



COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF REPORT and NOTICE OF DECISION

Seven Wells PH 6 Post Decision Review (PDR)

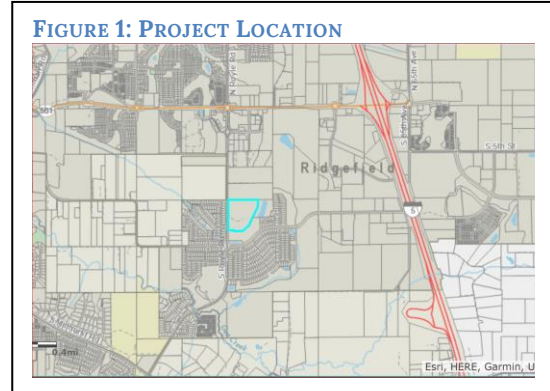
File No. MASTER-22-0070, PLZ-22-0108

I. BASIC INFORMATION

Dates	Decision date: October 28, 2022
Proposal	Adjust Phase 6 of the 15.3-acre PUD subdivision to allow for a mix of housing options and widths. Lot widths will vary from 40 ft. to 80 ft. There are no changes to existing and proposed roadways, utility main lines, and no changes to proposed storm facilities. Proposal will result in an increase of approximately 611 sq. ft. of open space. The number of PH 6 lots remains at 63.
Project Location	4545 S 11 th Way, Ridgefield, WA, #14 SEC 28 T4NR1EWM, Assessor PID# 215597000
Property Owner	Ridgecrest JV, LLC. 18518 NW 41st Ave., Ridgefield, WA 98642. Contact: Lee Wells, 360.609.5269, leewells@gmail.com
Applicant	Pacific Lifestyle Homes, 11815 NE 99 th Ave., Vancouver, WA 98682. Contact: Samantha Zimmer, 360.213.0804, samanthaz@buildplh.com
Applicant's Representative	SGA Engineering, PLCC, 2005 Broadway St., Vancouver, WA 98663. Contact: Scott Taylor, 360.993.0911, staylor@sgaengineering.com
Zoning	RLD-8
Review Type	Type II Post Decision Review of PLZ-16-0035
SEPA	Exempt
Applicable Criteria	RDC 18.205 Uses, RDC 18.210 RLD-6 District, 18.310.070.C Type II Procedures; 18.310.160 Post Decision Review, 18.310 SEPA Exemptions, 18.810.090; and Ridgefield Engineering Standards for Public Works Construction
Prior Land Use Decisions	Ridgecrest Preliminary Planned Unit Development and Subdivision, PLZ-16-0035
Staff Contacts	<ul style="list-style-type: none"> Jesse Hague, Engineering Technician, 360.857.5012, jesse.hague@ridgefieldwa.us Claire Lust, Community Development Director, 360-857-5024, claire.lust@ridgefieldwa.us
Staff Decision	Approval with Conditions

II. EXISTING CONDITIONS AND PROPOSED DEVELOPMENT

The project area is 15.3 acres and is Phase 6 of the Seven Wells Planned Unit (PUD) Subdivision. The project is also located in the Ridgefield Junction Neighborhood. The parcel is zoned RMD-8 (urban low density residential). The surrounding parcels are zoned RLD-8 and RMD-16. These parcels contain existing single-family homes or are vacant undeveloped land. S. 45th Ave. is located along the west edge of the property and in the future private S. Ridge Loop will connect from the east through the project to serve PH 6. The city is leading improvements to S. 45th Ave. consistent with the adopted Capitol Facilities Plan. Right-of-way for the collector road will be dedicated with this phase 6 project.



Applicant's statement:

The applicant proposes to modify the lot widths in PH 6 to provide a variety of products for future homeowners. Lot widths will approximately vary from 40' to 80'. There are no changes to the number of lots or density, no changes to existing and proposed roadways, no changes to open space or parks, no changes to utility main lines, and no changes to proposed storm facilities.

