



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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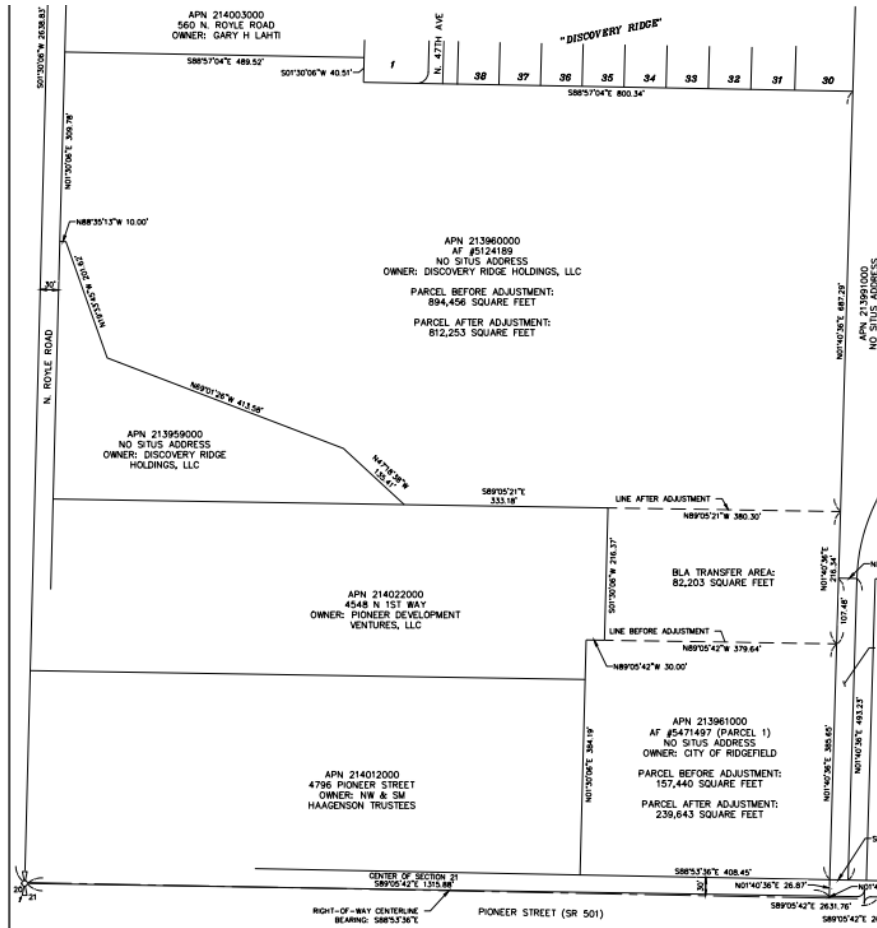
NOTICE OF DECISION YMCA Boundary Line Adjustment File No. MASTER-22-0065, PLZ-22-0101

| | |
|-----------------------------------|--|
| Date | Application submitted: July 7, 2022 Decision issued: September 8, 2022 |
| Proposal | Adjust the boundary between two Commercial Community Business (CCB) parcels. |
| Location | 1. 101 N. 50t Pl. / Ridgefield, WA 98642. Tax Lot 9 SEC 21 T4N R1EWM 3.75A, Assessor's PIN 213961000, 163,350 sq. ft. 2. No address. Tax Lot 8 SEC 21 T4N R1EWM 20.53A, Assessor's PIN 213960000, 894,287 sq. ft. |
| Applicant/Property Owner | Brenda Howell-City of Ridgefield 230 Pioneer St, PO Box 608, Ridgefield, WA, 98642 Contact: 360.857.5022, Brenda.Howell@ridgefield.wa.us |
| Applicant's Representative | Regan Schaller-PBS Engineering and Environmental 1325 SE Tech Center Dr, Suite 140, Vancouver, WA, 98683 Contact: 360.567.2111, regan.schaller@pbsusa.com |
| Zoning | Commercial Community Business (CCB), Ridgefield Mixed Use Overlay (RMUO) |
| Review Type | Type I Boundary Line Adjustment |
| Approval Criteria | RDC 18.310.060, Type I Procedure; RDC 18.230, Commercial Districts; RDC 18.600.040, Exemptions and Adjustments |
| Staff Contact | Beth Whitener, Planning Intern 510 Pioneer St Suite B/Ridgefield, WA 98642 Contact: 360.887.6007, beth.whitener@ridgefieldwa.us |
| Decision | Approved with conditions |

