.

The provided justification for the adjustment under (A) is that thirty-eight feet is the minimum building height possible to accommodate the required high school classroom expansion by the construction of a two story classroom unit.

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 height of the building, and the adjustment is in accordance with the required revision process for these lots found in the site plan notes.

The proposed 9% increase 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.

H. Street Design and Frontage Improvements

Standards

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

No changes to city ROW are proposed, frontage improvements are complete at the site.

Findings

Frontage improvements are complete at the site, and no access changes are proposed.

It is the city's understanding the district is in the process of dedication the remaining ROW on S Hillhurst Rd for the full 50' halfwidth ROW required. This ROW dedication will be required prior to engineering acceptance of the site.

I. 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, with the exception of 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 Ridgefield High School Expansion. The proposed development application would expand the existing school by an additional 22,000 square feet, which could accommodate up to 10 new general education classrooms as well as vocational education space.

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

- Study Intersections
 - S 9th Avenue/Pioneer Street
 - Hillhurst Road/Ridgefield High School west driveway
 - Hillhurst Road/Ridgefield High School east driveway
 - Hillhurst Road/Royle Road
 - Hillhurst Road/Carty Road
 - S Royle Road/Pioneer Street
 - S Royle Road/Ridgefield High School Driveway
- All study intersections operate at an acceptable level of service during the 2022 AM and PM peak hours with one exception. The exiting left-turn from the east driveway onto Hillhurst Road had major delays (LOS F) for a short period during the AM peak hour.
- Crash data from January 2017 to December 2021 was analyzed, no systemic safety issues were identified.

Future (2023) Background Condition

- Approved in-process trips (as of March 2022) were assigned to the study intersections.
- The peak hour factor for the 2023 Background Traffic Conditions was adjusted to 0.65 to reflect a long peak interval as more development occurs locally.
- Background Growth Conditions - Operating conditions at the east school driveway onto Hillhurst Road will degrade to LOS F for the left-turn movement from the school during the PM peak hour.

Future (2023) Project Condition

- The proposed project would add up to 275 students and 11 more staff.

- There are no proposed modifications to the site access, drive aisles or parking lots.
- The proposed project would result in additional vehicle trips: 143 (98 in/45 out) AM peak hour vehicle trips, 88 (28 in/60 out) PM peak hour vehicle trips and 534 weekday trips.
- 2023 Total Traffic Conditions - All study intersections would operate at an acceptable level of service with the addition of vehicle trips from the proposed project, except for the eastern driveway onto Hillhurst Road.
- An evaluation of traffic signal warrants at the eastern driveway onto Hillhurst Road found that they were not met. Further, the duration of severe congestion is limited, and therefore the applicant recommends no traffic control changes at this location.
- Queuing was analyzed at the study intersections. Queues at the driveways of the site exceeded available storage but reflect egress from the school property. In the existing condition the queues were managed by internal signage and driver cooperation.
- The applicant noted that the raised plastic pylons on the median of Royle Road at the school driveway are missing, which limits the effectiveness for the intended right-turn only movements to and from the driveway.

Findings

Staff finds that project meets requirements subject to the following **conditions of approval**:

- Replace the plastic pylons on the center median of Royle Road at the school driveway.

J. Water Service

Standards

The applicant should be aware that Clark County Fire & Rescue may provide additional comments with regards to fire service protection.

The City of Ridgefield is supplied with water from five water supply wells. According to the 2013 Water System Plan Update, the City has water rights to serve approximately 4,273 equivalent residential units (ERUs), and well capacity to serve approximately 2,806 ERUs. The addition of the Junction Well Project, constructed in 2017, provided the City with the well capacity to serve an additional 1,145 ERUs, for a total of 3,951 ERUs. Per the 2013 Water System Plan, the City served approximately 2151 ERUs at the end of 2010. Permits were issued for 65 ERUs in 2011, 122 ERUs in 2012, 180.5 ERUs in 2013, 114 in 2014, 228 in 2015, 320 in 2016, 158 in 2017, 342 in 2018, 380 in 2019, 647.5 in 2020, 556.5 in 2021 and 170 so far in 2022, for a total of 5441.5 ERUs. Therefore, the combination of previously approved developments and this development will create enough additional demand to exceed the limits of source capacity. The City has an additional well under construction which will supply additional source capacity using existing water rights. The City is also in the process of seeking additional water rights and developing additional well sources. It should also be noted that the City has an emergency intertie with Clark Public Utilities located at the corner of S. 85th Avenue and S. 5th Street that is used to supplement the City's system when necessary.

