



COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF REPORT and NOTICE OF DECISION

Les Schwab Site Plan and Short Plat
Project No. PLZ-22-0095-0096 (Master-22-0064)

I. PROJECT INFORMATION

Date	Application submitted: July 7, 2022 Technically complete: September 8, 2022 Decision issued: October 27, 2022
Proposal	The proposal is to short plat and develop a 9,500-square foot tire retail and service center (retail showroom, service bays, tire warehouse, and storage) in the northwest portion of Discovery Ridge Phase 4.
Location	4801 S 3rd Way / Ridgefield, WA 98642. Discovery Ridge PH2A SP 4-207 Lot 12 Adj., Assessor's #986052545, 3.8 ac
Applicant	Les Schwab Tire Centers / 20900 Cooley Road / Bend, OR 97701 Contact: Eric Rouse, 541.416.5629, eric.rouse@lesschwab.com
Applicant's Representative	Cushing Terrell, 411 E Main St #101 / Bozeman, MT 59715. Contact: Zach Graham, 406.922.7137, zackgraham@cushingterrell.com
Property Owner	Discovery Ridge LLC, 5101 NE 82nd Ave / Vancouver, WA 98662. Contact: Dean Maldonado, 360.719.0276, dean@fdmdevelopment.com
Zoning	Commercial Community Business (CCB)
SEPA Determination	The City previously issued a SEPA DNS for Discovery Ridge Phases 3 and 4 on February 26, 2019. The proposed site is part the development area known as Discovery Ridge. DNS (PLZ-19-0005)
Review Type	Type II Preliminary Basic Site Plan, Preliminary Short Plat
Applicable Criteria	RDC 18.205, Uses; 18.230, Commercial Districts; 18.280, Procedures; 18.350, Modifications to Standards; 18.500, Site Plan Review; 18.610, Short Plats; 18.715, Exterior Lighting; 18.720, Off-Street Parking; 18.725, Landscaping; 18.740, Fences and Walls; 18.810, SEPA; 18.830, Native Plant List; and Ridgefield Engineering Standards for Public Works Construction.
Staff	Shana Lazzarini, Planner II Contact: shana.lazzarini@ridgefieldwa.us , 360.887.6007
Decision	Approved with Conditions
Date	October 27, 2022

II. BACKGROUND INFORMATION

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310 (Procedures). The pre-application conference was waived for this project.

February 22, 2022	Pre-application conference
March 8, 2022	Pre-application notes issues
July 7, 2022	Site plan and short plat applications submitted
August 4, 2022	Technically incomplete issued
September 12, 2022	Technically complete issued
October 3, 2022	21-day land use comment period ended
October 3, 2022	Revised plans submitted by applicant
October 27, 2022	Decision issued

III. PROPOSAL

The site is located in the Commercial Community Business (CCB) zone, southeast of the S 47th Avenue/S 3rd Way intersection. A wetland and 100-foot buffer were delineated on the eastern portion of the site as part of the Discovery Ridge Phase 3 & 4 SEPA review (PLZ-19-0005). The developable portion of the site is currently being used to store dirt graded out of other Discovery Ridge phases. Surrounding land uses include:

- Discovery Ridge Phase 1-3 commercial development to the north and west on CCB land.
- Legacy Trails apartments to the south on mixed CCB/E/RMD-16 land with the Ridgefield Mixed Use Overlay (RMUO).
- Undeveloped Employment (E) land to the east currently used for agriculture.

The applicant seeks to develop a 9,500-square foot tire retail and service center, including a retail showroom, service bays, tire warehouse, and storage on the norther lot. As part of the proposal, the applicant also seeks to divide the existing lot into two lots: a northern lot for Les Schwab (1.53 acres) and a southern lot set aside for future commercial development (1.87 acres).

Figures depicting the project location and site plan/short plat are included at the end of this report.

IV. COMMENTS

The City mailed notice of pending land use review to property owners within 300 feet on September 12, 2022. The City also distributed an amended SEPA determination of nonsignificance (DNS) to agencies on September 12, 2022. The SEPA public comment period and the land use comment period closed on October 3, 2022. The City received no land use or SEPA comments.

V. FINDINGS

A. RMC 13.08 – Developmental Charges for Water & Sewer Connections

Project applicants are required to pay water and sewer system development charges in the rates in effect at the time of building permit issuance. The applicant proposes new water and sewer connections.

Findings

Staff finds that as a **condition of approval**, the applicant shall pay water and sewer system development charges at the rates in effect at the time of building permit issuance.

B. RDC 18.070 – Impact Fees

Project applicants are required to pay traffic impact fees (TIFs) at the rate in effect per average daily trip (ADT) at the time of building permit issuance to mitigate traffic impacts, as required by RDC 18.070.080. No school or park impact fees are required for a non-residential development.

Findings

Staff finds that as a **condition of approval**, the applicant shall pay TIFs at the rate in effect per weekday average daily trip at the time of building permit issuance.

C. RDC 18.205 – Uses

Uses are regulated in the Master Use Table in RDC 18.205.020.

Proposal

The proposal is for a 9,500-square foot tire retail and service center, including a retail showroom, service bays, tire warehouse, and storage located in the Commercial Community Business (CCB) zone.

Findings

Per RDC 18.205.020 Table 1, Motor vehicle related uses and general retail trade/service are permitted outright in the CCB zone.

D. RDC 18.230 – Commercial Districts

The Commercial Community Business (CCB) zone is intended to provide location for a wide variety of business activities, such as convenience and comparison retail, personal services for local needs, and to allow for limited higher-intensity residential opportunities as part of mixed use developments. The applicant addressed the CCB standards as follows:

18.230.010 – Purpose

The proposed Les Schwab Tire Center is permitted outright in the CCB zone. This standard is met.

18.230.020 – Applicability

Full site improvements are required for parking, lighting, landscaping, walkways, storage space, and service areas if a development proposal is new development; therefore, the commercial standards are applicable.

18.230.030 – Uses

The proposed use complies with RDC 18.205 for the CCB zone.

18.230.040 – Lot requirements

The minimum lot area in the CCB zone is 10,000 square feet. There is no maximum lot area. The minimum lot width in all commercial zones is 50 feet.

Findings

Staff finds that the minimum proposed lot area is 1.53 acres. This standard is met. The minimum lot width exceeds 50 feet. This standard is met.

18.230.045 – Dimensional standards

The CCB dimensional standards are given in RDC 18.230.035-1 as follows:

Dimensional standard	CCB	Proposed
Minimum front or street side yard setback along a pedestrian street	0 feet	10 feet
Maximum front or street side yard setback along a pedestrian street	10 feet	10 feet
Minimum front or street side yard setback along a major corridor	10 feet	N/A
Maximum front or street side yard setback along a major corridor	25 feet	N/A
Minimum side or rear yard (interior) setback:		
Abutting RLD or RMD zones	20 feet	N/A
Not abutting one of the above	5 feet	N/A
Maximum height	60 feet	28 feet
Maximum impervious surface coverage	85%	< 85%

Findings

S 47th Avenue and S 3rd Way are pedestrian streets. Staff finds the standards for minimum front or street side yard setbacks along pedestrian streets, maximum height, and maximum impervious surface coverage have been met.

18.230.050 – Site Planning

- A. *Topography. Site design should preserve and maximize the use of natural features and reduce adverse impacts on existing natural features.*
 1. *Retain natural topography to the extent practicable by designing buildings and parking lots to fit natural slopes.*
 2. *The grade difference between the building entrance and the nearest public right-of-way shall not exceed 10 feet, and intervening setback shall not exceed a slope of 1:1.*

Findings

The developable portion of the site is currently being used to store dirt graded out of other Discovery Ridge phases. The proposed development preserves the existing site topography, which naturally slopes from west to east. The grade difference between the finished floor elevations and the nearest public right-of-way will not exceed 10 feet or a 1:1 slope.

As a **condition of approval**, the applicant shall demonstrate compliance with the grade difference requirement in RDC 18.230.050.A.2 prior to final engineering approval.

3. *Retaining walls shall not exceed six feet high to promote more gradual, terraced development working with the natural slopes.*

Findings

Retaining walls are not proposed with this development; therefore, this standard is not applicable.

- B. *Types of street frontage. Development standards are differentiated based on two types of street frontages:*
 1. *Pedestrian streets. Pedestrian streets include all collectors and local streets, as classified in the city's transportation capital facilities plan.*
 2. *Major corridors. Major corridors include all arterials and minor arterials, as classified in the city's transportation capital facilities plan.*

Findings

Staff finds that S 3rd Way and S 47th Avenue are pedestrian streets.

- C. *Street frontage.*
 1. *For commercial development along pedestrian streets, buildings and/or common open space must be placed within the minimum and maximum setback area along a minimum of eighty percent of the site's street frontage not encumbered by critical areas or significant vegetation.*

Findings

The applicant has provided plans that show building and common opens space placed along a minimum of eighty percent of the street frontage. This standard has been met.

2. *For commercial development along major corridors, buildings and/or common open space must be placed within the minimum and maximum setback area along a minimum of fifty percent of the site's street frontage not encumbered by critical areas or significant vegetation.*

Findings

Staff finds that no major corridors currently border the site.

3. *For developments located on a corner lot where at least one street frontage is a pedestrian street, buildings and/or common open space must be placed within the minimum and maximum setback area along both street frontages for a minimum of one hundred feet or twenty-five percent of the street frontage length, whichever is less, beginning from the corner of the lot, excepting any portion of the street frontage encumbered by critical areas or significant vegetation. Sites must also meet the overall requirement for buildings and/or common open space along the site's street frontage in subsections (1) and (2) above and may count buildings and/or common open space developed under this subsection towards the overall requirement.*

Findings

The development is on a corner lot (S 47th Ave & S 3rd Way) and both roads are pedestrian streets; therefore, this standard is applicable. The applicant has proposed building frontage larger than 100 feet along S 3rd Way and has 25% frontage along S 47th Ave; therefore, this standard has been met.

4. *The area between the property line and the buildings and/or common open space, with the exception of any pedestrian connections, shall be fully landscaped to an L2 standard.*

Findings

The area between the property line and the buildings and/or common open space will be landscaped to an L2 standard. This standard is met.

- D. *Pedestrian Connectivity. Sites shall establish internal and external pedestrian connections throughout the development.*

1. *Provide an external pedestrian connection between the building's primary entrance and the primary frontage street.*

Findings

Staff finds that S 47th Ave is the primary frontage street. There are external pedestrian connections planned between the primary entrance of Les Schwab that extends to the corner of S 47th Ave and S 3rd Way. This standard is met.

2. *Provide internal pedestrian connections between individual buildings, though parking areas, and between parking areas and buildings, superseding requirements for pedestrian access corridors per RDC 18.720.040.C.5. Public sidewalks may be considered part of the internal pedestrian circulation system if they provide convenient connections between buildings and/or parking areas.*

Findings

The applicant has provided pedestrian connections on the west side of the site; however, another connection shall be added to the east of the site from the parking area connecting to the walkway in front of the building.

As a **condition of approval**, the applicant shall demonstrate compliance with the pedestrian connectivity requirement in RDC 18.230.050.D.2 and 18.230.050.D.4.f and g prior to final engineering approval.

3. *For large development sites over two acres, the combined external and internal pedestrian connection system shall provide cross-circulation functionally equivalent to a street grid by providing through connections no less than every five hundred feet.*

Findings

The site area designated for Les Schwab is 1.53 acres. Therefore, this standard is not applicable.

4. *Internal and external pedestrian connections must meet all of the following requirements:*
 - a. *Provide connections via the most direct route.*

Findings

Staff finds that internal and external pedestrian connections provide access between the building entrances, parking areas, and public rights-of-way via the most direct routes; however, an additional pedestrian connection shall be provided from the east parking area to the walkway to the entrance of the building.

As a **condition of approval**, the applicant shall demonstrate compliance with the pedestrian connectivity requirement in RDC 18.230.050.D.2 and 18.230.050.D.4.f and g prior to final engineering approval.