Staff statement: The applicant proposes to create frontages of 40 ft. or 45 ft. for lots 1- 11 and 15, less than the 50-foot minimum allowed in the RLD-8 zone. Other lots will have street frontages of 50 feet or more. The proposal will not increase the lot count in PH 6; there are 63 lots. The proposal slightly alters the location of the proposes open space, Tract J, and enlarges the tract from 7,348 sq. ft. to 7,959 sq. ft., an increase of 611 sq. ft. (See, Comparison of PH 6 in PLZ-16-0035 and proposed modifications, at the end of this report.)

FIGURE 2: SEVEN WELLS PH 6 MODIFIED SITE PLAN



III. PROCEDURE

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310 (Procedures)

Waived	Pre-application conference
August 5, 2022	Application submitted
September 2, 2022	First TC review - Incomplete
September 15, 2022	Applicant revised site plan
September 16, 2022	Application found technically complete
September 29, 2022	Public notice issued
October 24, 2022	Public comment period ends
October 28, 2022	Notice of Decision issued

IV. PUBLIC COMMENT

The city posted the property and mailed notice to property owners within 300 feet of the site perimeter on September 29, 2022. The city received no comments. The city determined that the proposed changes were exempt from additional SEPA review.

V. APPLICABLE STANDARDS

RDC 18.205 Uses, RDC 18.210 RLD-6 District, 18.310.070.C Type II Procedures; 18.310.160 Post Decision Review, 18.310 SEPA Exemptions, 18.810.090; and Ridgefield Engineering Standards for Public Works Construction

VI. FINDINGS

A. Impact Fees (RDC 18.070)

The project is subject to traffic, park, and school impact fees (TIF). RDC 18.070.060(B)

Findings

As a **condition of approval**, the city shall assess traffic, park and school impact fees using the respective impact fee rate in effect at that time.

B. Use (RDC 18.205)

Residential use is permitted in the RLD-8. RDC 18.205.020 Table 1

Proposal

The applicant proposes to adjust Phase 6 of the 15.3-acre PUD subdivision to allow for a mix of housing options and widths. Lot widths will vary from 40' to 80'. There are no changes to the number of lots or density, no changes to existing and proposed roadways, no changes to open space or parks, no changes to utility main lines, and no changes to proposed storm facilities. The proposal will result in an increase of approximately 500 SF of open space.

Findings

Residential use is a permitted use and varied lot widths is allowable under RDC 18.401.100, Planned Unit Development.

C. Base Zone Development Standards (RDC 18.210)

The required minimum lot width in the RLD-8 zone is 50 feet. The minimum lot area in the RLD-8 zone is 5,000 sq. ft. (See Table 18.210.030-1. RLD Dimension and Density Standards)

The applicant proposes to reduce the lot widths and lot area of twelve (12) lots as shown in Table 1 below.

Table 1. Proposed Lot Dimensions

Lot #	Proposed lot width	Proposed lot area
1	40 ft.	4,444 sq. ft.
2	40 ft.	4,444 sq. ft.
3	40 ft.	4,444 sq. ft.
4	40 ft.	4,444 sq. ft.
5	40 ft.	4,444 sq. ft.
6	40 ft.	4,444 sq. ft.
7	40 ft.	4,444 sq. ft.
8	45 ft.	4,999 sq. ft.
9	45 ft.	4,999 sq. ft.
10	45 ft.	4,999 sq. ft.
11	45 ft.	4,999 sq. ft.
15	43 ft.	6,223 sq. ft.

Findings

Lots 1-11 and lot 15 are less than the minimum allowed in the RLD-8 zone. However, the PUD code, RDC 18.401.100.A.4 and 18.401.100.A.5 provide a mechanism to reduce the minimum lot dimensions. The proposed modifications are consistent with the intent of RDC 18.401.100.

D. Critical Areas (RDC 18.280) and SEPA (RDC 18.810)

Findings

The proposed changes in lot width will not impact known critical areas. The proposed changes in lot width do not warrant additional SEPA review.

E. Post Decision Review (RDC 18.310.160)

A. Applicability. 18.310.160. A.1-8

Post-decision review (PDR) procedures may modify a planned unit development or subdivision preliminary decision without subjecting the change to the same procedure as the original application. A party to the underlying decision may file for PDR. An application for PDR is not subject to pre-application review. Post-decision review cannot substantially change the nature of development proposed pursuant to a given decision. An application for post-decision review does not extend the deadline for filing an appeal of the decision being reviewed and does not stay appeal proceedings. Nor may an application for post-decision review be used to extend the duration of approval for the original final decision.

