



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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TECHNICALLY COMPLETE REVIEW

Sanderling Park Phase 2 Post Decision Review

File No. PLZ-22-0060

Date	Application submitted: April 14, 2022 Technically Complete review: June 6, 2022
Proposal	Post decision review (PDR) to modify the internal street layout, shift lots 71 and 72 to future phases, add a right of way for a future collector, and split Phase 2 into two sub phases for future development for Sanderling Park subdivision.
Location	23117 NW Hillhurst Road. Ridgefield, WA 98642. #7 OF SEC 32 T4NR1EWM. Assessor's #216452000, 2.31A
Applicant	Alex Burzynski, AKS Engineering 9600 NE 126 th Ave, Ste #2520 / Vancouver, WA 98682 Contact: 360.882.0419, burzynski@aks-eng.com
Applicant's Representative	Seth Halling, AKS Engineering 9600 NE 126 th Ave, Ste #2520 / Vancouver, WA 98682 Contact: 360.882.0419, sethh@aks-eng.com
Property Owner	Pahlisch Homes at Sanderling Park LP 210 SW Wilson Ave, Ste 100 / Bend, OR 97702
Zoning	Residential Low Density (RLD-4)
Review Type	Type I Post Decision Review
Staff Contact	Anne McNamara, Planner I 510 Pioneer St / Ridgefield, WA 98642 Contact: 360.857.5047, anne.mcnamara@ridgefieldwa.us
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 does not apply.

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

This requirement does not apply.

5. SEPA checklist;

SEPA review has been completed for this site. The proposed PDR does not require additional SEPA review.

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 requirements in RDC 18.310.050 are complete.

B. Narrative

The applicant submitted a narrative on April 14, 2022.

Findings

Staff finds that the narrative is technically complete.

C. Plans

The applicant submitted plans on April 14, 2022.

Findings

Staff finds that the plans are technically complete from a land use perspective.

D. Engineering

Staff finds that the following items are incomplete from an engineering perspective:

1. Submit a revised masterplan showing the new street layout of the Sanderling development
2. Submit a new masterplan showing that Trail 25 will still be met with the revised site layout
3. Submit a traffic memo with the revised masterplan. If the revised masterplan creates 10pm peak trips or more than previously approved, a new traffic study will be required.
4. Submit a new preliminary TIR for the revised masterplan.

Contact Jesse Hague at (360) 857-5012 (jesse.hague@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.