- b. *Separate pedestrians safely from motor vehicle traffic, except for crossings of vehicle travel ways.*

Findings

Staff finds that the pedestrian connections safely separate pedestrians from motor vehicle traffic. This standard is met.

- c. *Be a minimum of five feet wide. External pedestrian connections shall be a minimum of eight feet wide for developments with a ground floor area in excess of twenty thousand square feet.*

Findings

Staff finds that internal pedestrian connections are a minimum of five feet wide. The floor area of the proposed development does not exceed 20,000 square feet, so the external pedestrian connections comply with the standard.

- d. *Be well lit with pedestrian-scale lighting at a level averaging at least two foot candles and with free-standing or building-mounted lighting fixtures mounted no higher than fourteen feet.*

Findings

Staff finds that the site is well-lit and wall-mounted fixtures, at a height of fourteen feet on the building, provide pedestrian scale lighting; however, the photometric statistic shows average foot candle at 1.2.

As a **condition of approval**, the applicant shall demonstrate compliance with pedestrian-scale lighting at a level averaging at least two-foot candles in RDC 18.230.050.D.4.d prior to final engineering approval.

- e. *Be accented with landscaping buffers a minimum of five feet wide including trees a minimum of every twenty-five feet, shrubs at the rate of one per twenty square feet of landscaped area, and groundcover sufficient to provide at least eighty-five percent coverage of the landscaped area. One side of all pedestrian connections must be landscaped except for crossings of vehicle travel ways.*

Findings

Staff finds that at least one side of all pedestrian connections is landscaped with a buffer at least five feet wide. The trees proposed for required landscape buffers, required parking lot landscaping, and additional site landscaping are located at a minimum of every twenty-five feet in the vicinity of pedestrian connections. Staff finds that sufficient

shrubs (one per twenty square feet of landscaped area) are located in parking lot landscaping areas. These standards are met.

- f. Use concrete or other approved unit-paving surfaces distinct from parking lot surface by texture, pattern, and/or color to differentiate and maximize the visibility of the pedestrian path. Path shall be elevated six inches above parking lot grade except for crossings of vehicle travel ways. Superficial treatments such as painted pedestrian paths are not sufficient to meet this requirement. Paint may be used only in combination with other techniques.

Findings

The applicant will need to add a pedestrian path connecting the parking on the east side to the front of the building.

As a **condition of approval**, the applicant shall demonstrate compliance with the pedestrian path requirement in RDC 18.230.050.D.4.f prior to final engineering approval.

- g. Crossings of vehicle travel ways shall be well articulated with pavement markings, pedestrian warning signs, and lighting.

Findings

The new pedestrian path will need to comply with this standard.

As a **condition of approval**, the applicant shall demonstrate compliance with the pedestrian path requirement in RDC 18.230.050.D.4.g prior to final engineering approval.

E. Building entrances.

1. Buildings must have a primary entrance that incorporates at least two of the following entry enhancement features:
 - a. At least one hundred square feet of landscaping or planters incorporating trees, shrubs, and/or flowers, in addition to the minimum landscaping requirements for the site;
 - b. At least one hundred square feet of paving materials different from the street sidewalk or parking lot surfacing;
 - c. At least one hundred square feet of awning, marquee, or arcade over the entry where the feature is at least eight feet above the walking surface and projects at least five feet horizontally from the structure;
 - d. Decorative outdoor features such as benches, fountains, sculptures or other similar features as determined by the planning director;
 - e. Entry recessed or projected from the facade surface by at least three feet; or
 - f. Pedestrian-scale accent lighting.

Findings

The applicant has proposed (d) and (e) as an enhancement features. The entry is projected 4 feet from the facade surface and there is a trash receptacle and bench located at the entrance. This standard is met

2. Buildings along pedestrian streets are required to have a primary entrance facing the street providing primary access to the site. Entrances shall be built to the sidewalk's edge or be connected to the sidewalk with a direct external pedestrian connection.

Findings

The applicant has provided a showroom entrance off of S 47th Avenue that connects to the sidewalk. Therefore, this standard is met.

3. *Buildings along major corridors are encouraged to have a primary entrance facing the street providing primary access to the site. As an alternative, the primary entrance may face a parking area or secondary access street provided that a secondary entrance is provided that faces the street providing primary access to the site. A secondary entrance shall be built to the sidewalk's edge or be connected to the sidewalk with a direct external pedestrian connection.*

Findings

S 47th Avenue and S 3rd Way are not major corridors. Therefore, this standard is not applicable.

F. Outdoor common areas.

Common areas encourage outdoor activities and leisure in outdoor spaces associated with commercial development. For developments with five thousand square feet or more gross floor area, excluding area of garages, warehouses and similar unheated support structures, outdoor common areas equal to five percent of the gross floor area is required.

Findings

The Les Schwab building is 9,500 square feet; therefore, 475 square feet of outdoor common area is required. The outdoor common area provided is 525 square feet. Staff finds that this standard is met.

1. *The minimum size for a common area is two hundred fifty square feet, with a minimum dimension of ten feet. Fewer, larger common areas are strongly preferred over multiple, smaller common areas.*

Findings

The applicant proposes a minimum common area size of 525 square feet. This standard is met.

2. *Common areas shall be in high pedestrian traffic locations within the development such as along street frontages, on lot corners, along internal or external pedestrian connections, or near building entrances. Common areas shall not be located in isolated or undevelopable space where low pedestrian traffic is anticipated.*

Findings

The open space area is located at the corner of S 3rd Way and S 47th Avenue. Staff finds that the proposed common area is adjacent to pedestrian pathways that provide direct access to building entrances. This standard is met.

3. *Common areas must be accessible to users of the site but do not need to be made accessible to the general public.*

Findings

Staff finds that the proposed common area is accessible to the users of the site and to the general public. This standard is met.

4. *Common areas must be accessible by internal and/or external pedestrian connections.*

Findings

Staff finds that the common areas are accessible by internal and external pedestrian connections. This standard is met.

5. *Common areas shall be developed as one of, or a combination of, the following:*
 - a. *Patio, deck or balcony attached to building, provided area can be accessed from the building's exterior.*
 - b. *Plaza with colored or textured pavement surface, e.g., brick, stone, exposed aggregate concrete or colored and textured concrete. To provide pattern and enhance the texture of the pavement, any concrete surfaces shall be scored or otherwise divided into smaller sections.*
 - c. *Landscaping areas of grass, trees, shrubbery and flowers, combined with paths and pavement areas for tables and/or benches.*
 - d. *Other similar areas approved by the planning director.*

Findings

Staff finds that the proposed common area has 433 square feet of colored concrete, landscaping, two benches and waste receptacles. This standard is met.

6. *Common area amenities must include a minimum of one bench or table and one trash receptacle per two hundred fifty square feet. Amenities may also include water feature, raised landscaping planter beds, drinking fountain, moveable seating such as for outdoor dining, distinctive paving, and/or public artwork. All outdoor furnishings shall be commercial grade designed for heavy public use.*

Findings

The applicant proposes two benches and two waste receptacles to be located within the common area. This standard is met.

As a **condition of approval**, the applicant shall install the two proposed benches and two proposed waste receptacles located within the common area, prior to final occupancy.

7. *Pedestrian-scaled lighting is required at a level averaging at least two foot candles throughout the area. Lighting may be free-standing or building-mounted and shall not be mounted higher than fourteen feet.*

Findings

The building-mounted lights are proposed to be mounted at fourteen feet. The photometric statistic shows average foot candle at 1.2.

As a **condition of approval**, the applicant shall demonstrate compliance with pedestrian-scale lighting at a level averaging at least two-foot candles in RDC 18.230.050.D.4.d prior to final engineering approval.

8. *The following are not allowable as part of outdoor common areas:*
 - a. *Asphalt pavement.*
 - b. *Adjacent and unscreened chain link fences, dumpsters or service areas.*
 - c. *Unscreened blank walls.*

Findings

The applicant has not proposed any of the items listed. This standard is met.

9. *Active use of outdoor common areas is encouraged provided it does not impede pedestrian flow along adjacent pedestrian connections or public sidewalks. Allowed activities within common areas, subject to area limitations in RDC 18.230.110, include:*
 - a. *Food or flower carts, limited to one portable food or flower cart for common areas less than one thousand square feet and two carts for common areas one thousand square feet or greater. Carts must be portable and be stored away after hours.*
 - b. *Temporary art displays or performances.*
 - c. *Outdoor sales such as a sidewalk sale or farmers market. Commercial activity by vendors with no permanent indoor vending space on the property must be reviewed through either site plan review for recurring uses per RDC 18.500 or temporary use review consistent with RDC 18.205.015(F).*
 - d. *Outdoor seating.*
 - e. *Transit stops, coordinated with transit service provider.*
 - f. *Similar active uses as determined by the Planning Director.*

Findings

The applicant proposes outdoor seating in the common areas that will not impede pedestrian flow along adjacent pedestrian connections or public sidewalks. This standard is met.

- G. *Service areas shall be located and screened to minimize negative visual impacts from the public right-of-way, within the site, and from adjacent users.*
 1. *Loading areas, service areas, and outdoor storage areas shall be located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building, and shall be screened from view by a fence, landscaping to a value of eighty percent year-round opacity, or a combination of both. Fences shall be masonry or similar materials and shall not be chain link.*

Findings

The loading area is located on the east side of building and screened with year-round opaque landscaping and architectural screening. No other outdoor loading or storage areas are proposed. No chain link is proposed. Staff finds that this standard is met.

2. *Garbage collection and recycling areas, not including individual trash receptacles for public use, must be in an enclosed area and located in the areas of the site least visible from the public right-of-way and on-site pedestrian connections, typically in the rear or sides of the building. Enclosures should be complementary in design to the main buildings, and shall be constructed of fencing, walls,*

landscaping to a value of eighty percent year-round opacity, or a combination. If used, fences shall comply with RDC 18.230.100.

Findings

The trash enclosure is located to the east of the building near the loading area and is screened from public view by landscape screening and walls and are located to be least visible from on-site pedestrian connections.

As a **condition of approval**, the applicant shall demonstrate that the walls screening all garbage collection and recycling areas are complementary in design to the main buildings and constructed in compliance with RDC 18.230.050.G.2 and RDC 18.230.100 at the time of building permit submittal.

3. Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together and incorporated into the roof design. Such equipment located on the ground shall be screened from adjacent pedestrian connections or sidewalks by a fence or landscaping to a value of eighty percent year-round opacity. If used, fences shall comply with RDC 18.230.100.

Findings

The proposed Les Schwab utilizes a shed roof to emphasize the showroom and screen the roof top mechanical units. An enlarged parapet cap at the flat roof area over the service bays provides a visual cap to the structure. The metal roofing at the shed roof and the parapet cap will be dark bronze to further shield equipment from pedestrian view. Staff finds that this standard is met.

- H. Drive-through lanes shall be sited to minimize adverse effects of vehicular traffic on the adjacent neighborhood and businesses, to minimize conflicts with pedestrian traffics, and to minimize visual impacts.

Findings

The applicant does not propose a drive-through. Staff finds that this subsection is not applicable.

18.230.055 – Building design and features

- A. *Applicability. The requirements of section 18.230.055 apply to buildings within the CCB and CRB zoning districts. The requirements of this chapter apply to:*
 1. New building of any size, and
 2. The addition to or remodel of an existing building that increases the gross floor area of the building by five thousand square feet or more.
 3. The addition or remodel of an existing building where the construction valuation is fifty percent or greater of the existing site and building valuation.

Findings

The development creates new buildings in the CCB zone. This section applies.

- B. *Context-sensitive building design. Development shall consider the cohesive integration of one property along with all adjacent properties in a district so that the "whole is greater than the sum of the parts."*

Findings

The scale, color palate, and roof modulation of the proposed Les Schwab fit in with the adjacent standalone retail buildings within Discovery Ridge. Staff finds that the intent of context-sensitive building design is met.

Elements of context-sensitive design include:

1. *Orienting primary building facades towards the street with the highest street classification,*

Findings

Since the Discovery Ridge commercial development is designed as an integrated unit, in order to stay cohesive, the Les Schwab entrance will face the interior parking area. However, the applicant proposes design elements on street-facing facades to create a vibrant streetscape. In particular, the building entrance on the northwest corner of Les Schwab has enhanced architectural features including an awning and bench. Staff finds that this standard is met.

