



COMMUNITY DEVELOPMENT DEPARTMENT

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PRE-APPLICATION CONFERENCE NOTES

Magnum Power (PLZ-22-0147)

I. PROJECT INFORMATION

Date	Conference held: December 27, 2022 Applicant agreement to delay decision: January 6, 2023 Addition meeting: January 19, 2023 Notes issued: January 24, 2023
Project Proposal	The applicant is proposing to construct a 26,400 square foot light industrial building: including a 2-story, 14,400 square foot office building with accessory uses containing 4,800 square foot (second-floor mezzanine and first floor) warehouse storage area and 7,200 square foot light manufacturing and equipment repair area with associated parking, utilities, and landscape on parcel number 212790000. The applicant is proposing to construct an equipment storage yard on parcel number 213973000. The applicant is also proposing to place a temporary structure on the proposed gravel area on parcel 213973000. This temporary structure will be removed once operations are moved into the proposed building on parcel 212790000.
Location	No Situs Address / Ridgefield, WA 98642. #21 SEC 16 T4NR1EWM, Assessor's PIN 212790000, 17.04 acres 5915 N 10th St. / Ridgefield, WA 98642. #24 OF SEC 21 T4NR1EWM, Assessor's PIN 213973000, 4.04 acres
Applicant	Magnum Power, LLC. 6024 N 10th St. / Ridgefield, WA 98642. Contact: Dan Ritola, 360.901.4642, dan@magnumpowerllc.com
Applicant's Representative	AKS Engineering & Forestry, LLC. 9600 NE 126th Ave., Suite 2520 / Vancouver, WA 98682. Contact: Seth Halling, 360.882.0419, sethh@aks-eng.com
Property Owner	Daniel and Bonnie Ritola. 6024 N 10th St. / Ridgefield, WA 98642. Contact: Dan Ritola, 360.901.4642, dan@magnumpowerllc.com
Public Access	On N 10th St west of N 65th Ave
Zoning	Employment (E)
Review Required	Pre-application conference for Site Plan, Critical Areas, Legal Lot Determination, Variance (if proposed), SEPA and Archaeological.
Potential Issues	Employment zone development standards, landscaping, critical areas, access and traffic impacts, existing use.

Purpose	Discuss the proposed project, identify potential site, utility, design, and environmental issues; discuss the appropriate application and permitting process, and help facilitate development review.
Conference Invitees	Property Owner, Applicant, City Public Works Director, City Building Official, City Engineer, City Planner, Cowlitz Fire Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, Clark Regional Wastewater District, and interested persons.
Staff Contact(s)	Shana Lazzarini, Planner II, shana.lazzarini@ridgefieldwa.us , 360.857.6007 Jesse Hague, Engineering Technician, jesse.hague@ridgefieldwa.us , 360.857.5012

II. GENERAL DESCRIPTION

A. Background

To date, City of Ridgefield has not received any development proposals on these parcels.

B. Proposal

The applicant proposes to construct a light industrial building with a gross floor area of 26,400 square feet: including a 2-story, 14,400 square foot office building with accessory uses containing 4,800 square foot (second-floor mezzanine and first floor) warehouse storage area and 7,200 square foot light manufacturing and equipment repair area with associated parking, utilities, and landscape on parcel number 212790-000. The applicant is proposing to construct an equipment storage yard on parcel number 213973-000.

The applicant is also proposing to place a temporary structure on the proposed gravel area on parcel 213973-000. This temporary structure will be removed once operations are moved into the proposed building on parcel 212790-000.

The site is located in the Employment (E) zone, on N 10th Street, west of N 65th Avenue. The subject site consists of two parcel numbers, 212790-000 and 213973-000, and is addressed at 5915 N 10th Street, located in the City of Ridgefield, Washington. The subject site is ±8.27 acres in size and is zoned Employment (E). The site is surrounded by properties similarly zoned E to the north and east, Commercial Regional Business (CRB) to the east and south, and the properties to the west, across Interstate 5 are zoned CRB and Agriculture-20 (AG-20).

Parcel number 212790-000 is currently undeveloped other than a gravel area that is being used for storage by the applicant. Parcel number 213973-000 currently has a single-family home and detached garage. According to Clark County geographic information systems (GIS), there are no mapped critical areas on parcel number 212790-000 other than geological hazard, and parcel number 213973-000 contains wetlands, and non-sensitive priority habitats, and species. Both properties are mapped with archaeological probability ranges from moderate to high, and an archaeological site buffer. Adjacent parcel number, 212803-000, is mapped with wetland, geological hazard, serve erosion hazard area, non-sensitive priority habitats, and species, archaeological probability ranges from moderate to high, and an archaeological site buffer.

