



COMMUNITY DEVELOPMENT DEPARTMENT

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

Notice of Decision: Mountain View Dental Preliminary Short Subdivision File No. PLZ-22-0052

| | |
|-----------------------------------|---|
| Decision Date | May 4, 2022 |
| Proposal | The Applicant proposes to short subdivide a 78,228 Sq. Ft. lot of CRB zoned land into 2 lots: <ul style="list-style-type: none">- Lot 1 = 41, 594 Sq. Ft.- Lot 2 = 35, 831 Sq. Ft. Shared egress and ingress to Pioneer St. Proposed 30-to-35-foot right-of-way dedication on Pioneer St. Existing house to be demolished. |
| Project Location | 5284 Pioneer St., Ridgefield, WA 98642. #52 SEC 21 T4N R1EWM 2.17A; PIN 214001000. See Clark County Maps Online for details. |
| Property Owner/Applicant | Benjamin P and Kristi Crusan, 21015 NW 3 rd Ct., Ridgefield, WA 98642, 360.624.6817, bencrusan@gmail.com |
| Applicant's Representative | CIDA, Inc. 15895 SW 72 nd Ave., # 202, Portland, OR 97224. Contact: Dustin Johnson, 503.226.1285, dustinj@cidainc.com |
| Zoning | Commercial Regional Business (CRB) |
| Review Type | Type II administrative review - Preliminary Short Plat |
| SEPA Determination | Exempt |
| Applicable Criteria | RDC 18.240 Commercial Districts, 18.310.070.C Type II Procedures; 18.600 Subdivision; 18.610 Short Plats; Ridgefield Engineering Standards for Public Works Construction |
| Public Review | 21 days: April 8, 2022 through April 29, 2022 |
| Staff Contact | Eric Eisemann, Consulting Planner: Contact: e.eisemann@e2landuse.com , 360.750.0038 Brenda Howell, Interim Public Works Director; Contact: Brenda.Howell@ridgefieldwa.us , 360.857.5022 |
| Decision | Approved , subject to conditions |

I. BACKGROUND INFORMATION

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

| | |
|-------------------------|--|
| PLZ-21-0028 and 21-0067 | Pre-application conferences |
| April 1, 2022 | Application submitted |
| April 6, 2022 | Application found Technically Complete |
| April 8, 2022 | Notice of application provided |
| April 29, 2022 | Public comment period closes |
| May 4, 2022 | Issue Notice of Decision – Approve with conditions |

II. PROPOSAL

The Applicant proposes to short subdivide a 78,228 Sq. Ft. lot of CRB zoned land into 2 lots:

- Lot 1 = 41, 594 Sq. Ft.
- Lot 2 = 35, 831 Sq. Ft.

Lots 1 and 2 will share an ingress and egress to Pioneer St. (SR 501). The applicant will dedicate 30 to 35 feet of land along the entire Pioneer St. frontage. The existing house will be demolished. Future development of the site is subject to site plan, critical area, and SEPA review.

III. CENTRAL ISSUES

A. Future development

No improvements are proposed with this short plat. The existing house on Lot #1 will be demolished. The parcel is being divided through the short plat process to allow future development of the vacant lot.

B. SEPA

SEPA review is not necessary for the short division of the parent parcel into two smaller parcels. SEPA review is required for future site development.

C. Lot area

The minimum lot area in the CRB zone is 10,000 S.F. The short subdivision will create a 41,595 S.F. lot and a 35,831 S.F. lot. This criterion is met.

C. Right-of-way dedication

Prior to final short plat approval, the applicant shall dedicate 30 to 35 feet of right-of-way along the entire Pioneer St. (SR 501) frontage to the city of Ridgefield.

IV. PUBLIC COMMENTS

The City Clerk provided a public comment period from April 9, 2022 through April 29, 2022. The city did not receive any public comments.

V. RECOMMENDATIONS AND FINDINGS – Land Use Regulations

A. RDC 18.070 – Impact Fees

Finding

The short plat will not generate the need for assessment of impact fees, however future commercial construction will generate the need for transportation impact fees to be assessed at the rate then currently in effect.

B. RDC 18.205 – Uses

Finding

Future commercial use is allowed in the CRB zone. Table 18.205.020-1

C. RDC 18.230 – Residential District Standards

18.230.040 - Lot requirements.

Findings

The minimum lot area in the CRB zone is 10,000 S.F. The short subdivision will create a 41,595 S.F. lot and a 35,831 S.F. lot. There is no maximum lot area in the CRB zone. This criterion is met.

18.230.045 – Dimensional standards.

The minimum lot width is 50 feet. Pioneer St. is a ‘major corridor’. Total site area = 78,228 S.F.

| Standard | Lot 1 (existing house) | Lot 2 (vacant) |
|-------------------------------------|--|--|
| Lot area | 41,594 S.F. | 35,831 S.F. |
| Lot width | 129.89 feet at narrowest | 119.77 feet at narrowest |
| Setbacks (future) | <ul style="list-style-type: none"> • Front – minimum of 10 feet and maximum of 30 feet (major corridor) • Side and rear yard – 5 feet from abutting CRB lands. | <ul style="list-style-type: none"> • Front – minimum of 10 feet and maximum of 30 feet (major corridor) • Side and rear yard – 5 feet from abutting CRB lands. |
| Dedication (Pioneer St. ROW varies) | 30 to 35 feet | 30-35 feet |

Findings

The proposal meets the minimum lot area standards. This criterion is met.

D. RDC 18.310 – Procedures

This application is subject to the Type II review process because it is a preliminary short subdivision of land.

Finding

The applicant has included the material required for a subdivision according to RDC 18.600. This criterion is met.