2. *Ordering building height and scale between adjacent buildings so that a building is no more than fifty percent taller or larger than an adjacent building,*

Findings

Les Schwab is compatible in height and scale with surrounding buildings within Discovery Ridge. Staff finds that this standard is met.

3. *Extending horizontal planes between adjacent buildings, such as roof lines, cornices, rows of windows, belt courses, stories, and storefronts,*

Findings

Horizontal elements including masonry wainscoting, window heights, and awnings will carry through each of the buildings. Staff finds that this standard is met.

4. *Ordering window size or patterns similarly to adjacent buildings;*

Findings

Window ordering will follow a regular, alternating pattern that will carry through the development. Staff finds that this standard is met.

5. *Use of similar materials in adjacent buildings, for example, if the front façade surface area of building A is primarily faced with brick, adjacent buildings must incorporate similar materials in at least 25% of the primary façade, and*

Findings

The applicant is proposing similar materials as utilized in neighboring building designs within Discovery Ridge. Staff finds that this standard is met.

6. *Use of similar plant materials, landscape fixtures and street furniture between adjacent buildings.*

Findings

Les Schwab is proposing landscaping areas complimentary of other sites within the Discovery Ridge development and will use the same or complementary combinations of plants. Staff finds that this standard is met.

7. *Elements of any individual site shall include exposed beam construction as part of the primary structure. This construction type adds balance to trellises, awnings, canopies, etc.*

Findings

There is an exposed beam on the entrance façade which complies with this section. Staff finds that this standard is met.

- C. *Mass and scale. Mass is the physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together. The purpose of the mass standards is to break large structures down into smaller building modules.*

Findings

The proposed building includes massing strategies such as variations in wall planes, variations in wall elevations, and the use of varied materials along each elevation. Staff finds that the purpose of the mass and scale section is met.

1. *Where the lot has frontage on a pedestrian street, the facades of all new buildings longer than fifty feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. Where the lot has frontage on a major corridor, the facades of all new buildings longer than one hundred feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.*

Findings

The applicant proposes relief elements on the building lines over 50 feet. Staff finds that this standard is met.

- a. *No single wall plane shall be wider than two and one-half times the height of the wall plane. Unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.*

Findings

No single wall plane is wider than 2.5 times the height of the wall plane. Staff finds that this standard is met.

- b. *Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (a) extend back at least one and one-half times the width of the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point.*

Findings

Exterior walls reflect the true shape of the proposed buildings. Massing is created through cladding materials, green screen, parapet heights, windows, and awnings.

As a **condition of approval**, the applicant shall demonstrate that parapets and gables include side returns or roof planes that (a) extend back at least 1.5 times the width of

the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point per RDC 18.230.055.C.1.b at the time of building permit submittal.

- c. *Building walls visible from a public right-of-way shall employ at least three of the following articulation methods at intervals no greater than sixty feet:*
 - i. *Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or "ribbon," of windows.*
 - ii. *Weather protection features that reinforce storefronts. For example, for a building façade that is one hundred eighty feet wide, use three separate awnings to articulate the façade.*
 - iii. *Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline or change in building materials or siding style. Otherwise, the minimum depth and width of the modulation shall be ten and twenty feet, respectively.*
 - iv. *Placement of building columns or vertical piers or vertical elements such as planters, trellises, art pieces, or other features that repeat at intervals of sixty feet or less that reinforce a storefront pattern.*

Findings

Staff finds that the facades visible to public rights-of-way meet the standards in (i), (ii), (iii), and (iv). The east and south elevations will not be visible to the public right-of-way due to building orientation. Staff finds that this standard is met.

- d. *The doorways on buildings abutting or within three feet of the sidewalk shall be recessed in order to avoid conflicts with pedestrians.*

Findings

There are no doorways abutting or within three feet of the public sidewalk. This standard does not apply.

- e. *Additional standards for large format uses in any zone. Individual retail uses with at least fifty thousand square feet of gross floor area or a façade greater than one hundred fifty feet in width shall provide:*

Findings

The proposed Les Schwab has one hundred and sixty feet of a façade; therefore, this section is applicable.

- i. *Prominent entry. The building front shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.*

Findings

Les Schwab has a prominent entry with a roofline modulation and distinctive changes in materials, including stone veneer, and a variation of earth tone colors. Staff finds that this standard is met.

- ii. *Roofline modulation. The minimum vertical dimension of roofline modulation is the greater of six feet or 0.3 multiplied by the wall height (finish grade to top of the wall).*

Findings

The calculations addressing roofline modulation were not addressed. As a **condition of approval**, the applicant shall provide calculations demonstrating that roofline modulation has been met, at building permit submittal.

- iii. *Façades wider than three hundred feet shall incorporate at least two entry/articulation features (if there is only one entry, the second feature may be less prominent).*

Findings

The façade is less than 300 feet wide. Staff finds that this standard is not applicable.

- 2. *Roofs. All structures shall have a visual cap. This may be achieved with either a pitched or flat roof if designed according to one of the following options:*
 - a. *Lower pitched roof with extended eaves. A lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.*
 - b. *Steep pitch hip, gable or saltbox roof form. Conform to the following roof pitch requirements: Minimum pitch: 6/12 in all areas. Maximum pitch: 12/12 in all areas. Exceptions: Steeples, bell towers and other ancillary structures.*
 - c. *False pitch roof with appearance of true hip gable or saltbox. Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable. Roofs shall conform to the minimum roof pitch standards specified in subsection (D)(1) of this section.*
 - d. *Flat roof with projecting cornice on multistory structures only. Cornice dimensions must be one foot high for every sixteen feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.*

Findings

The proposed Les Schwab proposes to use a lower pitched roof with extended eaves (a). Staff finds that this standard is met.

As a **condition of approval**, the applicant shall demonstrate that pitched roof has a minimum 4/12 pitch at the time of building permit submittal.

- D. *Hierarchy in building design. The following standards apply to all commercial sites with more than one building or with one or more multitenant buildings.*

Findings

Les Schwab is only applying for one building. Staff finds this standard not applicable.

- E. *Windows and doors.*

1. *Mirrored glass is prohibited.*

Findings

The applicant does not propose mirrored glass. This standard is met.

2. *Multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.*

Findings

The applicant states that all storefront windows along the west and south elevations of the showroom emphasize the building entry and provide required glazing within the transparency zone. Windows are spaced and aligned with other windows and doors on the same wall plane. Staff finds that this standard is met.

3. *Windows and doors shall constitute at least twenty-five percent of the total wall area of prominent facade wall planes.*

Findings

The proposed elevation plans show windows and doors on the prominent facades (south and west elevations) exceed the twenty-five percent requirement. Staff finds that this standard is met.

4. *Transparency Zone. The transparency zone regulations apply to building facades which front pedestrian streets. The purpose of transparency requirements is to maintain "eyes on the street" for safety of pedestrians and to create a more welcoming and interesting streetscape and give an indication of the types of uses and activities occurring in buildings. Transparent windows and doors may be used to meet transparency requirements. Glazed windows, where visibility is obscured, shall not be used to meet transparency requirements.*

Findings

The applicant has stated they will provide the required glazing within the transparency zone along pedestrian frontages. Glazing shall not be used to meet transparency requirements. As a **condition of approval**, the applicant shall demonstrate that the front and showroom elevations meet the Transparency Zone standards, at building permit submittal.

- a. *The transparency zone refers to the ground floor between thirty vertical inches and eight vertical feet above grade, or where the ground, terrace, or stoop meets the façade. The transparency zone extends along the primary street-facing façade of the building and may include additional façades such as those that face primary internal circulation routes within a development, minor arterials, arterials, or collector streets, or other highly visible façades.*
- b. *A minimum of sixty percent window and door transparency is required within the transparency zone.*

Findings

The applicant proposes a minimum of 60 percent window and door transparency in the transparency zone facing S 47th Ave. Staff finds that this standard is met.

- c. *For sloping frontages, the city may grant flexibility to the transparency zone dimensions provided the design of the façade adds visual interest to pedestrians and that untreated blank wall areas are avoided.*

Findings

The site will be graded to avoid sloping frontages. This standard does not apply.

- d. *Where structured parking facilities occupy a portion of the ground floor frontage, the vehicular entrance is exempt from the transparency requirement.*

Findings

No structured parking is proposed. This standard does not apply.

- e. *Display windows may be used to meet up to fifty percent of the transparency requirements provided they are at least eighteen inches deep and integrated into the architecture of the building. Tack-on display cases do not qualify as transparent areas.*

Findings

Staff finds that this standard is not applicable.

F. *Siding and trim.*

- 1. *Building siding materials shall be wood, brick, stone, stucco, or terra cotta.*

Findings

The applicant proposes exterior walls comprised of split face, ground face, and smooth face integral color concrete block to create a base, body, and cap to the elevations. Woodgrain soffit material and dark bronze trim complement the other buildings within Discovery Ridge.

- 2. *Metal siding materials shall not exceed ten percent of the total wall area of any wall.*

Findings

No metal siding panels are proposed. Staff finds this standard is not applicable.

- 3. *Stacked and scored concrete blocks may be used if installed so as to provide added relief, shadow lines, and dimensional interest to a façade, provided:*

- a. *All prominent facades shall be fifty percent sided with the materials allowed in subsection F.1;*
- b. *Masonry pilasters are regularly spaced every fifteen to twenty-five feet on center (depending on the scale of the building); and*
- c. *Recessed panels, a minimum of four inches deep, shall provide frame and panel relief between all pilasters and which shall comprise approximately seventy percent of the width and height of the space between pilasters.*

Findings

The applicant proposes split face concrete walls; therefore, this standard has been met.

As a **condition of approval**, the applicant shall demonstrate that requirements in RDC 18.230.055.F.3 have been met, at building permit submittal.

G. Roofing materials.

1. Use roofing materials which provide texture and shadow lines. Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

Findings

The applicant proposes metal roofing on the shed roof with the parapet cap being dark bronze. Staff finds that this standard is met.

2. Limit roofing colors to darker earth tone and forest colors. Only forest greens, charcoal or medium grays and dark clay colors are allowed.

Findings

The applicant states that roofing will be limited to dark colors. Staff finds that this standard is met.

H. Design details.

1. The following building treatments or additions are prohibited:
 - a. Tenant specific motifs - Fanciful or unusual detailing, excluding signs, used to promote a particular theme or to identify a specific.

Findings

Tenant specific motifs are not proposed. Staff finds this standard is met.

- b. Outlining - Architectural features shall not be outlined in neon, LED, tube-type, or other lights, either exposed or concealed lights.

Findings

Outlining is not proposed. Staff finds this standard is met.

- c. Back-lit Awnings - Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque.

Findings

Back-lit awnings are not proposed. Staff finds this standard is met.

- d. Nonfunctioning Awnings - Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.

Findings

All proposed awnings are to be located above windows and doors and function as weather protection. Staff finds this standard is met.

- e. Faux Windows - All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.

Findings

Faux windows are not proposed. Staff finds this standard is met.

- f. *False Fronts - Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are prohibited.*

Findings

False fronts are not proposed. Staff finds this standard is met.

- g. *Architectural Anomalies - Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.*

Findings

Proposed architectural materials and details are integrated into the overall building design and site aesthetic. Staff finds this standard is met.

2. *Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than twelve inches beyond the outer edges of windows or groups of windows, and they may not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices.*

Findings

The applicant proposes awnings at building entrances and above windows that are integrated, secondary design elements. The awnings function as weather protection.

As a **condition of approval**, the applicant shall demonstrate that awnings do not extend more than twelve inches beyond the outer edges of windows or groups of windows, and do not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices per RDC 18.230.055.H.2 at the time of building permit submittal.

