



COMMUNITY DEVELOPMENT DEPARTMENT

510 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

NOTICE OF DECISION

Union Ridge Town Center Boundary Line Adjustment

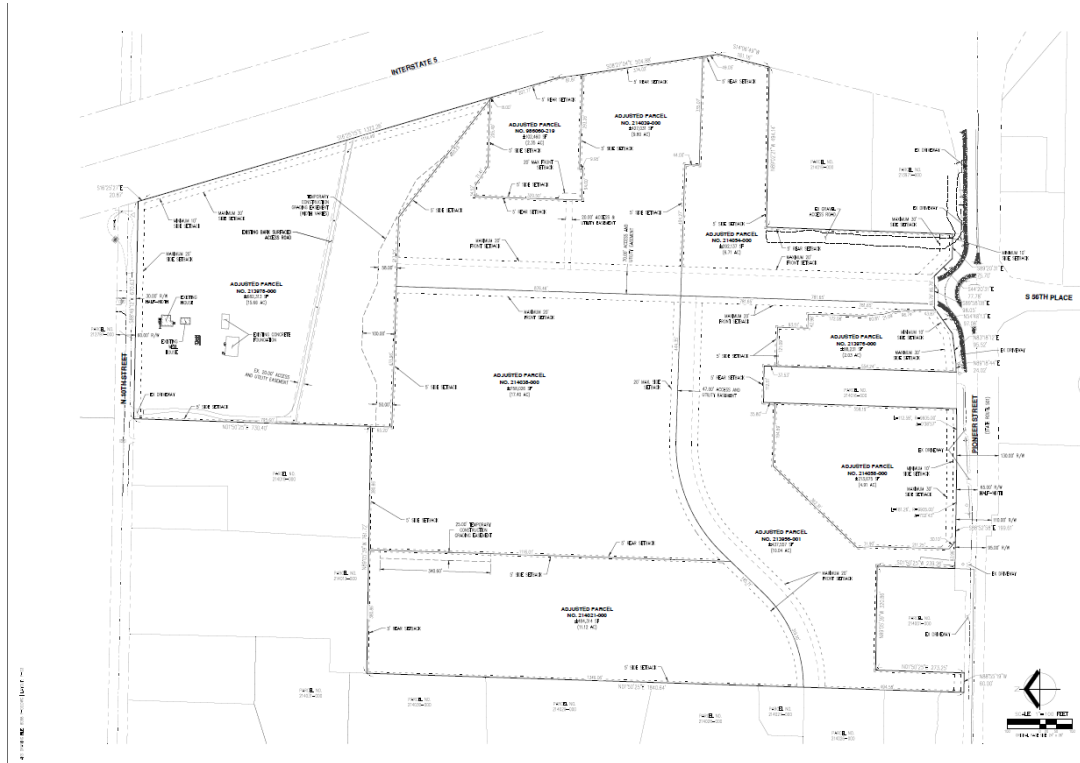
File No. PLZ-22-0120

Date	Application submitted: September 6 th , 2022 Decision issued: October 24 th , 2022
Proposal	Adjust boundary lines between nine commercial lots by moving the interior lots lines. The lots are located northwest of I-5 and Pioneer Street, which are located in a Commercial Regional Business (CRB) zoning district.
Locations	Assessor's PINs: 214054-000, 213976-000, 213978-000, 986060-219, 214038-000, 214039-000, 213956-001, 214058-000, and 214021-000
	Additional property information is listed in Appendix A
Property Owners	<ol style="list-style-type: none">1. Steven J. Oliva 915 W 11th St/Vancouver, WA 986602. URTC Northwest, LLC 915 W 11th St/ Vancouver, WA 986603. Union Ridge, LLC 915 W 11th St/ Vancouver, WA 98660
Applicant	Josh Oliva-URTC NW LCC/HSP Properties 915 W 11 th St / Vancouver, WA 98660 Contact: 360.213.2222. josho@hspre.com
Applicant's Representative	Michael Andreotti-AKS Engineering & Forestry 9600 NE 126 th Avenue, Suite 2520/Vancouver, WA 98682 Contact:360.882.0419, andreottim@aks-eng.com
Zoning	Commercial Regional Business (CRB)
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: 360.857.5047, beth.whitener@ridgefieldwa.us
Decision	Approved with conditions

I. PROPOSAL

The applicant seeks to adjust the boundaries between nine adjacent parcels. The overall project area is ±80.02 acres. The subject parcels are Assessor's PINs: #214054000, #213976000, #213978000, #986060219, #214038000, #214039000, #213956001, #214058000, and #214021000. Additional information including site address, ownership, and assessor's description is located in Appendix A. The following parcels have existing structures located on site: #213976000, #214016000, #214058000, #213956001, and #213978000. The southernmost parcels front onto Pioneer Street and the northernmost parcels front onto N 10th Street, both of which are public streets. The other lots are currently undeveloped. The purpose of the adjustment is to facilitate future commercial development on portions of the site.

