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## COMMUNITY DEVELOPMENT DEPARTMENT

510 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF DECISION

#### Mill St Short Plat (The Bluffs) Boundary Line Adjustment

File No. MASTER-22-0088, PLZ-22-0131

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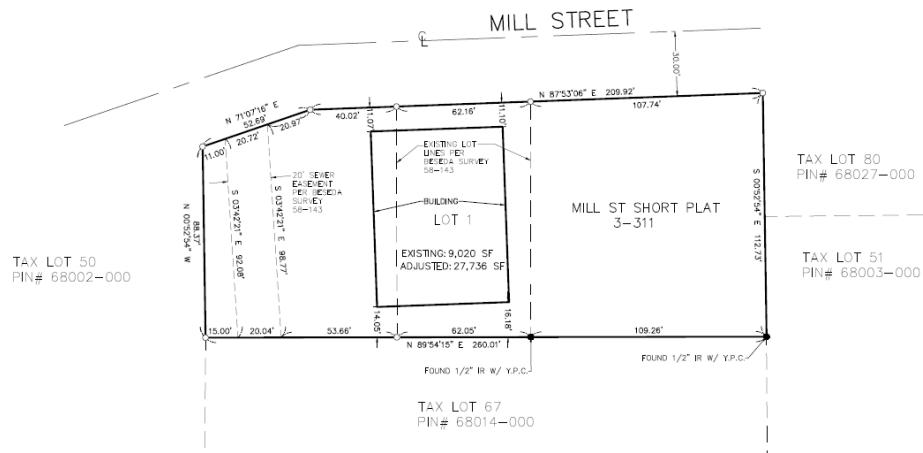
<b>Date</b>	Application submitted: October 20 <sup>th</sup> , 2022 Decision issued: November 4, 2022
<b>Proposal</b>	Adjust boundary lines between three Central Mixed Use (CMU) lots by removing the interior lines of lots 1, 2, and 3 and combine all three lots into one larger lot.
<b>Locations</b>	<ol style="list-style-type: none"><li>55 Mill Street, Ridgefield, WA 98642 Assessor's Pin: 67992000, LOT 1 SP3-311 .19A</li><li>101 Mill St, Ridgefield, WA, 98642 Assessor's Pin: 67992005, LOT 2 SP3-311 .20A</li><li>107 Mill St, Ridgefield, WA, 98642 Assessor's Pin: 67992010, LOT 3 SP3-311 .25A</li></ol>
<b>Property Owner</b>	Dean Maldonado-FDM Development Inc. 5101 NE 82 <sup>nd</sup> Ave, Suite 200/Vancouver, WA, 98662 Contact: 360.719.0276, <a href="mailto:dean@fdmdevelopment.com">dean@fdmdevelopment.com</a>
<b>Applicant</b>	David Denny-Minister-Glaeser Surveying 2200 E. Evergreen Blvd/Vancouver, WA, 98661 Contact: 360.694.3313, <a href="mailto:dad@mgsurvey.com">dad@mgsurvey.com</a>
<b>Zoning</b>	Central Mixed Use (CMU)
<b>Review Type</b>	Type I Boundary Line Adjustment
<b>Approval Criteria</b>	RDC 18.310.060, Type I Procedure; RDC 18.235, Mixed-Use Districts; RDC 18.600.040, Exemptions and Adjustments
<b>Staff Contact</b>	Beth Whitener, Planning Intern 510 Pioneer St Suite B/ Ridgefield, WA 98642 Contact: 360.857.5047, <a href="mailto:beth.whitener@ridgefieldwa.us">beth.whitener@ridgefieldwa.us</a>
<b>Decision</b>	<b>Approved with conditions</b>

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# I. PROPOSAL

The applicant seeks to adjust the boundaries between three adjacent parcels located in the Central Mixed Use (CMU) zone. The subject parcels are Assessor's Pins: 67992005, 67992000, and 67992010. All three parcels front onto Mill Street, which is a public access road. The purpose of this adjustment is to combine all three lots into one.

**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 CMU zone, the minimum lot area is 5,000 sq ft, the minimum lot width is 50 ft, and the minimum lot depth is 90 ft. The existing and proposed lot dimensions are:

	Lot Area (sq ft)	Lot Width (ft)	Lot Depth (ft)
<b>CMU Minimums</b>	5,000 sq ft	50 ft	90 ft
Parcel 67992000 Existing	6,698 sq ft	84.32 ft	106.74 ft
Parcel 67992000 Proposed	0 sq ft	0 ft	0 ft
Parcel 67992005 Existing	9,020 sq ft	88.7 ft	98 ft

Parcel 67992005 Proposed	27,730 sq ft	260.0 ft	100.5 ft
Parcel 67992010 Existing	12,020 sq ft	107.71 feet	108.93 ft
Parcel 67992010 Proposed	0 sq ft	0 ft	0 ft

The proposed adjustment will adjust the internal boundary lines between three central mixed use lots. Following the adjustment, all lots will continue to comply with the dimensional standards of the CMU base zone. Access to the lots will continue to be provided by Mill 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

November 4, 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.