- I. *Color. The following standards apply to commercial development in the CRB and CCB zoning districts:*
 1. *Field or base colors (the main color of exterior walls) shall be earth tone colors, such as: sands, grays, sage greens, pale yellows, deep, rich clay colors, and similar.*
 2. *Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color and shall not be neon, bright or primary colors.*
 3. *Accent colors may be brighter than field or trim colors. Appropriate areas for accent colors are those details such as moldings or molding indentations, medallions, and shadow lines of windows and doors and door frames.*
 4. *Painting or staining of stone and brick is prohibited.*

Findings

The applicant proposes a variety of earth tone base colors. Trim colors will avoid bright primary colors, and brighter colors will be limited to accent features. All stone shall be left natural. Staff finds that these standards are met.

18.230.060 – Signs

Signs are permitted in the CRB zone according to the provisions of RDC 18.710.

Findings

See Section “K”.

18.230.070 – Lighting

- A. *Lighting shall comply with the provision of Chapter 18.715.*

Findings

See Section “L”.

- B. *Parking area light post height shall not exceed twenty-five feet.*

Findings

The proposed parking area light posts are twenty-five feet tall. Staff finds this standard is met.

- C. *All building entrances shall be illuminated with LED lamps and shall be shielded.*

Findings

All proposed site lighting, including buildings entrance lighting, is LED and shielded. Staff finds this standard is met.

18.230.080 – Off-street parking and loading

- A. *Off-street parking and loading shall be provided as required in Chapter 18.720.*

Findings

See Section “M”.

- B. *Parking areas shall be located to minimize their visual and functional impact, generally by locating parking areas along the rear and sides of the buildings, and shall comply with the following standards in lieu of compliance with RDC 18.720.040.C.1.*

1. *For sites along pedestrian streets, parking areas shall not be placed forward of the maximum setback or the front building façade, whichever is closer to the property line, for more than twenty percent of the site's street frontage not encumbered by critical areas or significant vegetation, with the exception of driveways and drive aisles perpendicular to the street frontage.*

Findings

The parking area is not located within the maximum setback or forward of the front building façade for more than 20 percent of the street frontage. Staff finds that this standard is met.

2. *For sites along major corridors, parking areas shall not be placed forward of the maximum setback or the front building façade, whichever is closer to the property line, for more than fifty percent of the site's street frontage not encumbered by critical areas or significant vegetation, with the exception of driveways and drive aisles perpendicular to the street frontage.*

Findings

Les Schwab is not located along a major corridor. Staff finds that this standard is not applicable.

3. *For sites located on a corner lot or other lot with multiple frontages, both frontages must meet the applicable limitations for parking area locations. No parking area shall be closer than one hundred feet to any corner formed by two public streets, unless the length of the frontage along both streets*

is less than one hundred feet in which case the parking area shall be located as far as practicable from the corner.

Findings

Les Schwab is located on the corner of S 47th Ave and S 3rd Way. The first parking stall is located 100 feet from the edge of the S. 3rd Way. Staff finds that this standard is met.

4. *The area between the property line and the parking area, with the exception of driveways and drive aisles providing access to the parking area, shall be fully landscaped to an L2 standard.*

Findings

The area between the property lines and all parking areas is landscaped to an L2 standard. Staff finds this standard is met.

- C. *Slip lane parking lots are permitted along the street frontage of major corridors, and are exempt from the 50 percent street frontage limitation for parking lots in RDC 18.720.040.C.1.*

Findings

The site is not located on a major corridor. Staff finds this standard is not applicable.

- D. *Off-street parking lots containing fifty parking spaces or more in all commercial zones shall provide pedestal or wall-mounted Level 2, two hundred forty-volt electric vehicle chargers, or similar alternative fueling stations as approved by the planning director. Stations shall be provided at a minimum of one station per fifty parking spaces up to a maximum of five such stations.*

Findings

The site plan includes 33 parking spaces in a commercial zone. Therefore, staff finds this standard not applicable.

18.230.085 – Driveways

- A. *Number and separation of driveways. Parking lot entrances shall be restricted to no more than one entrance and exit lane per three hundred lineal feet of frontage, unless otherwise recommended by the city engineer on the basis of traffic impacts. Properties with less than three hundred lineal feet of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately unless both streets are classified as an arterial or collector.*

Findings

Les Schwab proposes one entrance off of S 3rd Way and one entrance off of S 47th Ave. Staff finds that this standard is met.

- B. *Corner lots. Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.*

Findings

Staff finds that the site is on a corner lot. Vehicular access is proposed from S 3rd Way and S 47th Ave, which are both collectors. Staff finds that this standard is met.

- C. *Driveway widths. Driveway lanes shall be no wider than eleven feet per entry or exit lane unless the responsible official determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities.*

Findings

Staff finds that the 35-foot, two-way drive aisles proposed for the development are appropriate for the use based on anticipated truck traffic. The design does not impact vehicular circulation, public safety, pedestrian movement, or visual qualities. This standard is met.

- D. *Driveway throat depth. The minimum required driveway throat depth along arterial and collector streets shall be at least sixty feet in the CRB district.*

Findings

The development is located in the CCB district and this standard does not apply.

18.230.090 – Landscaping

- A. *Purpose. Landscaping shall be integrated into the site in the form of landscaping in off-street parking areas, as buffers between uses, within street planter strips, and to soften the appearance of large building elevations, and shall comply with the requirements of this chapter and RDC 18.725. Landscaping shall include a combination of existing vegetation and new plant materials.*

Findings

Staff finds that the proposed landscaping is well-integrated into the site, and includes perimeter landscaping buffers, parking area landscaping, and landscaping areas adjacent to the commercial building. A wide variety of tree, shrub, and groundcover species are proposed to increase visual interest and a natural appearance. This standard is met.

- B. *Existing Vegetation. While it is inevitable that some existing trees will be removed with new development, existing vegetation should be preserved where practicable or otherwise replanted in required landscape areas. All new developments and redevelopment projects should be designed to preserve existing, mature vegetation as part of the site and shall protect all existing vegetation that is outside of planned building and parking areas.*
 - 1. *All healthy, existing trees having a diameter at breast height (dbh) of six inches or greater shall be identified and marked on the existing conditions site plan.*

Findings

There are no trees with a diameter at breast height of six inches or greater on the development area of the site. This standard does not apply.

- 2. *A minimum of twenty percent of existing vegetation shall be incorporated into the required landscaping areas and preserved. The applicant may reduce required building setbacks by up to twenty percent, exempt from the requirements for an administrative adjustment in RDC 18.350, if such a reduction can be shown to allow greater retention of existing vegetation.*

Findings

Staff finds that there was minimal existing vegetation on the site, as the site was farmland. This standard does not apply.

- 3. *Existing vegetation that is not within building envelopes and not within areas that are required to be graded or excavated (e.g., for public improvement requirements, utilities, foundations, and parking areas) shall be integrated into the project's landscape design to the greatest extent practicable, and may exceed the minimum twenty percent retention required.*

Findings

Staff finds that there was minimal existing vegetation on the site, as the site was farmland. This standard does not apply.

4. *If the applicant proposes an adjustment or variance consistent with RDC 18.350 to reduce the existing vegetation retention requirements of this section, the applicant must provide mitigation planting of equivalent inches of tree diameter. For example, if the applicant proposes to remove an existing twelve-inch dbh tree, it must be replaced with tree(s) totaling twelve inches diameter. The minimum size for replacement trees is three inches dbh.*

Findings

No adjustment or variance consistent with RDC 18.350 is proposed.

18.230.100 – Street fences and walls

- A. *Fences shall meet the requirements of Chapter 18.740.*

Findings

See Section “O”.

- B. *Fence and wall materials.*

1. *Fences shall be consistent with the overall building design and constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side(s) visible to public view. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the planning director. However, the use of plywood or composite sheeting as a fence material is not permitted.*

Findings

The wall screening the garbage collection/storage area on the Les Schwab site will need to comply with this standard. As a **condition of approval**, the applicant shall provide information on trash enclosure screening is compliant with RDC 18.230.100 at building permit submittal.

- C. *Fences and walls facing pedestrian streets shall not be allowed and fences and walls facing major corridors shall be discouraged unless the applicant demonstrates the fences or walls are necessary for business safety, screening the development from adjacent residential uses, or screening the parking area, service areas, or drive-through lanes. If fences or walls facing public streets are used, they shall be set back ten feet from sidewalk or right-of-way and shall provide landscaping within the setback area at an L2 standard.*

Findings

The applicant states that fences and walls facing pedestrian streets are not proposed and the site is not located along a major corridor. Staff finds that this standard is met.

18.230.110 – Outdoor storage, seating, and events

- A. *Outdoor storage or display areas, excluding outdoor seating or event areas, shall occupy an area no larger than ten percent of gross floor area except for plant sales that shall occupy no more than seventy-five percent of gross floor area.*

Findings

No outdoor storage or display area is proposed. Staff finds that this standard is not applicable.

In conclusion, staff finds that the proposed development meets the CCB standards as conditioned.

E. RDC 18.280 – Critical Areas Protection

All areas meeting the definition of one or more critical areas, and their associated buffers, are subject to the provisions of RDC 18.280. The general purpose of the chapter is to ensure no net loss of functions.

A wetland and 100-foot buffer were delineated on the eastern portion of Discover Ridge Phase 4 as part of the Discovery Ridge Phase 3 & 4 SEPA review (PLZ-19-0005). Subsequently, the subject property was adjusted (PLZ-22-0029) and the wetland and buffer are now located on the neighboring property to the east.

Findings

No impacts are proposed to the off-site critical areas and buffers.

F. RDC 18.310 – Procedures

RDC 18.310.030 requires a pre-application conference for certain types of Type II applications, including site plan review. RDC 18.310.070 gives the procedural requirements for a Type II review.

Findings

A pre-application conference, for this project, was held on February 22, 2022. The City issued a notice of pending land use review on September 12, 2022, and the 21-day comment period closed on October 3, 2022. No land use comments were received, as discussed in Section IV. Staff finds that this written staff decision and the notice period comply with the procedural requirements of RDC 18.310.070.

G. RDC 18.500 – Site Plan Review

Site plan review is required for all new development creating 1,000 square feet or more of impervious surface per RDC 18.500.020.C.2. Type II Basic Site Plan Review is required for development creating 5,000 square feet or more of new impervious surface per RDC 18.500.030.A.

Applications must include all materials identified in RDC 18.500.040. The application must satisfy the site plan review decision criteria, including compliance with underlying zoning, concurrency, adequate capital facilities, engineering standards, and environmental standards per RDC 18.500.050 to .060.

18.500.060 – Decision criteria

The applicant responded to the decision criteria in RDC 18.500.060 as follows:

- A. *The proposal is consistent with the applicable development regulations of the underlying zone;*

Findings

The proposal is for Motor Vehicle Related Use and General Retail Trade/Services, which are permitted outright in the CCB zone. The CCB standards have been met or met as conditioned. Staff finds this standard is met.

- B. *The proposal is suitable for the site considering size, shape, location, topography, existence of improvements and natural features;*

Findings

The applicant states that the proposed building, parking, landscaping, and stormwater control features are all feasible on the property. Public utilities and transportation access are available to the site. Offsite critical areas are present but are not impacted by the commercial development. This standard is met.

- C. *The proposal is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;*

Findings

The applicant states that transportation and public facilities including water and sewer are adequate to serve the site. This standard is met.

- D. *The proposal complies with all applicable site plan review requirements; and*

The project has been shown to meet the applicable RDC criteria including the site plan review standards, subject to conditions. All required application materials listed under RDC 18.500.040 have been included in the application package that was submitted on July 7, 2022 and subsequently supplemented. This standard is met.

- E. *The proposal does not have significant adverse environmental impacts on-site or on adjacent properties that cannot be mitigated through conditions of approval consistent with RDC 18.280, Critical Areas Protection, RDC 18.810, SEPA, or RDC 18.820, Shoreline Management.*

The proposed project does not result in significant adverse impacts to critical areas. The project is not located within shoreline jurisdiction of the waters of the state; therefore, compliance with the City's shoreline master program is not required. The City issued a SEPA determination of nonsignificance (DNS) on February 26, 2019. This standard is met.

Findings

Staff finds the application is subject to Type II Basic Site Plan Review based on the project size per RDC 18.500.030.A. Staff determined that the application included all applicable materials in RDC 18.500.040 and found the application technically complete on September 12, 2022.

