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## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3908 | Fax: (360) 887-2507 | [www.ridgefieldwa.us](http://www.ridgefieldwa.us)

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### NOTICE OF LAND USE DECISION RIC Ross TI Fence II SITE PLAN REVIEW

File PLZ-22-0142, Master PLZ-22-0093

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<b>Date</b>	January 5, 2023
<b>Proposal</b>	Construct 1,300 lineal feet of chain link fence, 8 feet tall around the approved trailer parking area, located west of the existing building. Construct an 8-foot by 8-foot guard station. No Critical Areas impacted.
<b>Location</b>	7001 S Union Ridge Parkway Ridgefield, WA 98642. Assessor # 215337000. 38.81 acres
<b>Applicant's Representative</b>	Mackenzie, 101 E 6th Street, Suite 200 Vancouver, WA 98660 Contact: Michael Chen, 206-582-2573 <a href="mailto:mchen@mcknze.co">mchen@mcknze.co</a>
<b>Property Owner</b>	RREEF CPIF RIDGEFIELD INDUSTRIAL LLC, 10260 SW Greenburg Road, Suite 170 Portland, OR 97223. Contact: ATTN: Brent Hedberg <a href="mailto:bhedberg@spechtprop.com">bhedberg@spechtprop.com</a>
<b>Zoning</b>	Employment (E), Employment Mixed Use Overlay (EMUO)
<b>Applicable Criteria</b>	RDC 18.205 Uses; 18.210 Employment District; 18.310.070 (Type II); 18.500 Site Plan Review; 18.740.030.B Fences and Walls; Ridgefield Engineering Standards for Public Works Construction.
<b>Public Access</b>	S. Union Ridge Parkway
<b>Review</b>	Type II Site Plan
<b>SEPA</b>	Exempt, RDC 18.810.090.A.4
<b>Contact</b>	<u>Engineering</u> : Jesse Hague, Engineering Technician. Contact: 360.857.5022, <a href="mailto:jesse.hague@ridgefieldwa.us">jesse.hague@ridgefieldwa.us</a> <u>Planning</u> : Claire Lust, Community Development Director, P.O. Box 608, 230 Pioneer St., Ridgefield, WA 98642. 360-857-5024, <a href="mailto:claire.lust@ridgefieldwa.us">claire.lust@ridgefieldwa.us</a> Eric Eisemann, Consulting Planner, E <sup>2</sup> Land Use Planning, LLC. Contact: 360.750.0038, <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a>
<b>Decision</b>	Approved with conditions

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# I. BACKGROUND INFORMATION

## Related Land Use Decisions:

- PLZ-20-0062 Specht Union Ridge Development Pre-Application Conference
- PLZ-21-0010, 0012-0014 Specht Union Ridge Development Lot 4 & 30 Site Plan

## Application Review Dates

Application submitted	November 15, 2022
Additional materials provided	November 23, 2022
Technically complete	December 2, 2022
Public Notice Comment Period	December 8 – December 29, 2022
Decision issued	January 5, 2023

# II. CONTEXT and PROPOSAL

## **Existing Site and Surrounding Land Use**

The project area is Lot 4 of the Union Ridge Master Plan. The current lot configuration was created via a boundary line adjustment with the development of the 468,810 SF warehouse under PLZ-21-0010, PLZ-22-0012 through 22-0014. The lot (APN 215337000) is improved with the warehouse, parking for vehicles and trucks, stormwater facilities, and landscaping.

The site is zoned Employment (E) with the Employment Mixed Use Overlay (EMUO), and a comprehensive plan designation of Employment (EM). Development on these parcels is regulated by the Union Ridge Master Plan and Union Ridge Development Standards and Design Guidelines (URDSDG) approved by the Hearings Examiner on September 2, 2005 (MUO 01-85). The Development standards adopted therein were further codified by the City Council under a development agreement effective June 30, 2006. The proposed fence is located within the Union Office Use and Industrial Use subarea.

## **Description of Proposed Development**

The proposed development will install approximately 1,300 lineal feet of 8-foot-high chain link fence with black vinyl slats. A 64 square foot guard shack will also be installed adjacent to the trailer parking lot. No landscaping is proposed beyond the existing landscaping that was installed as part of the original site improvements for the warehouse and site improvements. No changes to existing site access are proposed.