Water System Development Charges will be applied at the time of building permit issuance. The water System Development Charge (SDC) is currently \$ 4,440.26 per Meter Equivalent Size as defined in the Ridgefield Municipal Code.

Proposal

The applicant submitted a preliminary utility plan. The proposed project is located in the City of Ridgefield water service area; however, the project does not propose changes to the existing public water line. A detailed review will occur at the time of engineering submittal.

Findings

As a **condition of approval**, any water lines not located within the ROW to be dedicated to the City shall be located in a minimum 15-foot-wide easement dedicated to the City of Ridgefield.

As a **condition of approval**, all fire flow testing must be completed by the applicant with City of Ridgefield and Clark County Fire & Rescue personnel present.

K. Sanitary Sewer Service

Sewer Service: The proposed project is connected to the Clark Regional Wastewater District's system. The point of connection for the upgraded facilities is located approximately 600 feet north of the southeast property corner of parcel SN 215881-000. Alternate points of connection are available in S Royle Road along the eastern boundaries of parcels SN 215827-000, SN 215823-000, and SN 215824-000. The plans will be required to use the NGVD 29(47) survey datum.

As an element of the District's plan review, a copy of the floor, plumbing and mechanical plans must be submitted to the District with the application. The District will review the BMPs and pre-treatment requirements with the engineering application.

The District's sewer System Development Charge (SDC) is currently \$8,750 per Equivalent Residential Unit (ERU). SDCs are subject to change and the applicable value will be applied at the time of sewer connection permit issuance. Please note that there is no guarantee or set aside of service capacity with land use approval, as it is the District's policy that service commitment occurs when it is paid for at the time sewer permits are issued.

L. 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

The project proposes adding approximately 24,000+ square feet of impervious surface and will require stormwater improvements in accordance with City standards. 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.

S. Grading & Erosion Control

Standards

A City grading permit will be required prior to any ground disturbing activities. The City requires control and treatment of construction site stormwater runoff. Construction within critical areas and buffers (including slopes greater than 15 percent) is strongly discouraged between October 30th and May 1st and at times is not allowed.

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.

M. 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:

Commercial or Industrial Acceptance

To obtain acceptance of public infrastructure for a non-residential site the following is required:

- Inspection approval of all public water lines, meter boxes, and hydrants
- Inspection approval of all public roadways, sidewalks, curb ramps, and other associated improvements.
- Inspection approval of any storm ponds or swales, or public storm mains
- A two year maintenance bond for 20% of the cost of all public improvements
- As-built drawings in mylar, pdf, and AutoCad versions.

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

V. DECISION

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVAL** to the final site plan for RHS Voc Ed Building Site Plan and Administrative Adjustment subject to the following **conditions of approval**:

A. Planning Conditions

1. Prior to final occupancy, all proposed lighting shall be installed on the site and shall be shielded and aimed downward to prevent light trespass.
2. Prior to final occupancy, the applicant shall install all required landscaping per RDC 18.725.080.
3. The applicant shall maintain all landscaping per RDC 18.725.090.
4. Any future fencing shall be constructed in accordance with the standards found in RDC 18.740.
5. Development on the site shall continue to comply with all other applicable standards in RDC 18.260 approved through PLZ-17-0154.

B. Engineering Conditions

1. Replace the plastic pylons on the center median of Royle Road at the school driveway.
2. Any water lines not located within the ROW to be dedicated to the City shall be located in a minimum 15-foot wide easement dedicated to the City of Ridgefield.
3. All fire flow testing must be completed by the applicant with City of Ridgefield and Clark County Fire & Rescue personnel present.

Reviewed by:

Anne McNamara, Planner I

Contact: 360.857.5047, anne.mcnamara@ridgefieldwa.us

Signed:

A handwritten signature in cursive script that reads "Claire Lust".

Claire Lust, Community Development Director

VI. APPEAL PROCEDURES

Pursuant to RDC 18.310.100.A an appeal of a Type II decision shall be filed with the city clerk within fourteen days after the written notice of the decision is mailed.