C. Governing plans, policies, regulations, decisions and standards

The following City of Ridgefield plans and regulations are adopted and apply to the proposal: 2016 City of Ridgefield Comprehensive Plan including the 2017 Ridgefield Comprehensive Plan Map and the 2017 Ridgefield Zoning Map as amended; 2016 Ridgefield General Facilities Capital Facilities Plan (RCFP), as well as the 2017 Transportation, 2016 Sewer, and 2016 Water RCFP elements; Ridgefield Development Code (RDC) which is Title 18 of the Ridgefield Municipal Code; 2020 Parks, Recreation & Open Space Plan; Construction Administrative Code which is Title 14 of the Ridgefield Municipal Code; and 2017 City of Ridgefield Engineering Standards for Public Works Construction. This list of plans and regulations is not exhaustive.

III. PRE-APPLICATION CONFERENCE NOTES

A. Purpose

The purpose of these notes is to summarize the pre-application conference discussion. The substantive and procedural requirements are specific to nonconforming development and site plan review, based upon application materials. The pre-application conference was not intended to provide an exhaustive review of all project issues and will not prevent the City from applying all applicable laws, plans, and regulations at time of application.

B. Land Use Application and Process

The City has determined that the proposal discussed during the pre-application conference will require submittal of a technically complete application for Site Plan Review, Variance (if requested), Critical Areas Review, SEPA with an Archaeological Determination, and application fees.

Submit for land use review using the permitting portal: <https://ci-ridgefield-wa.smartgovcommunity.com/Public/Home>. Under master land use choose Type II. Under land use applications choose each of the applicable applications as listed in this report (site plan, SEPA, etc.).

C. Application Fees

Application fees are established by City Council resolution and the Master Fee Schedule in effect at the time of application. See <https://ridgefieldwa.us/wp-content/uploads/2023-Master-Fee-Schedule.pdf>.

Based on the issues discussed during the pre-application conference we anticipate the following land use applications and initial fees:

- Basic Site Plan Review. \$2,500
- Critical Areas Review. \$600 Fish & Wildlife Habitat Conservation Areas, \$600 Geologic Hazard Areas, \$600 Wetlands
- Legal Lot Determination. \$450; Lots over two – additional \$50 per lot

- SEPA Review. \$500
- Archaeological Pre-Determination Review. \$350
- Variance & Administrative Adjustment. \$350 (Adjustment) or \$3,250 (Variance).

There is a \$500 land use application fee credit available if an application for this project is submitted within 6 months from the date the pre-application conference was conducted.

Additional fees are required for engineering and building permit review at the time of development review. Traffic, impact fees and SDCs will be assessed at the time of building permit issuance.

D. Written Narrative

Part of the review requirements is a clearly written narrative as part of a complete application. The narrative should explain in detail the nature and purpose of the application and should demonstrate how the project will meet applicable community plans, development regulations, and standards, including, but not limited to:

- RDC 18.205 Uses
- RDC 18.240 Employment District
 - Address all applicable standards in RDC 18.240.050 Lot requirements, RDC 18.240.055 Dimensional standards, and RDC 18.240.060. Site planning and building design. Note that the building design standards in RDC 18.240.060 require structures adjacent to I-5 to comply with the commercial building design standards in RDC 18.230.055, which shall also be addressed in the narrative.
- RDC 18.280 Critical Areas Protection
 - Address the approval criteria in RDC 18.280.060, RDC 18.280.110 (habitat), RDC 18.280.130 (geologic hazards), and RDC 18.280.150 (wetlands).
- RDC 18.310 Procedures
- 18.350 Modifications to Standards (If administrative adjustment or variance is proposed)
 - Address the decision criteria in RDC 18.350.030 and/or RDC 18.350.050.
- RDC 18.500 Site Plan Review
 - Address the decision criteria in RDC 18.500.060.