I. PROPOSAL

The City of Ridgefield proposes to purchase 82,203 square feet of property directly north of and adjacent to existing PIN 213961000. The proposed purchase is from PIN 213960000 owned by Discovery Ridge Holdings, LLC to allow for the construction of the proposed YMCA site project.

Figure 1. Existing and proposed boundary lines.



II. FINDINGS

The proposed adjustments is to reduce the square footage of PIN 213960000 by 82,203 square feet and increase the square footage of PIN 213961000 by the same amount to expand the amount of buildable land for a future YMCA.

An application for a boundary line adjustment shall demonstrate that the requested adjustment complies with the review criteria in the Ridgefield Development Code (RDC), Section 18.600.040.B. The criteria are identified in under Sections A and B below.

- A. *The Planning Director must determine that the requested boundary line adjustment complies with the minimum lot area and dimensional requirements of the zoning district, provides access to a public right-of-way, and satisfies the applicable requirements in the city engineering standards.*

Findings

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

| | Lot Area (sq. ft.) | Minimum Lot Width (ft.) |
|-----------------------------------|---------------------------|--------------------------------|
| Existing Tax Lot 9 (213961000) | 157,440 | 60 feet |
| Proposed Tax Lot 9 (213961000) | 239,643 | 60 feet |
| Existing Lot 8 SEC 21 (213960000) | 894,456 | 60 feet |
| Proposed Lot 8 SEC 21 (213960000) | 812,253 | 60 feet |

The proposed adjustment will modify the boundary between Tax Lot 9 and Lot 8 Sec 21 to create additional lot area for Tax Lot 9 on the north portion of the lot while decreasing the lot area of the southern portion of Lot 8 Sec 21. Both the existing and proposed lot sizes are above the minimum required lot area and width for the CCB zone. No lots will be created or removed. Access will continue to be provided from Pioneer Street (SR 501).

- B. *The City Engineer must determine that the requested boundary line adjustment does not interfere with planned right-of-way improvements, public facility easements, or capital facilities identified within the Ridgefield Capital Facility Plan.*

Findings

The City Engineer determined that the proposed adjustment does not interfere with planned right-of-way improvements, public facility easements, or capital facilities identified within the Capital Facility Plan.

III. DECISION & CONDITIONS OF APPROVAL

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, grants **APPROVAL** of the proposed YMCA boundary line adjustment subject to compliance with the following conditions of approval:

A. General Conditions

1. Any deed executed to effectuate this boundary line adjustment shall include any existing easements for access, ingress or egress, and utilities on or across the subject parcels.
2. The owner or owners of the subject legal lots of record shall place a notarized signature either on the survey document or on a separately prepared document attached thereto and recorded with the survey stating that it is the free will and desire of the owner(s) to revise the boundaries of the affected parcels.
3. The applicant shall record the boundary line adjustment survey and legal descriptions for the adjustments at the Clark County Auditor’s Office. After recording, the applicant shall submit one (1) hard copy and an electronic version of the recorded boundary line adjustment survey, along with any other recorded documents to the City of Ridgefield Community Development Department. Failure to submit this

information may prevent the Community Development Department from issuing future development review or building permit review for the involved properties.

4. This decision shall expire three (3) years from the date of the approval unless the boundary line adjustment survey is recorded and the applicant provides copies of the recorded survey to the City.

Reviewed by:

Beth Whitener, Planning Intern

Signed:

Claire Lust, Community Development Director

Date: September 8th,2022

IV. APPEAL

Pursuant to RDC 18.310.100.A, an interested party shall file an appeal of a Type I decision with the Ridgefield City Clerk with within fourteen (14) days after the written decision is mailed. An appeal shall contain the minimum information required pursuant to RDC 18.310.100.B.1-4.