



COMMUNITY DEVELOPMENT DEPARTMENT

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

TECHNICALLY COMPLETE REVIEW

Tractor Supply Boundary Line Adjustment and Site Plan Review

File No. MASTER-22-0028/PLZ-22-0046-0047

Date	Application submitted: March 28, 2022 Technically Complete Review: April 27, 2022
Proposal	The applicant is proposing a site plan review and boundary line adjustment for a 21,930 square foot building for tractor supplies retail, a 20,000 square foot fenced outdoor display area, a 3,000 square foot trailer sales area, and 4,380 square feet of sidewalk sale area
Location	204 S 65 th Ave / Ridgefield, WA #3 SEC 22 T4NR1E Assessor's #986052938 0.85A #4 SEC 22 T4NR1E, Assessor's #986052939 0.53A #5 SEC 22 T4NR1E Assessor's #986052940 0.55A #6 SEC 22 T4NR1E Assessor's #986052941 0.46A #7 SEC 22 T4NR1E Assessor's #986052942 0.44A #8 7 SEC 22 T4NR1E Assessor's #986052943 0.39A Open Space Tract SEC 22 T4NR1E Assessor's #986052948 0.17A
Applicant/Applicant's Representative	Scott Taylor, SGA Engineering 2005 Broadway Street / Vancouver, WA 98663 Contact: 360.993.0911, staylor@sgaengineering.com
Property Owner	RC Three LLC 14010-A NE 3 rd Court Ste #106 / Vancouver, WA 98685
Zoning	Commercial Regional Business (CRB), Ridgefield Mixed Use Overlay (RMUO)
Review Type	Type II Review
Staff Contact	Anne McNamara, Planner I, anne.mcnamara@ridgefieldwa.us , 360.857.5047
Technically Complete Decision	Technically Incomplete

I. TECHNICALLY COMPLETE INVENTORY

A. RDC 18.310.050 - Review for technically complete status

An application is technically complete if it meets the specific application requirements of applicable land use reviews and includes the following:

1. A completed, clearly legible, original application form signed by the owner(s) of the property subject to the application or by a representative authorized to do so by written instrument executed by the owner(s) and filed with the application;

This requirement is complete.

2. A legal description supplied by the Clark County survey records division, a title company, surveyor licensed in the State of Washington, or other party approved by the review authority, and current Clark County assessor map(s) showing the property(ies) subject to the application;

This requirement is complete.

3. For a Type II - IV process, current Clark County assessor map showing the properties within a 300-foot radius of the subject site as required in Sections 18.310.070 (Type II) and a typed list and set of self-adhesive labels of the names and addresses of owners of all properties within that radius, certified as accurate and complete by the Clark County assessor, a title company, licensed surveyor, or other party approved by the city clerk-treasurer;

This requirement is complete.

4. A copy of the pre-application review prepared by the planning director and any required materials resulting from that review;

This requirement is complete.

5. SEPA checklist;

This requirement is complete.

6. GIS compatible, or similar format, information including base maps, tax assessor maps, site plan, elevations, and other information requested by the planning director in the pre-application staff review; and

This requirement is complete.

7. Payment of all fees required under Chapter 18.060 et seq.

This requirement is complete.

Findings

Staff finds that the items in 18.310.050 are technically complete.

B. Narrative

The applicant is required to provide a narrative fully addressing the standards and review criteria in:

RDC 18.350 – Modifications to Standards

The applicant submitted a narrative with the application on March 28, 2022, which staff found to be complete.

Findings

Staff finds that the narrative is technically complete.

C. Plans

The applicant is required to provide a plan set fully addressing the standards and review criteria in:

RDC 18.500 – Site Plan Review

The applicant submitted a plan set with the application on March 28, 2022, which staff found to be incomplete.

Findings

Staff finds that the plans are technically incomplete.