- RDC 18.715 and RDC 18.240.075 Exterior Lighting
 - Address the standards in RDC 18.240.075 and/or RDC 18.715.050.
- RDC 18.720 and RDC 18.240.080 Off-Street Parking and Loading
 - Address all applicable standards in RDC 18.240.080 Employment districts parking, RDC 18.720.020 General provisions, RDC 18.720.030 Number of spaces required, RDC 18.720.040 Off street parking lot design, and RDC 18.720.050 Off-street loading.
- RDC 18.725 and 18.240.090 Landscaping
 - Address all applicable standards in RDC 18.240.090 Employment districts landscaping, RDC 18.725.050 Screening and buffering, and RDC 18.725.055, Minimum landscaping required.
- RDC 18.740 and 18.240.095 Fences and Walls
 - Address all applicable standards in RDC 18.240.095, Employment Districts fences and walls and RDC 18.740.030 Design criteria.
- RDC 18.810 SEPA
- RDC 18.830 City of Ridgefield Native Plant List
- RDC 18.840 Trees

The Ridgefield Development Code (RDC) is available at https://library.municode.com/wa/ridgefield/codes/code_of_ordinances?nodeId=CO_TIT18DECO.

E. Maps, Plans and Drawings

A technically complete site plan application must include the following maps, plans and drawings per RDC 18.500.040. All maps, plans and drawings must show scale, north arrow and date.

- Dimensions and orientation of the parcel.
- Locations of existing and proposed buildings and structures.
- Location and layout of off-street parking and loading facilities.
- Curb cuts and internal traffic circulation.
- Location of walls and fences, indication of their height and construction materials.
- Existing and proposed exterior lighting, meeting the submittal requirements of RDC 18.715.070.

- Location and size of exterior signs and outdoor advertising.
- General location and configuration of proposed landscaping, meeting the submittal requirements of RDC 18.725.070.
- General location and configuration of proposed open space and recreation areas, if required.
- Where slopes are equal to or greater than fifteen percent, grading and slope conditions which may affect drainage or construction, with slope contours mapped at two-foot intervals.
- Height and conceptual appearance of building facades for any new buildings and structures.
- Indication of proposed use of any new buildings.
- The location of any historically or archaeologically significant feature; or natural feature, including stream corridors, wetlands, wildlife habitat areas, well head protection areas, geologically unstable areas, constrained and unbuildable land, areas with native vegetation, areas with tree cover, rock outcroppings or similar natural or historic features.
- Other architectural or engineering data which may be necessary to determine compliance with applicable regulations; and
- Traffic analysis may be required if the proposed use could generate more than ten p.m. peak hour trips.
- Map of dedication, if applicable, showing all land dedicated to the public for the purpose of roadway, drainage, flood control, utility lines, emergency or service vehicle access, or other public use, and all easement rights dedicated for private purposes, including but not limited to trails, open space, parks, and storm ponds.
- Tree preservation and protection plan, meeting the submittal requirements of RDC 18.840.

The following will also be required as part of a technically complete application:

- Critical area review submittals, per RDC 18.280.050
- SEPA checklist and archaeological report
- Preliminary cut & fill plan.
- Street and frontage improvements.
- Preliminary Stormwater Management Plan.
- Preliminary Erosion Control Plan.

- Conceptual signage, if proposed.
- Tree preservation and protection plan, per RDC 18.840

F. Clark County Fire and Rescue

Clark-Cowlitz Fire Rescue (CCFR) comments were provided during the conference. Contact: mike.jackson@clarkfr.org or josh.taylor@clarkfr.org, 360.887.4609 with questions.

G. Sewer - Clark Regional Wastewater District

The proposed project is located within the Clark Regional Wastewater District's service area. The point of connection is the North Junction Trunk located onsite of SN 213973-000. In accordance with District code, Clark Regional Wastewater District will require that sewers be extended to all adjacent parcels at an elevation to serve the basin. Gravity service is required. The plans will be required to use a survey datum provided in NGVD 29(47).

As an element of the District's plan review, a copy of the floor, plumbing and mechanical plans must be submitted to the District with the application. The District will review the BMPs and pre-treatment requirements with the engineering application.

The District's sewer System Development Charge (SDC) is currently \$9,450 per Equivalent Residential Unit (ERU). District Local Facilities Charge (LFC) is \$3,237.60 per ERU. SDCs are subject to change and the applicable value will be applied at the time of sewer connection permit issuance. Please note that there is no guarantee or set aside of service capacity with land use approval, as it is the District's policy that service commitment occurs when it is paid for at the time sewer permits are issued.