Staff finds that proposal satisfies the approval criteria of RDC 18.500.060 by complying with the CCB district criteria as detailed in below, by being suitable for the site characteristics, by demonstrating that adequate transportation and public facilities are available to serve the site, by meeting the site plan review requirements, and by avoiding significant environmental impacts. Staff finds that transportation and capital facilities for water and sewer have been shown to be adequate and that compliance with critical areas and SEPA are demonstrated, and that there are no shorelines impacted by this proposal.

H. RDC 18.600 – Subdivisions - General

18.600.010 – Purpose

A purpose of Chapter 18.600 et seq. is to provide for public spaces, parks and trails consistent with the adopted community vision and plans, thereby creating an integrated system of linked local and regional trails, public-rights-of-way and utility corridors for the use and enjoyment of all Ridgefield residents and the general public. In addition to those purposes set forth in the state statute (RCW 58.17.010), the following purposes are also essential to the regulation of the subdivision of land within the city of Ridgefield:

- A. *To promote the effective utilization of land;*
- B. *To make adequate provision for the housing, commercial, and industrial needs of the city;*
- C. *To prescribe procedures for the subdivision of land in accordance with the RUACP, CFP, city engineering standards and this title;*
- D. *To provide for the efficient processing of subdivision applications without undue delay; and*

- E. *To limit development of sensitive lands, including wetlands, stream corridors, floodplains and steep slopes, and to mitigate the impact of road construction and utilities on such lands.*

Findings

The proposed 2-lot short plat allows for the efficient use of commercially zoned land within the City's established urban area with limited impact to sensitive lands. The short plat will facilitate commercial development as anticipated through the existing CCB zone designation of the subject property. Staff finds that this standard is met.

I. RDC 18.610 – Short Plats

18.610.010 – Short subdivision (plat) provisions

The purpose of this chapter is to provide a simplified process to divide property into nine or fewer lots, regardless of size, with a level of review and requirement that is proportional to the effect those lots may have on the surrounding area.

Findings

The applicant proposes to short plat one lot (Assessor's # 986052545) into two lots and has submitted the required application materials for Type II preliminary short plat review. Staff finds that this standard is met.

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 provisions of Title 18, including the zoning district standards in which the short plat is located;*

Findings

As demonstrated in the findings in this staff report, the proposed short plat conforms with, or conforms via conditions of approval, the provisions of Title 18 including the CCB district standards. Staff finds that this standard is met.

- 2. *The short plat conforms with the RUACP;*

Findings

The proposed short plat conforms with RUACP policies. As demonstrated in this staff report, the short plat facilitates development that meets or meets with conditions the commercial development standards that implement the RUACP. Staff finds that this standard is met.

- 3. *The short plat conforms with the short plat requirements of RDC 18.610;*

Findings

The proposed short plat conforms with RDC 18.610 as demonstrated herein. Staff finds that this standard is met.

- 4. *The short plat conforms with all the 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,*

Findings

The project includes provisions for public health, safety, and welfare including appropriate stormwater drainage, water and sanitary sewer, and safe vehicle and pedestrian circulation. Staff finds that this standard is met.

- b. *Open spaces, parks and recreation, and playgrounds,*

Findings

Parks and playgrounds are not required in commercial developments such as the one facilitated by this short plat. The development does include open space in the form of common open space accessible to the public. Staff finds that this standard is met.

- c. *Drainage systems for stormwater retention and detention,*

Findings

See Section "V".

- d. *Streets, sidewalks, alleys and other public ways, transit stops, and other features that assure safe walking conditions for students,*

Findings

The development includes frontage improvements, as well as internal sidewalk and pedestrian crossings that ensure safe walking conditions. Staff finds that this standard is met.

- e. *Potable water supplies, and*

Findings

See Section "T".

- f. *Sanitary waste disposal.*

Findings

See Section "U".

- 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.*

Findings

There are no unbuildable areas of the proposed short plat.

- 6. *Based on subsections (A)(1) through (A)(5) of this section, that the public use and interest will be served and not burdened.*

Findings

Staff finds that this standard is met.

18.610.040 – Final short plat application

As a **condition of approval**, the applicant shall file for a final short plat within five years of the approval of the preliminary short plat and submit all materials as required in RDC 18.610.040.

18.610.080 – Resubdivision restricted

As a **condition of approval**, further subdivision of lots within this short plat will be restricted per RDC 18.610.080 and RCW 58.17.060(1).

J. RDC 18.630 – Design Requirements

18.630.010 – Conformity with provisions required

A. *In the planning and development of each subdivision regulated by the provisions of this title, the subdivider shall:*

- 1. *Prepare the subdivision in conformance with the provisions of the Ridgefield comprehensive plan, the requirements of this title, the requirements of the latest edition of the City of Ridgefield Engineering Standards for Public Works Construction, hereinafter referred to as engineering standards, and any and all conditions of approval.*

Findings

As demonstrated in this staff report, the applicant prepared the subdivision (short plat) in conformance with the RUACP, the Ridgefield Development Code, and the engineering standards or will achieve compliance through conditions of approval. See Section VI for conditions of approval. Staff finds that this standard is met.

- 2. *Comply with the lot area and dimensional standards in the underlying zone.*

Findings

The applicant complies with the lot area standards for the CCB zone.

B. *Modifications of the underlying lot area, dimension width at setback line may only be allowed through the adjustment or variance process, consistent with RDC 18.350, unless otherwise allowed through the PUD process.*

Findings

The applicant does not propose any adjustment or variance; therefore, this standard is not applicable.

18.630.020 – Utility easement design

A. *Utility easements shall be continuous and aligned from block to block within a subdivision and with adjoining subdivisions as far as possible.*

Findings

Proposed utility easements are continuous and allow access from public ROW to public ROW in accordance with City engineering standards. Staff finds that this standard is met.

B. *An eight-foot-wide easement shall be provided along any street frontage of a subdivision.*

Findings

Public ROW will be dedicated to the City providing a minimum of eight feet of access along street frontages of the proposed development. Easements for utilities and maintenance access will be provided within the proposed development. Staff finds that this standard is met.

C. *Drainage easements shall be provided where a subdivision is traversed by a watercourse, drainage way or stream channel.*

Findings

No drainage easements are proposed or required.

18.630.030 – Street classification

Street classifications and design requirements are provided in the Ridgefield Engineering Standards.

Findings

Street design requirements will be reviewed by Engineering.

18.630.040 – Street names

Street names shall conform with the city's adopted street naming and addressing manual.

Findings

Street names exist and addressing will be completed with building permit submittal. Staff finds that this standard is met.

K. RDC 18.710 – Signs

Proposal

While a preliminary sign plan was provided, no sign review was applied for or completed as part of this application.

Findings

Staff finds that this code section does not apply at this time. As a **condition of approval**, sign permits will be required prior to installation of future signs.

L. RDC 18.715 – Exterior Lighting

The applicant proposes five type S1 post top parking lights located throughout the parking areas and driveways. The parking lights will be 25 feet tall. In addition, the applicant proposes three W1, two W1E, and five W2 lights mounted at 14 feet on the building.

18.715.050 – General standards

The following general standards shall apply to all non-exempt exterior lighting fixtures and accent lighting:

- A. *All light trespass is prohibited. All exterior lighting fixtures and accent lighting shall be designed, installed, located and maintained such that there is no light trespass (see Figure 3 in 18.715.100).*

Findings

The applicant states that all exterior lighting installed on the buildings and in the parking areas, as well as street lighting, will be located, angled, and shielded to prevent light trespass onto neighboring properties. The applicant submitted a photometric analysis and lighting fixture details that demonstrate compliance. Staff finds that this standard is met.

- B. *Exterior lighting fixtures and accent lighting must be shielded and aimed downward. Examples of acceptable and unacceptable light pollution control shielding are shown in Figures 1 through 4 in 18.715.100. The shield must mask the direct horizontal surface of the light source. The light must be aimed to ensure that the illumination is only pointing downward onto the ground surface, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky.*

Findings

See (A).

- C. *Exterior lighting fixtures and accent lighting shall not directly illuminate public waterways such as Lake River, even if the shorelines are privately owned, unless it is a navigational light subject to state or federal regulations.*

Findings

The site is not located in the vicinity of Lake River.

- D. *Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties (see Figure 4 in 18.715.100). Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge.*

Findings

Accent lighting is not proposed with this application.

- E. *Spotlighting on landscaping and foliage shall be limited to one hundred fifty watts incandescent (two thousand two hundred twenty lumens output).*

Findings

Spotlighting on landscaping and foliage is not proposed with this application.

- F. *Wattage. No lighting fixture installed on the exterior of a new residential building shall exceed two hundred fifty watts or fluorescent or LED equivalent. No lighting fixture installed on the exterior of a new non-residential building shall exceed four hundred watts or fluorescent or LED equivalent.*

Findings

The maximum proposed wattage for a fixture installed on the exterior of a new commercial building is 400 watts. The maximum proposed wattage for any fixture on the site is 85 watts. Staff finds that this standard is met.

- G. *Lighting After Business Hours. Non-residential uses are strongly encouraged to reduce nighttime light levels to only the level necessary for security purposes.*

Findings

The applicant states that parking lot lighting will be on timer switches so that lights will shut off automatically at 10:00 pm. The building mounted lights will be scheduled to go off at 8:00 pm. This standard is met.

- H. *Street Lighting. All street lights installed after the effective date of this chapter shall be LED light fixtures and comply with all terms of this chapter, as well as the city engineering standards for public works construction.*

Findings

Street Lighting will be reviewed with the engineering application.

M. RDC 18.720 – Off-Street Parking and Loading

The City's parking and loading standards apply to the design and dimensions of parking lots and accesses, individual parking spaces, loading spaces, and the required numbers of spaces.

18.720.030 – Number of spaces required

Per RDC 18.720.030.B., general retail trade services require a minimum of one space per 350 square feet of gross floor area and a maximum of one space per 200 square feet of gross floor area. Motor vehicle related uses require a minimum of one space per seven hundred fifty square feet of gross floor area; no maximum is required.

Findings

The gross floor area of the proposed commercial buildings is 9,500 square feet. For the proposed use, 13 parking stalls are the minimum allowed. The applicant has proposed 33 parking stalls consisting of 31 standard stall and two ADA accessible stalls. Staff finds that this standard is met.

18.720.040 – Off-street parking lot design

- A. *Stall Dimensions.* All off-street parking lots shall be designed in accordance with city standards for stalls and aisles, as set forth in Table 18.720.040-1 and Figure 18.720.040-1.

Findings

The applicant proposes 31 9-foot by 20-foot standard stalls and two 9-foot by 20-foot ADA stalls. All of the proposed parking stalls are 90 degrees (perpendicular). The minimum proposed drive aisle width is 26 feet. Staff finds that these stall dimensions meet the requirements in RDC 18.720.040.

- B. *Compact Parking Spaces.* For compact parking spaces, the dimensions of "B" and "C" may be reduced to seven feet, five inches and fifteen feet, respectively. Up to thirty percent of required parking spaces may be compact car spaces.

Findings

No compact stalls are shown on the site plan. This standard does not apply.

- C. *Lot design.* The location and number of points of access to the site, the interior circulation patterns, and the separations between pedestrians and moving and parked vehicles, shall be designed to maximize pedestrian, bicycle and transit options, and to minimize adverse impacts on the peaceful and functional use of neighboring properties.

1. *Parking lots and driveways generally shall be located to the rear or side of buildings. No more than fifty percent of the street frontage of any development shall be occupied by off-street parking area, with the exception of commercial parking lots.*
 - a. *If a lot has multiple frontages, no more than fifty percent of the combined street frontage may be occupied by off-street parking area. If the lot has frontage on two streets with different road classifications, off-street parking areas shall occupy no more than fifty percent of the street frontage on the street with the higher classification.*

Findings

The site has frontages on S 47th Ave and S 3rd Way. Staff finds that less than 50 percent of the combined frontage along these two streets is occupied by off-street parking areas. This standard is met.