# III. COMMENTS

The notice of land use application period ran from December 8, 2022 through 5:00 PM December 29, 2022. The city did not receive any comments during the public comment period. The project is exempt from SEPA review per RDC 18.810.090.A.4.

## IV. FINDINGS

### A. Vesting

**Response.** The city found the application technically complete on December 2, 2022. The application is vested to the development code (RDC) adopted as of that date. The March 16, 2022 Supplement #93 is the RDC to which the application is vested.

### B. RDC 18.070 Impact Fees

**Response.** The city does not assess park or school or park impact fees for employment uses. The city will not assess Transportation Impact fees for the proposed fence because construction of the fence will not generate any additional traffic trips.

### C. RDC 18.205 – Uses

**Response.** The existing warehouse and parking area for vehicles and trucks are approved uses. (See PLZ-21-0010, PLZ-22-0012 through 22-0014.) A fence is an allowed accessory use in the E zone. (RDC 18.240.090.)

### D. RDC 18.240 – Employment District

**Response.** The site is zoned Employment (E) and is within the Employment Mixed Use Overlay (EMUO). Development within the EMUO is regulated by the Master Plan and Union Ridge Development Standards and Design Guidelines (URDSDG).

Signs are not proposed with this application. Additional lighting and landscaping are not proposed by this application. An eight-foot by eight-foot (8' x 8') guard station will be installed adjacent to the interior area of the trailer parking lot. No additional parking spaces will be created.

18.240.095 Fences.

**Response.** A fence is an allowed accessory use in the E zone and shall comply with the provisions of RDC [18.740](#).

*Chain link fences are discouraged and may only be used in areas not visible from any public right-of-way, adjacent property, or onsite common open area. If used, black, dark brown or dark-toned coated chain link fencing with matching posts and rails shall be required. (RDC 18.240.095.B.1) Barbed wire, razor wire, electric and similar dangerous fences shall not be used except for specific conditions where the applicant demonstrates they are required for security reasons. Landscaping may be required, as determined by the planning director, to reduce the visual impact of barbed wire, razor wire, electric and similar dangerous fences to the public. (RDC 18.240.095.B.2)*

**Response.** The applicant proposes to install 1,300 lineal feet of 8-foot-high chain link fence with black vinyl coated fencing

#### *18.740.030.B Fence Design Criteria*

*In the E zone, upon approval by the planning director through a Type II procedure, fence height shall be no higher than eight feet from grade to the highest point of the structure, except that fence height shall be less than eight feet where:*

1. Section 2.15, "sight obstruction requirements," of the city engineering standards applies; or
2. The fence is a visual obstruction pursuant to [Section 18.100](#).

**Response.** The applicant proposes to install 1,300 lineal feet of 8-foot-high chain link fence with black vinyl coated fencing. Consequently, a Type II review is required. The proposed fence is not a "visual obstruction" because it does not "dangerously limit the visibility of persons in motor vehicles". Barbed wire, razor wire or electric fence is not proposed or allowed.

*18.240.110 Special provisions for the employment mixed use overlay district.*

**Response.** The site is in the EMUO. This section and the Union Ridge Development Standards and Design Guidelines (URDSDG) apply to the proposed fence. The URDSDG supersedes the RDC except for areas where URDSDG is silent or unclear.

The proposed 1,300 lineal feet of fencing around the trailer parking lot will be constructed with galvanized post, top rails, and cap. The chain link fence will be galvanized with black vinyl coating and black vinyl slats. The landscape plans associated with the site development of the overall project will provide screening of the 8-foot fence.

Approval of the proposed fence is contingent upon written approval by the Union Ridge Architectural Design Committee (UR ARC) The applicant has not, as of this writing, submitted the required UR ARC approval letter.

**Response.** As a **condition of approval**, prior to construction of the fence, the applicant shall provide the Community Development Director with a letter, signed by the Union Ridge Architectural Design Committee, approving the proposed 8-foot chain link fence with black vinyl slats.

E. *RDC 18.280 Critical Areas Protection*

Ecological Land Services prepared a Critical Areas Report, Buffer Averaging Plan, and Bank Use Plan for the original development project. Critical areas will not be impacted by construction of the proposed fence.

