



COMMUNITY DEVELOPMENT DEPARTMENT

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

North Ridgefield Intent to Annex

File No. MASTER-22-0052, PLZ-22-0077

Date	Application submitted: May 11, 2022 Technically Complete review: June 5, 2022
Proposal	Initiate annexation of three medium density residential parcels totaling 20.98 acres in the Ridgefield Urban Growth Area.
Location	<ol style="list-style-type: none">1. No address. #59 S18 T4N R1E WM, Assessor's #213304000, 5.98 acres.2. No address. #42 S18 T4N R1E WM, Assessor's #213287000, 5 acres.3. 28101 NW 51st Ave / Ridgefield, WA 98642. #3 S17 T4N R1E WM, Assessor's #213002000, 10 acres
Applicant	PLS Engineering 604 W Evergreen Blvd / Vancouver, WA 98660 Contact: Travis Johnson, Jayson Taylor, 360-944-6519, pm@plsengineering.com
Applicant's Representative	Same as applicant
Property Owners	<ol style="list-style-type: none">1. Cascade West Dev Inc MPPP. 5414 NE 265th St / Ridgefield, WA 98642. Contact: Brent Kalliainen, bkcascadewest@hotmail.com2. Lloyd and Deborah Stenersen. 5414 NE 265th St / Ridgefield, WA 98642.3. Eric and Marilyn Fenton. PO Box 1540 / Ridgefield, WA 98642.
Comprehensive Plan	Urban Medium
Zoning	Clark County Neighborhood Residential (R-12), Urban Holding 10 (UH-10)
Review Type	Intent to Annex
Staff Contact	Claire Lust, Community Development Director Contact: claire.lust@ridgefieldwa.us , 360-857-5024
Technically Complete Decision	Technically Complete
Council Meeting (no public hearing at this phase)	June 9, 2022, 6:30pm. Attend in person: RACC Columbia Assembly Room, 510 Pioneer St / Ridgefield, WA 98642. Attend virtually: Zoom meeting access info available at https://ridgefieldwa.us/government/city-departments/city-council/

I. TECHINCALLY 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 to the intent to annex.
4. A copy of the pre-application review prepared by the planning director and any required materials resulting from that review;
A pre-application conference was not required.
5. SEPA checklist;
This requirement does not apply to the intent to annex.
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 application meets the requirements for technical completeness per RDC 18.310.050.

B. Narrative

The applicant submitted a narrative on May 11, 2022.

Findings

Staff finds that the narrative is technically complete.

C. Maps and Plans

The applicant submitted a vicinity map on May 11, 2022.

Findings

Staff finds that the vicinity map is technically complete.

D. Procedure

Ridgefield City Council will review the North Ridgefield Intent to Annex at their June 9, 2022 meeting. Council will determine whether the City will accept, reject, or geographically modify the proposed annexation, whether it shall require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed for the area to be annexed as provided for in RCW 35A.14.330 and 35A.14.340, and whether it shall require the assumption of all or any portion of existing city indebtedness by the area to be annexed (RCW 35A.14.120).

Location