2. *Developments with ten or more parking spaces shall provide interior parking lot landscaping equal to ten percent of the net parking lot area, excluding landscaping buffers required by RDC 18.725 and driveways, in order to provide shade, buffer and screen adjacent properties, and promote a safe environment with a pleasant appearance.*

- a. *The landscaping, including trees, must be dispersed throughout the parking area. Clusters of more than twenty contiguous parking spaces shall be separated by landscaping.*
- b. *If interior landscaping provided under this section is adjacent to the perimeter landscaping buffers required by 18.725, the interior landscaping shall extend at least four feet into the parking area from the edge of the perimeter landscaping buffer.*
- c. *The minimum dimension for any landscaping area shall be six feet.*
- d. *Required landscaping materials are as follows:*
 - i. *At least one tree must be provided for every ten parking spaces. Existing trees may be used to meet this standard.*
 - ii. *At least one shrub must be provided for every thirty square feet of landscaped area required under this subsection.*
 - iii. *All of the landscaped area that is not planted with trees and shrubs must be planted with ground cover plants, which may include grasses. Paths made of paving stones, flagstones, bricks, pavement, or similar materials may provide pedestrian access across landscaped areas consistent with RDC 18.720.040.C.5, but the surface area of impermeable materials does not count toward the required landscaped area.*

Findings

The applicant proposes ten percent landscape coverage in the parking areas (3,575 square feet of landscaping for 34,500 square feet of parking area).

The landscaping is well-dispersed throughout the parking lot such that there are no clusters of twenty or more contiguous parking spaces not separated by landscaping.

All interior landscaping adjacent to landscaping buffers required in RDC 18.725 extends at least four feet into the parking area from the edge of the perimeter landscaping buffer.

The minimum parking lot landscape area dimension is greater than six square feet.

There are 33 parking spaces, so 3 trees are required. The applicant proposes 4 trees in the parking areas.

The net parking area landscaping is 19,781 square feet. Therefore, 115 shrubs are required. The applicant proposes 117 shrubs in the parking areas.

All landscape areas that do not include trees and shrubs will be planted with groundcovers, as demonstrated on the planting plan. All pedestrian pathways are comprised of concrete or precast concrete pavers.

Staff finds that the standards in RDC 18.720.040.C.2 are met. As a **condition of approval**, the applicant shall install all landscaping, prior to final occupancy.

3. *Generally, direct access to collector or arterial streets shall be minimized, in favor of limited access via secondary streets. The planning director may require the applicant to provide a current traffic impact study completed within one year of the date of application to determine impacts and required street improvements.*

Findings

There is no direct access proposed from arterials (Pioneer St and S 45th Ave) to the site. Instead, access will be provided via S 47th Ave and one driveway on S 3rd Way. S 47th Ave and S 3rd Way are designated as collectors, which are secondary to arterials. No streets with a lower classification than arterial or collector are available for site access. Staff finds that this standard is met.

4. *Curb cuts for vehicles shall be minimized to prevent disruption to pedestrian or bicycle access.*

Findings

There are two proposed curb cuts for vehicles, or one at each proposed driveway. The applicant proposes pedestrian crossings at the curb cuts using materials that contrast with the pavement. Staff finds that this is the minimum necessary number of curb cuts and this standard is met.

5. *Pedestrian access corridors must link all parking areas to a primary entrance of the development via the most practicable route and separate pedestrians safely from motor vehicle traffic. Such pedestrian access corridors through parking areas shall meet all of the following requirements:*
 - a. *Use materials differentiated from parking lot surface by texture, pattern, elevation three to six inches above grade and/or color to differentiate and maximize the visibility of the pedestrian path. Superficial treatments such as painted pedestrian paths are not sufficient to meet this requirement. Paint may be used only in combination with other techniques.*
 - b. *Pathways must be a minimum of four feet wide and lighted.*
 - c. *Pedestrian crossings of drive aisles shall be well-articulated with pavement markings, pedestrian warning signs, and lighting.*

Findings

The applicant will need to show how these items have been addressed from the parking area on the east side of the site to the building entrance walkway. As a **condition of approval**, the applicant shall submit a plan that demonstrates compliance with RDC 18.720.040.C.5, prior to final engineering approval.

6. *For developments with forty-eight or more car parking spaces, bicycle parking is to be provided at one bicycle parking space for every twelve required car parking stalls. Bicycle parking provided under this requirement shall not be credited towards reduction of minimum spaces provided by RDC 18.720.020.H.*
 - a. *Bicycle racks, lockers or other parking devices shall be made of durable materials and shall be securely anchored to the ground or building structure. The devices shall allow for the frame and at least one wheel of the bicycle to be locked to the rack.*
 - b. *All bicycle parking spaces outside of a building shall be located within a one hundred-foot diameter of the primary building entrance; or, at least as conveniently located as the most convenient automobile spaces, other than those spaces for persons with disabilities.*
 - c. *Bicycle parking shall be located in well-lighted and highly visible areas to minimize theft and vandalism.*

Findings

The applicant is proposing 33 parking stalls. Staff finds these criteria are not applicable.

7. All off-street parking areas shall include paved handicapped accessible and van-accessible parking spaces that comply with all state and federal ADA regulations.

Findings

The ADA Standards for Accessible Design 4.1.2(5) require a minimum of two accessible parking spaces for a lot with 33 total parking spaces, including one van-accessible spaces, with minimum 8-foot-wide access aisles serving spaces eight to eleven feet wide. The applicant proposes two accessible spaces, one of which is van-accessible. Staff finds that this standard is met.

18.720.050 – Off-street loading

- A. Commercial, industrial and utility uses, with the exception of the specific uses listed in subsection (B), which have a gross floor area of five thousand square feet or more, shall provide off-street loading or unloading berths in accordance with the following table, measured in square feet of gross floor area:

Less than 5,000	0
5,000-30,000	1
30,000-100,000	2
100,000 and over	3

Findings

The proposed Les Schwab is 9,500 square feet which requires one loading berth. The applicant has proposed a loading berth to the east side of the building, near the trash enclosure. This standard is met.

- B. Eating and drinking establishments, office buildings, hotels, motels, hospitals, education and culture uses listed in Table 18.205.020-1, entertainment and recreation uses listed in Table 18.205.020-1, public buildings (other than utility uses), and any similar use which has a gross floor area of thirty thousand square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following:

Less than 30,000	0
30,000-100,000	1
100,000 and over	2

Findings

The proposed building is not an eating and drinking establishment. Therefore, staff finds this standard not applicable.

- C. A loading berth shall contain space twelve feet wide, thirty-five feet long, and have a height clearance of fourteen feet.

Findings

The proposed loading berth is located in a 50' x 50' area that is uncovered. Staff finds this standard is met.

N. RDC 18.725 – Landscaping

Landscaping plans consistent with RDC 18.725.070 are required, and landscaping shall be installed and maintained consistent with RDC 18.725.080 and .090, respectively.

18.725.050 – Screening and buffering

Landscape screening and buffering requirements for the CCB zone are provided in RDC Table 18.725.050-1 as follows:

	Screening required by adjacent use		
Site component	Street	Employment	Commercial
Site	10' L2	5' L2	5' L2
Parking area	10' L2	10' L2	5' L2

L2 landscaping requires street trees at 25 feet on center, shrubs at 5 feet on center, and lawn or groundcover.

Findings

The north and west site boundaries are adjacent to streets. The south boundary will be adjacent to a property zoned Commercial and the boundary to the east is adjacent to a wetland buffer and zoned Community Commercial Business (CCB) and Employment (E). The applicant proposes L2 landscape buffers at a minimum width of 10 feet along all boundaries. Staff finds that the standards in RDC 18.275.050 are met.

RDC 18.725.055 – Minimum landscaping required

In the CCB zone, 15 percent of the gross site acreage is required to be landscaped.

Findings

The site is 68,386 square feet which requires 10,258 square feet of landscaping. The applicant proposes 19,305 square feet of landscaping, or 28 percent of the gross site area. Staff finds that this standard is met.

18.725.070 – Landscaping plans

The applicant submitted landscaping plans in accordance with RDC 18.725.070 on July 7, 2022.

18.725.080 – Installation

As a **condition of approval**, the applicant shall install all landscaping in accordance with RDC 18.725.080 prior to final occupancy.

18.725.090 - Maintenance

As a **condition of approval**, the applicant shall maintain all required landscaping per the requirements in RDC 18.725.090.

O. RDC 18.740 – Fences & Walls

Fences up to 6 feet tall from grade level are allowed in the CCB zone with a fence permit per RDC 18.740.030.A, provided they do not create a sight obstruction.

Findings

The applicant is not proposing any fences or wall. Staff finds that this standard does not apply to the current proposal. If fences are proposed at a later date, all fences and walls will be reviewed for compliance with height standards at the time of building permit submittal.

P. RDC 18.810 – Environmental Standards (SEPA)

SEPA review is required for projects that create more than 30,000 square feet of impervious surface area or those on sites with critical areas, per RDC 18.810.090.A.4. Archaeological predetermination may be required for development based on the probability of archaeological remains on-site.

Proposal

The proposed development creates new impervious surface area in excess of 30,000 square feet on a site with a moderate-high to high probability of archaeological remains.

Findings

The City previously issued a SEPA DNS for Discovery Ridge Phases 3 & 4, including the subject site (PLZ-19-0005). Since the proposed Les Schwab use is different than the mixed residential/office use analyzed under PLZ-19-0005, staff required a SEPA addendum. The applicant submitted an amended SEPA checklist with the application materials on July 7, 2022. The site has a moderate-high to high probability of archaeological remains; however, the archaeological review was submitted with the previous SEPA review (PLZ-19-0005).

Staff sent the amended SEPA checklist and supplemental information to Department of Ecology. Staff determined that the project does not need further SEPA review. No comments were received from (DOE).

As a **condition of approval**, all conditions noted in the original SEPA (PLZ-19-0005) continue to be applicable.

As a **condition of approval**, in the event of an inadvertent discovery of potentially significant archaeological materials (bones, shell, stone tools, hearths, etc.) and/or human remains during project activities, all work in the immediate vicinity should stop, the area must be secured, and the discovery must be reported to the Department of Archaeology and Historic Preservation (DAHP) (360.586.3065) and all relevant Native American tribes. In the event human remains are identified, local law enforcement, the county medical examiner, State Physical Anthropologist at DAHP (360.586.3534), the Ridgefield Community Development Department (360.887.3908, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C felony.

As a **condition of approval**, all grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required prior to filling per WAC 173-350-990.

As a **condition of approval**, all removed debris and dredged material resulting from the project must be disposed of at an approved site.

As a **condition of approval**, if environmental contamination is discovered at the site, it must be reported to Ecology's Southwest Regional Office by contacting the Environmental Report Tracking System Coordinator at 360.407.6300. Provisions and equipment should be on hand to contain and cleanup a release of oil or fuel from heavy equipment operation.

As a **condition of approval**, erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.

Q. RDC 18.830 – City of Ridgefield Native Plant List

Lists of native, nuisance, and prohibited plants are provided in RDC 18.830. Use of native plants for landscaping is encouraged.

Proposal

The applicant submitted landscaping plans on July 7, 2022. Proposed trees, shrubs, and groundcovers include Paperbark Maple, Pacific Dogwood, Black Hawthorn, Cascara, Kinnikinnick, Oregon Grape, Cascade Barberry, Bunchberry Dogwood, Dwarf Salal, Western Spirea, Oval-leaved Viburnum, Tufted Hair Grass, Western, St. John's Wart, and Narrowleaf Blue-Eyed Grass

Findings

Paperbark Maple (*Acer Griseum*) is not listed on the native plant list. The other proposed species are not listed as nuisance or prohibited plants. As a **condition of approval**, the applicant shall submit final landscaping plans demonstrating compliance with RDC 18.830 prior to final engineering approval.

R. Street Design and Frontage Improvements

Standards

Right-of-way (ROW) dedication and partial frontage construction will be required along S 47th Avenue. At the project location, S 47th Avenue is a commercial collector and will require 35-foot half width ROW dedication, sidewalks, and landscape strip.