Requirement	Provided
1. <i>Dimensions and orientation of the parcel;</i>	Identified in project narrative
2. <i>Locations of existing and proposed buildings and structures;</i>	Indicated on site plan
3. <i>Location and layout of off-street parking and loading facilities;</i>	Indicated on site plan
4. <i>Curb cuts and internal traffic circulation;</i>	Indicated on site plan
5. <i>Location of walls and fences, indication of their height and construction materials;</i>	Fences shown in architectural elevations, no plans with dimensions and locations included
6. <i>Existing and proposed exterior lighting, meeting the submittal requirements of RDC 18.715.070;</i>	No lighting and photometric plans submitted
7. <i>Location and size of exterior signs and outdoor advertising;</i>	None proposed by this application
8. <i>General location and configuration of proposed landscaping, meeting the submittal requirements of RDC 18.725.070;</i>	Included in the Final Landscaping plan within with the Site plan documents
9. <i>General location and configuration of proposed open space and recreation areas, if required;</i>	Open space tract indicated on Site Plan
10. <i>Contour lines at two-foot elevation intervals for slopes less than twenty-five percent and five-foot elevation intervals for slopes equal to or more than twenty-five percent;</i>	Indicated in Existing Conditions plan
11. <i>Height and conceptual appearance of building facades for all buildings and structures;</i>	Front and side elevations included in plan set
12. <i>Indication of proposed use of all buildings;</i>	Identified in project narrative
13. <i>The location of any historically or archaeologically significant feature; or natural feature, including stream corridors, wetlands, wildlife habitat areas, well head protection areas, geologically unstable areas, constrained and unbuildable land, areas with native vegetation, areas with tree cover, rock outcroppings or similar natural or historic features;</i>	Critical Areas report, GIS packet and SEPA checklist included as submittal items

14. Other architectural or engineering data which may be necessary to determine compliance with applicable regulations	N/A
15. Traffic analysis	Included as a submittal item, review will be subject to engineering standards
16. Map of dedication, if applicable,	Included as a submittal item

D. Additional Planning Requirements

1. The applicant shall provide updated site plans indicating the presence of the trail connection within the site's open space tract and connecting through to the adjacent phases, as required in the approved master plan.
2. The applicant shall provide plans demonstrating compliance with the applicable off-street loading zone standards in RDC 18.720.050.
3. The applicant shall submit a revised landscaping plan indicating a 20 -foot L4 buffer along the southern site boundary, where the commercial use borders a residential use, in accordance with Table 18.725.050-1.
4. The applicant shall provide photometric plans and lighting details as required by RDC 18.715 with site plan review or other land use reviews for the commercial phases and with final plat for the residential phases, limited to parking areas and open space areas.
5. The applicant submitted architectural elevations largely demonstrating compliance with 18.230.055 as modified by 18.235.060.I. There are opportunities to add visual interest to the S 65th façade, such as roofline variation, a side entry, larger windows, and stone-appearance wainscoting. See example below (Sandy, OR Tractor Supply):



6. The applicant shall apply for site plan review and any other needed land use reviews for commercial development. For each commercial development, the applicant shall: a. Comply with site planning requirements of RDC 18.230.050, excepting subsections F and H.

- a. Comply with building design requirements of RDC 18.230.055 at the time of site plan review for individual developments.
 - b. Comply with all applicable RMUO standards.
- 7. All development shall comply with the dimensional standards of 18.235.060.F, and a plat note shall be recorded on the subdivision plat with all required dimensional standards. Except, the maximum front yard setback may be increased to twenty-five (25) feet. The plat note shall further provide, "This plat note is intended to impose these required dimensional standards in perpetuity and vest them against future city code changes."
- 8. Detailed plans for development of open space areas in the commercial and residential phases shall be detailed in future site plan review applications for commercial development and in a narrative accompanying the final subdivision plat for each residential phase. The applicant shall provide additional detail (plans, cut sheets etc.), consistent with city standards, for the open space amenities

D. Engineering

- 1. Driveways shall be aligned wherever possible with existing driveways on the opposite side of the street. Tri Mountain Station just West of the site has land use approval and shows their driveway being adjacent to the existing driveway in the center of the site. City would advocate for maintaining the existing driveway layout to meet this requirement.
OR
If driveways cannot be aligned directly across from a driveway on the opposite side of the street, they shall be offset a minimum of one hundred (100) feet from driveways on the opposite side of the street whenever possible. Demonstrate this can be achieved.
- 2. Submit a preliminary storm memo demonstrating the impervious area won't exceed the design area in basin A2 of the Ridgefield Crossing Ph 1 TIR. Lot 1 of RF Crossing (Kirkland Senior Center) is proposed with 1.71 ac of impervious area. Verify the existing wet pond has capacity for the proposed impervious area or submitted a preliminary TIR on how treatment and detention will be met.

Informational Only:

ROW has already been dedicated with Ridgefield Crossing, existing half width ROW is 35' on Eastern half of 65th, not 30.

Contact Brenda Howell, at (360) 857-5022 (Brenda.Howell@ridgefieldwa.us) with engineering questions.

E. Procedure

Pursuant to RDC 18.310.050.E, the applicant shall have 30 days from the date of this notice to provide the requested information. Within fourteen days after the applicant has submitted additional information identified as necessary for completeness, the city shall notify the applicant whether the application is complete or what additional information is necessary.

