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## COMMUNITY DEVELOPMENT DEPARTMENT

510 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF DECISION

Tractor Supply

Boundary Line Adjustment

File No. MASTER-22-0056, PLZ-22-0046

<b>Date</b>	Application submitted: May 24, 2022 Decision issued: June 7, 2022
<b>Proposal</b>	The applicant proposes to consolidate one of the existing six parcels to five total parcels to allow for an increase in square footage for the open space tract onsite.
<b>Location</b>	204 S 65 <sup>th</sup> 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
<b>Property Owner</b>	RC Three LLC 14010-A NE 3 <sup>rd</sup> Court Ste #106 / Vancouver, WA 98685
<b>Applicant/ Applicant's Representative</b>	Scott Taylor, SGA Engineering 2005 Broadway Street / Vancouver, WA 98663 Contact: 360.993.0911, <a href="mailto:staylor@sgaengineering.com">staylor@sgaengineering.com</a>
<b>Zoning</b>	Commercial Regional Business (CRB), Ridgefield Mixed Use Overlay (RMUO)
<b>Review Type</b>	Type I Boundary Line Adjustment
<b>Approval Criteria</b>	RDC 18.310.060, Type I Procedure; RDC 18.230, Commercial Districts; RDC 18.600.040, Exemptions and Adjustments, RDC 18.240, Employment Districts
<b>Staff Contact</b>	Anne McNamara, Planner I 510 Pioneer St Ste B / Ridgefield, WA 98642 Contact: 360.857.5047, <a href="mailto:anne.mcnamara@ridgefieldwa.us">anne.mcnamara@ridgefieldwa.us</a>
<b>Decision</b>	<b>Approved with conditions</b>

## I. PROPOSAL

RC Three LLC owns Lots 3-8 (#986052938, #986052939, #986052940, #986052941, #986052942, #986052943 and one open space tract (#986052948), as part of the Tractor Supply development currently in progress. The applicant seeks to consolidate Lot 8, and adjust the property lines for Lots 3-6, as well as the open space tract.

## II. FINDINGS

The parcels were platted as part of the Ridgefield Crossing Mixed Use Subdivision Phase 1. The westernmost parcels front onto south 65<sup>th</sup> avenue, which is a public street. The proposed adjustment consolidates the existing Lot 8, one of the existing six parcels, to create five total parcels and expand the square footage of the onsite open space tract.

An application for a boundary line adjustment shall demonstrate that the requested adjustment complies with the review criteria in the Ridgefield Development Code (RDC), Section 18.600.040.B. The criteria are identified in Sections A and B below.

- A. *The Planning Director must determine that the requested boundary line adjustment complies with the minimum lot area and dimensional requirements of the zoning district, provides access to a public right-of-way, and satisfies the applicable requirements in the city engineering standards.*

### Findings

In the CRB zone, the minimum lot area is 10,000 sq ft and the minimum lot width is 50ft. The existing and proposed lot dimensions are:

	<b>Lot Area (sq ft)</b>	<b>Lot Width (ft)</b>
<b>CRB Minimums</b>	10,000 sq ft	50 ft
Existing Lot 3	37,068 sq ft	120 ft
Proposed Lot 3	16,620sq ft	120 ft
Existing Lot 4	23,188 sq ft	135.58 ft
Proposed Lot 4	20,448 sq ft	120 ft
Existing Lot 5	24,091 sq ft	135.58 ft
Proposed Lot 5	14,157 sq ft	82.77 ft
Existing Lot 6	19,897 sq ft	105.58 ft
Proposed Lot 6	12,513 sq ft	82.77 ft
Existing Lot 7	19,257 sq ft	189.58 ft
Proposed Lot 7	73,929 sq ft	240.81 ft
Existing Lot 8	17,055 sq ft	84 ft
Proposed Lot 8	0 sq ft (consolidated)	0
Existing Open Space Tract:	7,607 sq ft	84 ft
Proposed Open Space Tract:	10,496 sq ft	322.66 ft

The proposed adjustment will. The adjustment will have no effect on compliance with City Engineering Standards.

- B. *The City Engineer must determine that the requested boundary line adjustment does not interfere with planned right-of-way improvements, public facility easements, or capital facilities identified within the Ridgefield Capital Facility Plan.*

### **Findings**

The City Engineer determined that the proposed adjustment does not interfere with planned right-of-way improvements, public facility easements, or capital facilities identified within the Capital Facility Plan.

## **III. DECISION & CONDITIONS OF APPROVAL**

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVAL** of the proposed boundary line adjustment subject to compliance with the following conditions of approval:

### **A. General Conditions**

1. The applicant shall record the boundary line adjustment survey and legal descriptions for the adjustments at the Clark County Auditor's Office. After recording, the applicant shall submit one (1) hard copy and an electronic version of the recorded boundary line adjustment survey, along with any other recorded documents to the City of Ridgefield Community Development Department. Failure to submit this information may prevent the Community Development Department from issuing future development review or building permit review for the involved properties.
2. This decision shall expire three (3) years from the date of the approval unless the boundary line adjustment survey is recorded and the applicants provide copies of the recorded survey to the City.

### **Reviewed by:**

Anne McNamara, Planner I

### **Signed:**



Claire Lust, Community Development Director

## **IV. APPEAL**

Pursuant to RDC 18.310.100.A, an interested party shall file an appeal of a Type I decision with the Ridgefield City Clerk with within fourteen (14) days after the written decision is mailed. An appeal shall contain the minimum information required pursuant to RDC 18.310.100.B.1-4.