Sidewalk construction will be required on S 3rd Way to commercial collector standards. No additional ROW dedication required along S 3rd Way.

All utilities in the project and on any improved frontage must be underground.

Driveways approved by the City Engineer providing for access onto collectors shall be a minimum of 100 feet from any intersection, and a minimum of 150 feet for access onto arterials. All distances shall be measured from the centerline of the street or driveway. Driveways accessing arterials may be denied if alternate access is available. Driveways shall be aligned wherever possible with existing driveways on the opposite side of the street.

All trails must be open to the public.

A portion of trail 14 crosses the site with a north south alignment. Construction of the trail to type 2 standards will be required with an 8-10-foot-wide trail in a 25-foot easement. The City owns and maintains regional trails. Traffic Impact Fees (TIF) within the City of Ridgefield are currently \$471.49 per average daily trip. Please note that the TIF rates are subject to change, and since payment of TIFs occurs at the time of final occupancy, the applicant will be required to pay the TIF in effect at the time of permit issuance.

Proposal

The submitted preliminary plan set shows ROW and/or street improvements to the City's commercial collector standards standard for S 47th Avenue, and S 3rd Way. A trail corridor is shown along the eastern property line matching the intent of the city's trail 14 trail corridor.

Opposing driveway alignments are not shown on the plan, driveway alignment could not be verified.

Findings

Staff finds that the proposed preliminary plan meets standards for road widths on all streets, however driveway alignment was not shown and could not be verified. As a **condition of approval**, the driveways shall be aligned with existing driveways on the opposite side of the street or shall be a minimum of 100 feet from any intersection.

S. Transportation Impact Analysis (TIA)

Standards

A full traffic impact analysis (TIA) is required for any development that generates 10 or more p.m. peak hour trips. The TIA must evaluate project impacts at both on and offsite intersections and must complete or contribute to any improvements necessary.

The City of Ridgefield has adopted Level of Service (LOS) standards for transportation facilities. The City's 2015 Comprehensive Plan indicates the adopted standard is LOS D, with the exception of unsignalized intersections that do not meet signal warrants or where a signal is not desired where the planned LOS is E. For Pioneer Street - SR 501, LOS E is to be maintained.

The transportation policies (in section 8.4 of the Comprehensive Plan) identify an interconnected multimodal transportation system (TR-1), land use patterns that encourage walking and bicycling (TR-3), developing a transportation grid with reasonable block lengths and multiple circulation routes to each location to avoid overloading arterial streets (TR-8), promoting neighborhood connectivity (TR-10), and reduce vehicle miles travelled (TR-12). To be consistent with these policies, the proposed site plan should provide additional future street connections (stubs) to potentially developable land adjacent to the site and easements as necessary.

Proposal

A Traffic Impact Analysis (TIA) that included the subject site was submitted with the Discovery Ridge master plan (PLZ-18-0042). The applicant submitted a trip accounting memo date June 24, 2022, for the proposed project. The memo summarizes the trip generation for the project and demonstrates that there are adequate vested trips available within the Discovery Ridge project and a TIA is not required.

Findings

Staff finds that project meets requirements subject to the following **condition of approval**:

1. The development shall pay Traffic Impact Fees as required by City code

T. Water Service

Standards

The proposed project is located in the City of Ridgefield water service area and an 8-inch diameter ductile iron water main is located in S 3rd Way. Note, there is an 8-inch stub to the site at the eastern end of S 3rd Way. Any proposed onsite water mains are required to be in a 15-foot easement. On-site public water lines must be a minimum of 8-inches in diameter, looped through the site and located within the proposed right-of-way.

The applicant should be aware that Clark County Fire & Rescue may provide additional comments with regards to fire service protection.

The City of Ridgefield is supplied with water from five water supply wells. According to the 2013 Water System Plan Update, the City has water rights to serve approximately 4,273 equivalent residential units (ERUs), and well capacity to serve approximately 2,806 ERUs. The addition of the Junction Well Project, constructed in 2017, provided the City with the well capacity to serve an additional 1,145 ERUs, for a total of 3,951 ERUs. Per the 2013 Water System Plan, the City served approximately 2151 ERUs at the end of 2010. Permits were issued for 65 ERUs in 2011, 122 ERUs in 2012, 180.5 ERUs in 2013, 114 in 2014, 228 in 2015, 320 in 2016, 158 in 2017, 342 in 2018, 380 in 2019, 647.5 in 2020, 556.5 in 2021 and 227 so far in 2022, for a total of 5498.5 ERUs. Therefore, the combination of previously approved developments and this development will create enough additional demand to exceed the limits of source capacity. The City has an additional well under construction which will supply additional source capacity using existing water rights. The City is also in the process of seeking additional water rights and developing additional well sources. It should also be noted that the City has an emergency intertie with Clark Public Utilities located at the corner of S. 85th Avenue and S. 5th Street that is used to supplement the City's system when necessary.

Water System Development Charges will be applied at the time of building permit issuance. The water System Development Charge (SDC) is currently \$ 4,440.26 per Meter Equivalent Size as defined in the Ridgefield Municipal Code.

Proposal

The applicant submitted a preliminary utility plan. A detailed review will occur at the time of engineering submittal.

Findings

As a **condition of approval**, any water lines not located within the ROW to be dedicated to the City shall be located in a minimum 15-foot-wide easement dedicated to the City of Ridgefield.

As a **condition of approval**, all fire flow testing must be completed by the applicant with City of Ridgefield and Clark-Cowlitz Fire Rescue (CCFR) personnel present.

U. Sanitary Sewer Service

At this stage, the developer is not required to submit a sanitary design to us. The developer that put in the line did request a late comer contract since the pre-app and that will likely go before our board and public hearing in the October / November timeframe (the calculations have not been performed at this time so there is no range estimate yet).

Contact: Jason Oster, joster@crwwd.com.

V. Storm Drainage

Standards

Management of permanent storm water shall be in accordance with the engineering standards in effect at the time of engineering submittal. The offsite downstream impacts of altered runoff characteristics and time of concentration will need to be evaluated to the furthest point of convergence of all outfall flows altered by the development proposal. Low Impact Development (LID) facilities shall meet the requirements of the 2005 Stormwater Management Manual for Western Washington, or other design standards approved by the Department of Ecology.

The City of Ridgefield has created a stormwater utility. Fees have been adopted and are currently a bi-monthly charge of \$20.30 per ERU. No SDCs have been adopted for the stormwater utility.

Findings

Staff finds that the submitted preliminary stormwater report is sufficient for land use approval. At the time of engineering submittal, a more detailed review will be conducted, and the applicant will be required to show compliance with all applicable stormwater requirements in effect at the time of engineering submittal.

W. Grading & Erosion Control

Standards

A City grading permit will be required prior to any ground disturbing activities. The City requires control and treatment of construction site stormwater runoff. Construction within critical areas and buffers (including slopes greater than 15 percent) is strongly discouraged between October 30th and May 1st and at times is not allowed.

Findings

The applicant has submitted a preliminary grading and erosion control plan. A detailed review will be conducted at the time of grading permit application.

Engineering Process

Final Acceptance

Please note that final engineering acceptance is required on all projects to gain final occupancies of any building. See below for detailed requirements for obtaining building permits and other approvals:

Commercial or Industrial Acceptance

To obtain acceptance of public infrastructure for a non-residential site the following is required:

- Inspection approval of all public water lines, meter boxes, and hydrants
- Inspection approval of all public roadways, sidewalks, curb ramps, and other associated improvements.
- Inspection approval of any storm ponds or swales, or public storm mains
- A two-year maintenance bond for 20% of the cost of all public improvements
- As-built drawings in mylar, pdf, and AutoCad versions.

Please note that no final occupancies will be issued prior to final acceptance of associated public improvements.

X. Clark County Fire and Rescue

Findings

Clark-Cowlitz Fire Rescue (CCFR) has not received a submittal from the applicant. Contact: mike.jackson@clarkfr.org or josh.taylor@clarkfr.org, 360.887.4609 with questions.

VI. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, grants **PRELIMINARY APPROVAL** to the Les Schwab Site Plan and Short Plat project subject to compliance with the following conditions of approval:

A. Planning 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. If substantial construction of the project has not begun within three (3) years of the date of preliminary approval, the approval shall expire, and all permits and approvals shall become null and void under RDC 18.310.020.G unless the applicant applies for a one-time extension for up to one year prior to expiration.
3. In the event of an inadvertent discovery of potentially significant archaeological materials (bones, shell, stone tools, hearths, etc.) and/or human remains during project activities, all work in the immediate vicinity should stop, the area must be secured, and the discovery must be reported to the Department of Archaeology and Historic Preservation (DAHP) (360.586.3065) and all relevant Native American tribes. In the event human remains are identified, local law enforcement, the county medical examiner, State Physical Anthropologist at DAHP (360.586.3534), the Ridgefield Community Development Department (360.887.3908, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C felony.
4. All conditions noted in the original SEPA (PLZ-19-0005) continue to be applicable
5. All removed debris and dredged material resulting from the project must be disposed of at an approved site.
6. If environmental contamination is discovered at the site, it must be reported to Ecology's Southwest Regional Office by contacting the Environmental Report Tracking System Coordinator at 360.407.6300. Provisions and equipment should be on hand to contain and cleanup a release of oil or fuel from heavy equipment operation.
7. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.
8. All grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required prior to filling per WAC 173-350-990.
9. The applicant shall file for a final short plat within five years of the approval of the preliminary short plat and submit all materials as required in RDC 18.610.040.

10. Further subdivision of lots within this short plat will be restricted per RDC 18.610.080 and RCW 58.17.060(1).
11. Sign permits will be required prior to installation of future signs.
12. The applicant shall maintain all required landscaping per the requirements in RDC 18.725.090.

Prior to final engineering approval:

13. The applicant shall demonstrate compliance with the grade difference requirement in RDC 18.230.050.A.2.
14. The applicant shall demonstrate compliance with the pedestrian connectivity requirement in RDC 18.230.050.D.2 and 18.230.050.D.4.f and g.
15. The applicant shall demonstrate compliance with pedestrian-scale lighting at a level averaging at least two-foot candles in RDC 18.230.050.D.4.d.
16. The applicant shall submit a plan that demonstrates compliance with RDC 18.720.040.C.5 for connectivity from the east parking area to the entrance walkway.
17. The applicant shall submit final landscaping plans demonstrating compliance with RDC 18.830.

At building permit submittal:

18. The applicant shall pay water and sewer system development charges at the rates in effect at the time of building permit issuance.
19. The applicant shall pay TIFs at the rate in effect per weekday average daily trip at the time of building permit issuance.
20. The applicant shall demonstrate that the walls screening all garbage collection and recycling areas are complementary in design to the main buildings and constructed in compliance with RDC 18.230.050.G.2 and RDC 18.230.100.
21. The applicant shall demonstrate that parapets and gables include side returns or roof planes that (a) extend back at least 1.5 times the width of the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point per RDC 18.230.055.C.1.b.
22. The applicant shall provide calculations demonstrating that roofline modulation has been met
23. The applicant shall demonstrate that pitched roof has a minimum 4/12 pitch.
24. The applicant shall demonstrate that the front and showroom elevations meet the Transparency Zone standards
25. The applicant shall demonstrate that requirements in RDC 18.230.055.F.3 have been met, at building permit submittal.
26. The applicant shall demonstrate that awnings do not extend more than twelve inches beyond the outer edges of windows or groups of windows, and do not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices per RDC 18.230.055.H.2.

Prior to final occupancy:

27. The applicant shall install the two proposed benches and two proposed waste receptacles located within the common area. All outdoor furnishings shall be commercial grade and designed for heavy public use.
28. The applicant shall install all landscaping in accordance with RDC 18.720.040.C.2 and 18.725.080.

B. Engineering Conditions

1. The development shall pay Traffic Impact Fees as required by City code
2. Any water lines not located within the ROW to be dedicated to the City shall be located in a minimum 15-foot-wide easement dedicated to the City of Ridgefield.
3. All fire flow testing must be completed by the applicant with City of Ridgefield and Clark-Cowlitz Fire Rescue (CCFR) personnel present.