E. RDC 18.350 – Modifications to Standards

The applicant has not proposed any modifications of the applicable development regulations.

F. RDC 18.610 - Short Subdivisions

18.610.010.B - Review procedure:

Finding

The application is subject to Type II review.

18.610.030 - Preliminary short plat approval criteria.

A. *The review authority shall approve a preliminary short plat if he or she finds that the following standards are satisfied by the proposed short plat:*

1. *The short plat conforms with the provision of [Title 18](#), including the zoning district standards in which the short plat is located;*
2. *The short plat conforms with the RUACP;*
3. *The short plat conforms with the short plat requirements of RDC [18.610](#);*
4. *The short plat conforms with all design and improvement requirements applicable to standard subdivisions, as specified in [Chapter 18.630](#) and the City of Ridgefield Engineering Standards for Public Works, including but not limited to, appropriate provisions for:*
 - a. *Public health, safety, and welfare,*
 - b. *Open spaces, parks and recreation, and playgrounds,*
 - c. *Drainage systems for stormwater retention and detention,*
 - d. *Streets, sidewalks, alleys and other public ways, transit stops, and other features that assure safe walking conditions for students,*
 - e. *Potable water supplies, and*
 - f. *Sanitary waste disposal*
5. *Unbuildable portions of a short subdivision lot are protected from development through conservation easements, dedications, or other appropriate means approved by the planning director.*
6. *Based upon subsections (A)(1) through (A)(5) of this section, that the public use and interest will be served and not burdened.*

Finding

The site is zoned CRB consistent with the City's Comprehensive Plan. Future commercial use is allowed in the CRB zone. The proposed lot dimensions are consistent with the Ridgefield Development Code relating to CRB zoning. The properties have direct access to a public road, potable water, sanitary sewer, and electrical service. Both lots sizes are adequate for future development. The existing Pioneer St. right-of-way width varies. As a **condition of approval**, at time of final plat, the applicant shall dedicate between 30 feet and 35 feet depth of land for Pioneer St right-of-way along the entire length of each lot. Future site development will be subject to land use, critical area, and SEPA review. Staff recommends approval of the preliminary short plat subject to conditions of approval.

RDC 18.630 – Design requirements

Finding

The proposed short plat complies with the requirements of RDC 18.630, the applicable provisions of the Ridgefield Comprehensive Plan, Title 18, and the Ridgefield Engineering Standards.

18.610.040 – Final short plat application.

The Applicant shall record the short plat within five years of the date of approval of the preliminary short plat. Failure to file for final short plat within the five-year window will result in loss of preliminary plat entitlements.

G. RDC 18.710 – Signs

Finding

Signs are not proposed as part of the short plat process.

H. RDC 18.715 – Exterior Lighting

Finding

No site development is proposed by this application.

I. RDC 18.720 – Off Street Parking and Loading

Finding

No off-street parking or site development is proposed by this application.

J. RDC 18.725 – Landscaping

Finding

No site development is proposed at this time. Future development shall demonstrate compliance with the applicable requirements of RDC 18.725.

K. RDC 18.740 Fences and Walls

Finding

Future development shall demonstrate compliance with the applicable requirements of RDC 18.740.

L. RDC 18.755 – Erosion Control

Future development of either lot shall comply with the city engineering standards for public works then in effect.

M. RDC 18.810 – Environmental Standards (SEPA)

A two-lot short plat is exempt from SEPA review. Future site development will be subject to SEPA review.

N. RDC 18.830 – City of Ridgefield Native Plant List

Future development shall demonstrate compliance with the applicable requirements of RDC 18.830.

VI. ENGINEERING STANDARDS

Finding

Development is not proposed with this applicant for preliminary short plat. The purpose of the short plat is to create two lots. Future development of either lot shall comply with the city engineering standards for public works then in effect. At time of final plat approval, the applicant shall dedicate right-of-way along the entire length of each lot, ensuring that half width right-of-way is 65-feet from centerline. The Final Plat shall provide a note indicating the required dedication.”

VIII. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, recommends **APPROVAL** of the **Mountain View Dental Preliminary Short Subdivision**, 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, 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 and the Washington State Office of Archaeology and Historic Preservation of said discovery.
3. Future development of either parcel shall be consistent with the applicable requirements in RDC Title 18 in effect at the time of development application.
4. The Applicant shall provide a note on the Final Plat identifying all applicable setbacks and dimensional standards.
5. The Applicant shall identify all critical areas and buffers on the final plat.
6. The Applicant shall identify all access and utility easement on the final plat.
7. Per RDC 18.610.040.A, the Applicant shall file for final short plat approval within five years of the date of approval of the preliminary short plat and shall demonstrate compliance with and 18.610.050, approval criteria for final short plat.

B. Engineering Conditions:

Unless otherwise specified herein, at the time of construction and always thereafter, the development shall comply:

1. Future development of either lot shall comply with the city engineering standards for public works then in effect.
2. At time of final plat approval, the applicant shall dedicate right-of-way along the entire length of each lot, ensuring that half width right-of-way is 65-feet from centerline. The Final Plat shall provide a note indicating the required dedication.”

Signed:

A handwritten signature in cursive script, appearing to read "Claire Lust".

Claire Lust, Community Development Director

Date: May 4, 2022

IX. APPEAL PROCEDURES

An interested party may appeal a decision regarding an application subject to a Type II procedure only if, within fourteen days after the city mails the written notice of the decision, the interested party files a written appeal with the city clerk. The city shall extend the appeal period for an additional seven days, if state or local rules adopted pursuant to Chapter 43.21C RCW allow public comment on a determination of nonsignificance issued as part of the appealable project permit decision. See RDC 18.310.100.

Figure 1 Mtn View Dental Preliminary Plat