Applications which qualify for post-decision review shall remain vested to the laws in place at the time of the original application vested. RDC 18.310.160.E

The planning director shall classify the application as a Type I, II or III procedure consistent with the criteria in RDC 18.310.160.C.1-7, Classification of Post-Decision Review.

18.310.160.5. *An application for post-decision review of a Type III decision shall be subject to a Type II review procedure if the review authority finds the requested change in the decision:*

- a. *Does not increase the potential adverse impact of the development authorized by the decision or SEPA determination; and*
- b. *Is needed to address a minor change in the facts or the law, including a permit to which the development is subject; and*
- c. *Does not involve an issue of broad public interest, based on the record of the decision.*

Findings

Ridgecrest Preliminary Planned Unit Development and Subdivision, PLZ-16-0035, was reviewed under a Type III procedure. As described in Section II above, the application for PDR seeks to the modify the proposed width of select lots and to slightly increase the area of Tract J. The PDR does not alter the lot count, density, yard setbacks, access or conditions of approval established under PLZ-16-0035. Consequently, the proposed PDR does not increase the potential adverse impact of the development.

Because the applicant seeks to modify select lot widths below the lot width established under PLZ-16-0035, a PDR is required. Modification of lot widths is a minor change in facts.

The record for PLZ-16-0035 does not indicate that the establishment of lot widths was an issue of any public

interest during the comment period or hearing. The notice of land use application the city circulated for the pending PDR application did not engender any public comments relating to lot widths. Therefore, modifying the width of a select number of lots in PH 6 in not an issue of broad public interest.

Therefore, for the findings stated above, the city concludes that this application for PDR is consistent with the applicable review criteria in RDC 18.310.160.

F. Sanitary Sewer Service

Please contact Clark Regional Wastewater District (CRWWD).

G. Street Design and Frontage Improvements

Standards

The proposed street layout and frontage improvements were approved with the Ridgecrest PUD Preliminary Plat on November 10, 2016

Proposal

No changes to the street layout on the approved preliminary plat are proposed with this application.

Findings

Staff finds that the proposed preliminary plat does not propose changes to the street layout.

H. Transportation Impact Analysis

Standards

A full traffic impact analysis was completed with the Ridgecrest PUD Preliminary.

Proposal

The applicant conducted a traffic impact analysis (TIA): Ridgecrest PUD Traffic Impact Study, prepared by Kelly Engineering dated February 2, 2016. This traffic study was completed as part of the Ridgecrest PUD (PLZ-16-0035) and was previously approved.

The total number of lots does not change with this application.

Findings

Staff finds that the current application does not significantly alter traffic volumes from the approved Ridgecrest PUD and the previously approved TIA is still applicable

I. Water Service

Standards

The proposed project is in the City of Ridgefield water service area and must comply with all relevant requirements and standards.

Proposal

No changes to the previously approved water system are proposed with this application.

Findings

Staff finds that no changes to the previously approved water system are proposed with this application.

J. 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.

K. 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.

L. 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:

Subdivision Acceptance

- To get model home building permits:
 - Property corner pins or building pad survey
 - Gravel roads (at minimum)
 - Street signs installed
 - Active fire hydrant within 500 feet
- To get other building permits:
 - Requirements above (property corner pins required)
 - Final plat
 - A performance bond for all **incomplete** public improvements is required prior to final plat.
 - All **private** improvements must be complete prior to final plat.
 - Private improvements are any improvements to be owned and maintained by the future HOA.
- To get water meters:
 - Inspection approval of water lines and meter boxes

- To get final occupancy
 - Engineering acceptance, which requires all the above plus:
 - Inspection approval of all public improvements and storm facilities (fully signed inspection card)
 - A maintenance bond for 20% of all public improvements
 - Submittal of approved as-builts in mylar, pdf, and AutoCAD versions.

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

VII. STAFF DECISION

Staff approves the Seven Wells PH 6 post decision review subject to the following **conditions of approval**.