This report pertains to City of Ridgefield codes and regulations only and does not convey outside agency approval. Separate review and approval may be required by other agencies including, but not limited to, Clark-Cowlitz Fire Rescue and Clark Regional Wastewater District

Signed:



Claire Lust, Community Development Director

Date: October 27, 2022

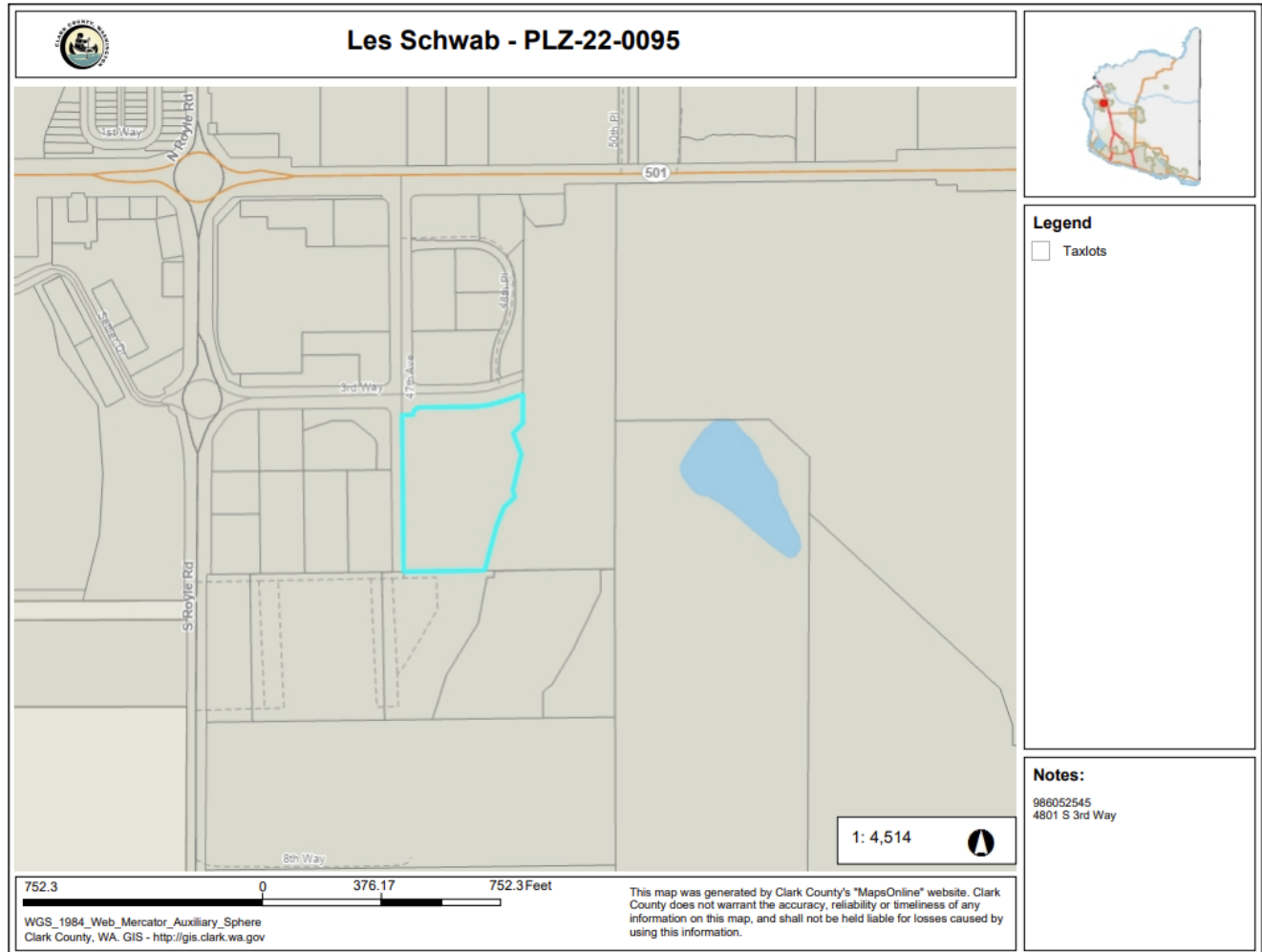
VII. APPEAL PROCEDURES

Pursuant to RDC 18.310.100 an appeal of a Type II Administrative decision shall be submitted by an interested party in writing and shall be submitted to the city clerk within 14 days after the final decision is mailed. **The final day to appeal this decision is November 10, 2022.**

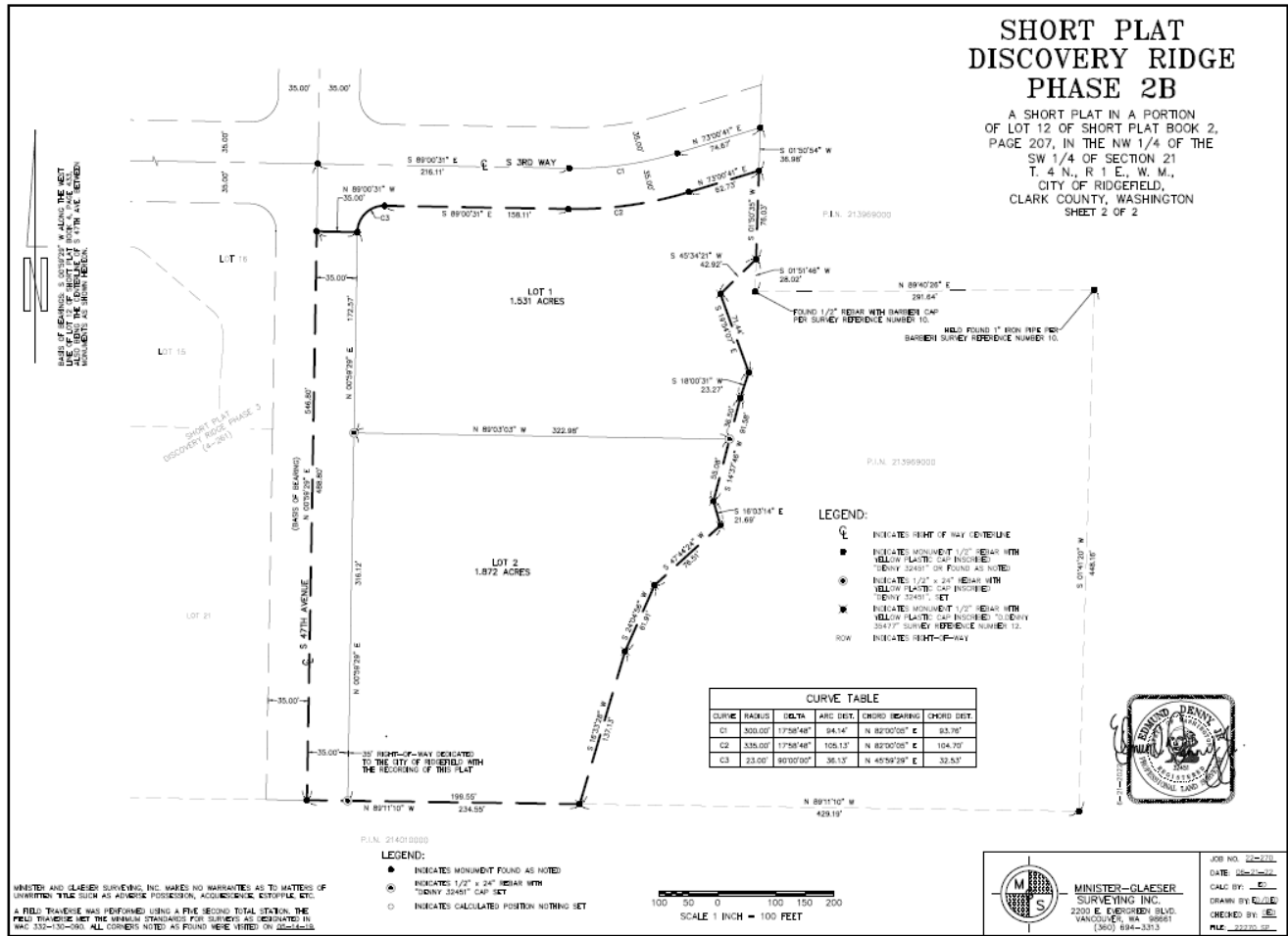
VIII. Exhibits

- Application materials, upon request

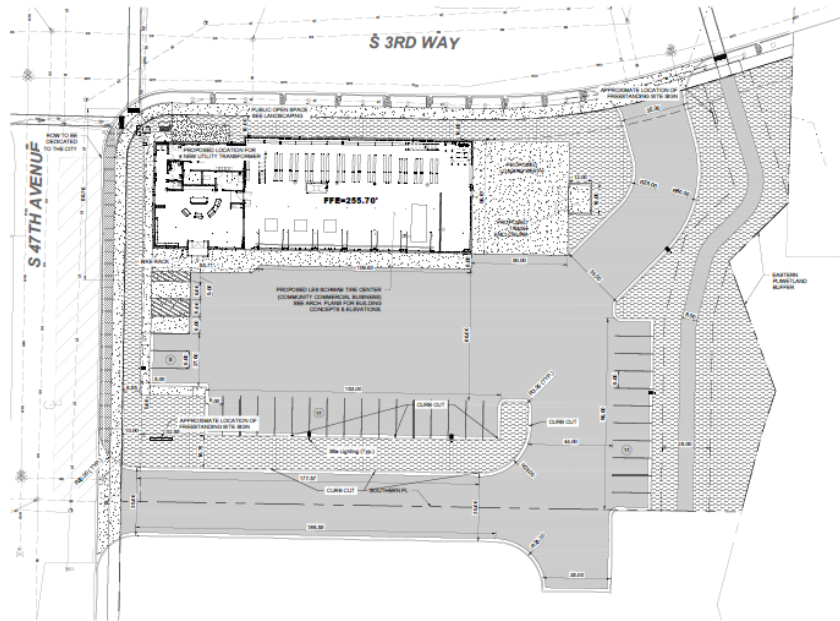
PROJECT LOCATION



SHORT PLAT



SITE PLAN



FEASIBILITY ASSUMPTIONS

1. PARKING REQUIREMENTS: 1 PER 750 GFA (13)
2. LES SCHWAB MIN REQUIREMENTS: 2 PER BAY + 10 EMPLOYEES (22)

SITE DATA

CURRENT ZONING: COMMUNITY COMMERCIAL (CCB)
 LES SCHWAB: 1.87 AC / 172,702 SF
 POTENTIAL SALE: 1.33 AC / 57,034 SF

BUILDING SQUARE FOOTAGE: 6,590 SF
 (6 BAY WITH BULLPEN)

PARKING TABLE

BUILDING	STALL MINIMUM	PROVIDED STALLS	ADA REQUIRED SPACES
TIRE CENTER	13	33	2



CODE DEVELOPMENT STANDARDS

FRONT: 10 FT
 SIDE: 10 FT
 INTERIOR SIDE: N/A
 REAR: N/A
 MAX HEIGHT: 60 FT

REQUIRED BY PARKING SPACE SIZE: 9' X 20'
 MINIMUM AISLE WIDTH: 25' ASSUMED

GENERAL NOTES

SITE OFFSETS, PARKING, AND LAND DEVELOPMENT REQUIREMENTS DEVELOPED PER RIDGEFIELD, WA MUNICIPAL CODE (M.C.)

CURRENT ZONING: COMMUNITY COMMERCIAL (CCB)

SITE OFFSETS: RIDGEFIELD, WA M.C. - 18.230.045
 SITE PARKING: RIDGEFIELD, WA M.C. - 18.220.050
 LANDSCAPING: RIDGEFIELD, WA M.C. - 18.725.050

Cushing Terrell.

submittals and notes

Tires LES SCHWAB

4806 S 3RD WAY
 RIDGEFIELD, WA 98642
LES SCHWAB TIRE CENTERS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

DATE: 10/10/2022

EXHIBIT

DATE: 10/10/2022
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT:

SITE PLAN
C100