Figure 1. Proposed Boundary Lines



II. FINDINGS

An application for a boundary line adjustment shall demonstrate that the requested adjustment complies with the review criteria in the Ridgefield Development Code (RDC), Section 18.600.040.B. The criteria are identified in 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 CRB zone, the minimum lot area is 10,000 sq ft and the minimum lot width is 50 ft. The existing and proposed lot dimensions are:

	Lot Area (sq ft)	Lot Width (ft)
CRB Minimums	10,000 sq ft	50 feet
Parcel 214054000 Existing	40,107 sq ft	69.86 feet
Parcel 214054000 Proposed	264,798 sq ft	773.42 feet
Parcel 213976000 Existing	197,767 sq ft	356.71 feet
Parcel 213976000 Proposed	119,240 sq ft	403.25 feet
Parcel 213978000 Existing	944,825 sq ft	673.92 feet
Parcel 213978000 Proposed	705,940 sq ft	673.92 feet
Parcel 986060219 Existing	934,406 sq ft	1,149.72 feet
Parcel 986060219 Proposed	102,460 sq ft	329.50 feet
Parcel 214038000 Existing	216,300 sq ft	380.86 feet
Parcel 214038000 Proposed	744,634 sq ft	849.37 feet
Parcel 214039000 Existing	241,597 sq ft	380.86 feet
Parcel 214039000 Proposed	396,355 sq ft	876.49 feet
Parcel 213956001 Existing	230,327 sq ft	380.87 feet
Parcel 213956001 Proposed	454,705 sq ft	377.09 feet
Parcel 214058000 Existing	67,082 sq ft	112.58 feet
Parcel 214058000 Proposed	213,298 sq ft	399.24 feet
Parcel 214021000 Existing	613,333 sq ft	380.98 feet
Parcel 214021000 Proposed	484,314 sq ft	464.93 feet

The proposed adjustment will adjust the internal boundary lines between the nine commercial lots. Following the adjustment, all lots will continue to comply with the dimensional standards of the CRB base zone. No lots will be created or removed. Access to the lots will continue to be provided by Pioneer Street and N 10th Street. The adjustment will have no effect on compliance with City Engineering Standards.

- 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 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 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 a copy of the recorded survey to the City.

Reviewed by:

Beth Whitener, Planning Intern

Signed:



Claire Lust, Community Development Director

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.

V. Exhibit A – Parcel Information

- Parcel #: 214054-000
 - No Address
 - Property Owner: Steven J. Olivia
 - #95 SEC 21 T4N R1EWM .92A

- Parcel #: 213976-000
 - 5694 PIONEER ST, RIDGEFIELD, WA 98642
 - Property Owner: Steven J. Olivia
 - #27 SEC 21 T4N R1EWM 5.12A

- Parcel #: 213978-000
 - 5601 N 10TH ST, RIDGEFIELD, WA 98642
 - Property Owner: Steven J. Olivia
 - #29 OF SEC 21 T4NR1EWM 21.69A

- Parcel #: 986060-219
 - No Address
 - Property Owner: Steven J. Olivia
 - #114 OF SEC 21 T4NR1EWM 21.45A

- Parcel #: 214038-000
 - No Address
 - Property Owner: URTC Northwest LLC
 - #89 SEC 21 T4N R1EWM 5.02A

- Parcel #: 214039-000
 - No Address
 - Property Owner: URTC Northwest LLC
 - #90 SEC 21 T4N R1EWM 5.60A

- Parcel #: 213956-001
 - 5448 PIONEER ST, RIDGEFIELD, WA 98642
 - Property Owner: URTC Northwest LLC
 - #4 SEC 21 T4N R1EWM 5.56 ACRE

- Parcel #: 214058-000
 - 5500 PIONEER ST, RIDGEFIELD, WA 98642
 - Property Owner: Union Ridge LLC
 - #99 SEC 21 T4N R1EWM 1.52A

- Parcel #: 214021-000
 - No Address
 - Property Owner: URTC Northwest LLC
 - #72 SEC 21 T4N R1EWM 14.28A