



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

Gas and Food Inc. Boundary Line Adjustment

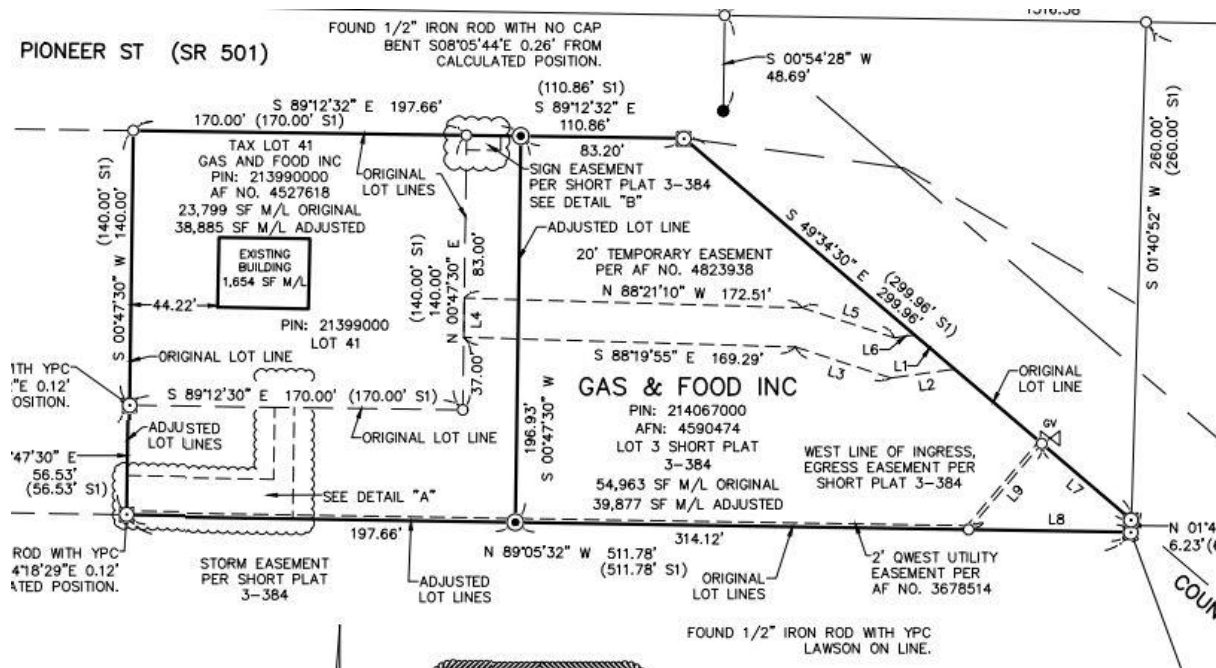
File No. MASTER-22-0048, PLZ-22-0073

Date	Application submitted: May 18, 2022 Decision issued: May 31, 2022
Proposal	Adjust the boundary between two Commercial Regional Business (CRB) parcels.
Location	1. 5801 Pioneer St. / Ridgefield, WA 98642. Tax Lot 41 SEC 21 T4N R1EWM .55A, Assessor's PIN 213990000, 23,958 square feet. 2. No address. Lot 3 SP3-384, Assessor's PIN 214067000, 55,321 square feet.
Applicant	David Denny – Minister-Glaeser Surveying 2200 E Evergreen Blvd / Vancouver, WA 98661 Contact: 360.694.3313, dad@mgsurvey.com
Applicant's Representative	None.
Property Owner	Gas and Food Inc. PO Box 1059 / Ridgefield, WA 98642
Zoning	Commercial Regional Business (CRB)
Review Type	Type I Boundary Line Adjustment
Approval Criteria	RDC 18.310.060, Type I Procedure; RDC 18.230, Commercial Districts; RDC 18.600.040, Exemptions and Adjustments
Staff Contact	Shana Lazzarini, Planner II Contact: 360.887.6007, shana.lazzarini@ridgefieldwa.us
Decision	Approved with conditions

I. PROPOSAL

The applicant seeks to adjust the boundary between two adjacent parcels. The subject parcels are Assessor's PIN 213990000 (Tax Lot 41) and Assessor's PIN 214067000 (Lot 3 SP3-384). Lot 3 is undeveloped, and Tax Lot 41 has an existing service station located on the site. The purpose of the adjustment is to increase the lot area of Tax Lot 41.

Figure 1. Existing and proposed boundary lines.



II. FINDINGS

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 under 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 Commercial Regional Business (CRB) zone, the minimum lot area is 10,000 square feet with a minimum lot width of 50 feet. The existing and proposed lot dimensions are:

	Lot Area (sq. ft.)	Lot Width (ft.)
Existing Tax Lot 41 (213990000)	23,799	170
Proposed Tax Lot 41 (213990000)	38,885	197.66
Existing Lot 3 SP3-384 (214067000)	54,963	110.86
Proposed Lot 3 SP3-384 (214067000)	39,877	83.2

The proposed adjustment will modify the boundary between Tax Lot 41 and Lot 3 SP3-384 to create additional lot area for Tax Lot 41 on the south and east portions of the lot while decreasing the lot area of the western portion of Lot 3 SP3-384. Both the existing and proposed lot sizes are above the minimum required lot area and width for the CRB zone. No lots will be created or removed. Access will continue to be provided from Pioneer Street (SR 501) and S Timm Road.

- 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 Gas and Food Inc. boundary line adjustment subject to compliance with the following conditions of approval:

A. General Conditions

1. Any deed executed to effectuate this boundary line adjustment shall include any existing easements for access, ingress or egress, and utilities on or across the subject parcels.
2. The owner or owners of the subject legal lots of record shall place a notarized signature either on the survey document or on a separately prepared document attached thereto and recorded with the survey stating that it is the free will and desire of the owner(s) to revise the boundaries of the affected parcels.
3. 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.
4. This decision shall expire three (3) years from the date of the approval unless the boundary line adjustment survey is recorded and the applicant provides copies of the recorded survey to the City.

Reviewed by:

Shana Lazzarini, Planner II

Signed:



Claire Lust, Community Development Director

Date: May 31, 2022

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.