VIII. 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. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-fours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.
3. The city shall assess traffic, park and school impact fees using the impact fee rate in effect at that time.
4. Unless expressly altered by this decision, all conditions of approval in the Final Order issued for PLZ-16-0035, Ridgecrest PUD and Subdivision, remain in full force and effect.
5. The required yard depth, setbacks, building height, and impervious surface standards approved by PLZ-16-0035 are not altered by this post decision review decision.
6. The applicant shall provide a note on the final plat for PH 6 stating that the lot widths for lots 1 – 11 were approved by the Final Decision for PLZ-22-0108, Master File PLZ-22-0070.

Reviewed by:

- Jesse Hague, Engineering Technician, 360.857.5012, jesse.hague@ridgefieldwa.us
- Eric Eisemann, Consulting Planner, 360.750.0038, e.eisemann@e2landuse.com

Signed:

A handwritten signature in cursive script that reads "Claire Lust".

Claire Lust, Community Development Director

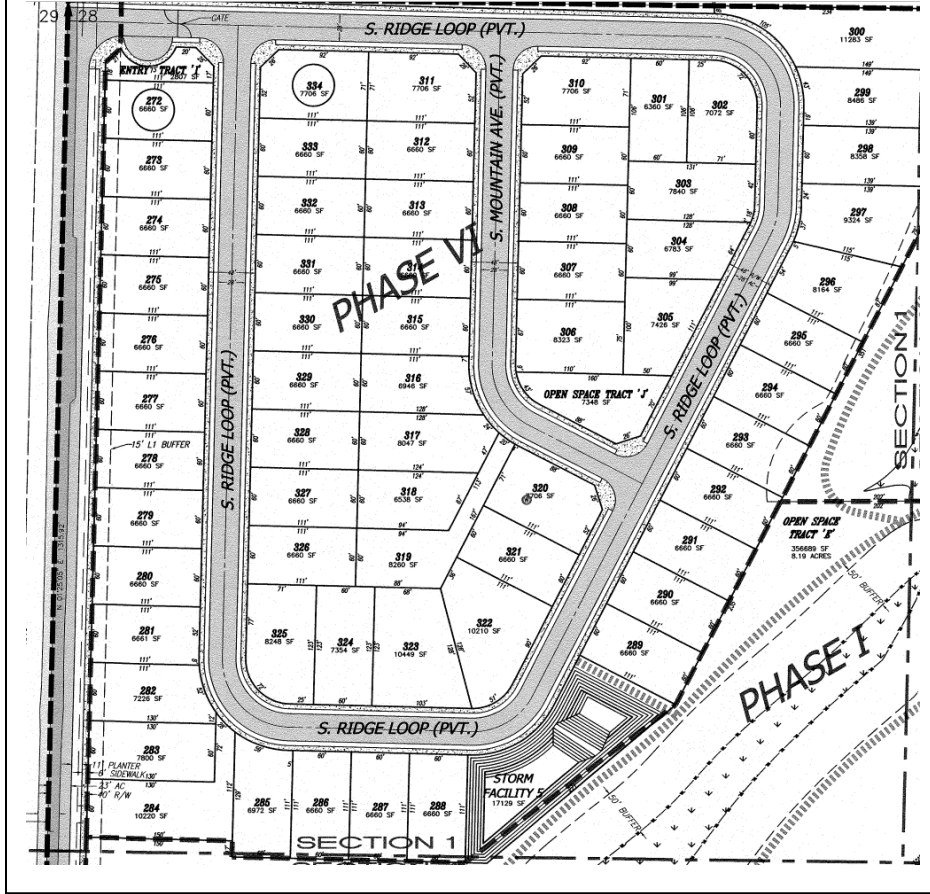
Date: October 28, 2022

IX. APPEAL PROCEDURES

Pursuant to RDC 18.310.100.A and 18.310.100.C an appeal of a Type II decision shall be made within fourteen days after written notice of the decision is mailed and a written appeal filed with the city clerk. The Ridgefield hearing examiner will conduct the appeal in an open record hearing.

Comparison of PH 6 in PLZ-16-0035 and proposed modifications

PLZ-16-0036



PLZ-22-0108

