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## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3908 | Fax: (360) 887-2507 | [www.ridgefieldwa.us](http://www.ridgefieldwa.us)

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### NOTICE OF DECISION

#### Eagle Ridge Estates PUD Lots 6 & 7 Boundary Line Adjustment

File No. MASTER-22-0057, PLZ-22-0082

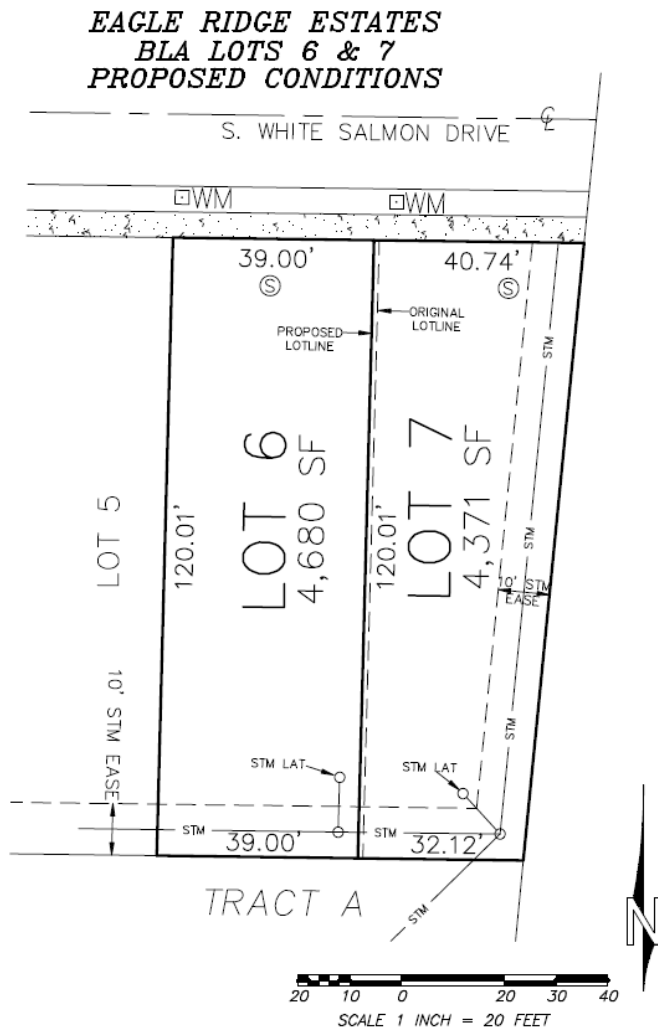
<b>Date</b>	Application submitted: May 25, 2022 Decision issued: June 3, 2022
<b>Proposal</b>	Adjust the boundary between Lot 6 and Lot 7 of Eagle Ridge Estates PUD which are located in a Residential Low Density – 8 (RLD-8) zoning district.
<b>Location</b>	1. 2535 S White Salmon Dr. / Ridgefield, WA 98642. Lot 6 Eagle Ridge Estates PUD Book 312; Page 173, Assessor's PIN 986059191, 4,801 square feet. 2. 2541 S White Salmon Dr. / Ridgefield, WA 98642. Lot 7 Eagle Ridge Estates PUD Book 312; Page 173, Assessor's PIN 986059192, 4,801 square feet.
<b>Applicant</b>	John Wright – Urban Northwest Homes LLC 1004 W 13 <sup>th</sup> St. / Vancouver, WA 98660 Contact: 360.991.1593, <a href="mailto:johnw@urbannw.com">johnw@urbannw.com</a>
<b>Applicant's Representative</b>	None
<b>Property Owner</b>	Troy Developers LLC 1004 W 13 <sup>th</sup> St. Ste. 240 / Vancouver, WA 98660 Contact: 360.600.4425
<b>Zoning</b>	Residential Low Density - 8 (RLD-8)
<b>Review Type</b>	Type I Boundary Line Adjustment
<b>Approval Criteria</b>	RDC 18.310.060, Type I Procedure; RDC 18.210, Residential Low Density Districts; RDC 18.600.040, Exemptions and Adjustments
<b>Staff Contact</b>	Shana Lazzarini, Planner II 510-B Pioneer St / Ridgefield, WA 98642 Contact: 360.887.6007, <a href="mailto:Shana.Lazzarini@ridgefieldwa.us">Shana.Lazzarini@ridgefieldwa.us</a>
<b>Decision</b>	<b>Approved with conditions</b>

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# I. PROPOSAL

The applicant seeks to adjust the boundary between two adjacent parcels. The subject parcels are Assessor's PIN 986059191 (Lot 6 Eagle Ridge Estates PUD) and Assessor's PIN 986059192 (Lot 7 Eagle Ridge Estates PUD). Both lots are currently undeveloped. During the Engineering Phase of Eagle Ridge Estates PUD, a ten (10) foot stormwater easement was added to the eastern boundary of Lot 7 which reduced the available building area. The purpose of the adjustment is to increase the lot area of Lot 7 by one (1) foot in width to accommodate a 20-foot-wide building area.

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**

Per the review of PLZ-19-0013 (Eagle Ridge PUD) the minimum lot area was approved at 3,988 square feet with a minimum lot width of 40 feet. During the Engineering portion of the review, a stormwater easement was placed on the easterly property line of Lot 7 and the lot area was approved with a minimum width of 39.74 feet. The existing and proposed lot dimensions are:

	<b>Lot Area (sq. ft.)</b>	<b>Lot Width (ft.)</b>
Existing Lot 6 (986059191)	4,800	40
Proposed Lot 6 (986059191)	4,680	39
Existing Lot 7 (986059192)	4,251	39.74
Proposed Lot 7 (986059192)	4,371	40.74

The proposed adjustment will modify the boundary between Lot 6 and Lot 7 to create additional lot width for Lot 7 to have a 20-foot building area. Because Lot 7 was previously approved with a lot width of less than 40 feet, due to a stormwater easement addition, staff has determined that the adjustment is feasible as only one lot will remain non-conforming after the adjustment. No lots will be created or removed. Access will continue to be provided from S. White Salmon Drive.

- 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 Eagle Ridge Estates PUD Lots 6 & 7 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: June 3, 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 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.