F. **RDC 18.500 Site Plan Review**

*Site Plan Decision Criteria RDC 18.500.060.A through F*

*Site plan applicants may be approved approval may be approved, or approved with conditions, when all the following criteria are met:*

- A. *The proposal is consistent with the applicable development regulations of the underlying zone;*
- B. *The proposal is suitable for the site considering size, shape, location, topography, existence of improvements and natural features;*
- 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;*
- D. *The proposal complies with all applicable site plan review requirements; and*
- 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.*

**Response.** The proposed fence is an accessory structure allowed in the E zone.

The proposed fence and 64 square foot guard station are consistent with applicable development regulations of the E (employment) zone and EMUO (Employment Mixed Use Overlay) overlay. The proposed fence and guard station are within the same site area as the previously approved project. The proposed fence and guard station are suitable for the site's size, shape, location, topography, existence of improvements and natural features. The

proposed fence will not impact the adequacy of the transportation system and public facilities and services for the area.

Ecological Land Services prepared a Critical Areas Report, Buffer Averaging Plan, and Bank Use Plan for the original development project. Critical areas will not be impacted by construction of the proposed fence.

The city concludes that the proposed 1,300 lineal feet of fencing and 8' x 8' guard station met, or as conditioned, can meet the applicable requirements.

## G. RDC 18.810 – Environmental Standards - SEPA

Construction of the proposed fence is exempt from SEPA review consistent RDC 18.810.090.A.4.

# V. Engineering Findings

## Grading & Erosion Control

### Standards

A City grading permit might 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 30<sup>th</sup> and May 1<sup>st</sup> and at times is not allowed.

**Response.** Prior to construction of the fence, the applicant shall coordinate with the city Engineering office to determine the nature and extent, if any, of erosion control measures. Contact: Jesse Hague, Engineering Technician, (360) 857-5012, [jesse.hague@ridgefieldwa.us](mailto:jesse.hague@ridgefieldwa.us).

## Sanitary Sewer Service

Contact CRWWD directly for review. Contact: Jason Oster, Senior Engineering Technician (Development), (360) 993-8848, [joster@crwwd.com](mailto:joster@crwwd.com).

## Clark Cowlitz Fire and Rescue

Contact CCFR directly for review. Contact: Josh Taylor, Deputy Fire Marshal, (360) 887-4609, [josh.taylor@clarkfr.org](mailto:josh.taylor@clarkfr.org).

# VI. DECISION

The City of Ridgefield, after review and consideration of the application materials and applicable approval criteria, **APPROVES** the RIC Ross Fence TI Site Plan subject to compliance with the following **conditions of approval**:

## A. General Land Use 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 the original site plan review application notice of

decision (April 7, 2015), 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. Prior to construction of the fence, the applicant shall provide the Community Development Director with a letter, signed by the Union Ridge Architectural Design Committee, approving the proposed 8-foot chain link fence with black vinyl slats.
3. Future signs will be subject to city approval and a sign permit.
4. All fencing shall demonstrate compliance with 18.740, Fences, and shall be no higher than 8 feet above grade.

## B. SEPA Conditions

Installation of the fence is exempt from SEPA review.

## C. Engineering Conditions

None.

Signed:



Claire Lust, Community Development Director

Date: January 5, 2023

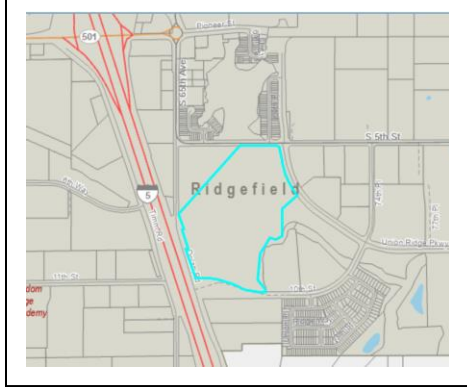
## VII. APPEAL PROCEDURES

Pursuant to RDC 18.310.100 an appeal of a Type II 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.

# VIII. Exhibits

Application materials, upon request.

## PROJECT LOCATION



## SITE PLAN