Contact: Jason Oster, Senior Engineering Technician (Development), 360-993-8848, joster@crwwd.org

H. WSDOT

Washington State Department of Transportation (WSDOT) staff have reviewed the application materials submitted for the Magnum Power proposal. Approval of subsequent permits will result in construction of a 26,000 square foot light industrial building with associated utilities and parking, in addition to three equipment, material and vehicle storage yards. WSDOT would like to address our concerns and offer the following comments.

The development proposal is located adjacent to the right of way associated with Interstate 5. Be advised that no work shall be allowed within the Interstate 5 right of way without prior written approval from WSDOT. Please contact Region Development Services staff at the contact information provided below if work within WSDOT right of way is necessary.

WSDOT's drainage policy states that there will be no net gain in the storm water runoff transported to the WSDOT right of way from adjacent property. Proposed changes to storm water runoff that results in stormwater entering WSDOT right of way will require the proponent to contact WSDOT directly, or through

the permitting agency, to obtain WSDOT approval. Hydraulic calculations and plans must be submitted for WSDOT review and approval. The drainage plans and calculations will need to meet the requirements set forth in the WSDOT Hydraulics Manual (Engineer Publication M23- 03) and the Highway Runoff Manual (Engineer Publication M31-16).

Due to the proximity of this proposal to the interstate, WSDOT will require that lighting installed by the applicant must be of an appropriate wattage and be shielded and/or directed according to RCW 47.36.180 to avoid any glare to the motorists on Interstate 5.

These comments are based on a preliminary review of your project. As this project progresses, there may be need for additional information by this department for further review. There may be other issues and requirements by this department that are not stated here. This review does not constitute final approval by WSDOT.

Thank you for the opportunity to comment on the above referenced project. If you have any questions or need additional information, please contact me at BassD@wsdot.wa.gov or at 360.831.5829.

I. Engineering

Water Service: The proposed project is located in the City of Ridgefield water service area and a 12-inch diameter ductile iron water main is located in N 10th St roughly 950 feet East of the site. Offsite improvements will be required to bring water service to the site. The applicant should be aware that Clark County Fire & Rescue may provide additional comments with regards to fire service protection.

All developments are required to comply with backflow requirements as stated in Section 4.11 of the City of Ridgefield's Engineering Standards for Public Works.

The City's water system Capital Facility Plan shows the future waterline in N 10th as project D-10, a 12-inch watermain eventually connecting 45th Ave. to N. 65th Ave. The cost of over sizing an 8-inch line to a 12-inch is eligible for system development charge credits. A portion of the eligible cost has been allocated to the City and a portion has been allocated to developers. It was assumed that the cost allocation would be 75% developer/25% City as developers will construct most projects and the City will participate in oversizing of mains to serve larger geographic areas. The actual division of costs will change based on developer needs, parcel subdivisions and other factors that cannot be fully predicted at this time. The City share will be paid through system development charge credits.

The City of Ridgefield is supplied with water from five water supply wells. According to the 2013 Water System Plan Update, the City has water rights to serve approximately 4,273 equivalent residential units (ERUs), and well capacity to serve approximately 2,806 ERUs. The addition of the Junction Well Project, constructed in 2017, provided the City with the well capacity to serve an additional 1,145 ERUs, for a total of 3,951 ERUs. An agreement with Clark Public Utilities, finalized in 2021, provides the City with an additional 1,000 gallons per minute, or 7,164 ERUs, for a total capacity of 11,115 ERUs. Per the 2013 Water System Plan, the City served approximately 2151 ERUs at the end of 2010. Permits were issued for 65 ERUs in 2011, 122 ERUs in 2012, 180.5 ERUs in 2013, 114 in 2014, 228 in 2015, 320 in 2016, 158 in 2017, 342 in 2018, 380 in 2019, 647.5 in 2020, 556.5 in 2021, 274.5 in 2022 and 2 so far in 2023, for a total of 5,548 ERUs.

Water System Development Charges will be applied at the time of building permit issuance. The water System Development Charge (SDC) is currently \$4,440.26 per Meter Equivalent Size as defined in the Ridgefield Municipal

Code. The applicant will also be required to provide documentation showing projected water demands for the facility that were used as a basis for sizing of the water meter.

All Fire Flow testing must be completed by the applicant with City of Ridgefield and Clark County Fire & Rescue personnel present.

Street Improvements: Right-of-way (ROW) dedication and half width frontage construction will be required along the project frontages on N 10th St. At the project location, N 10th St. is a collector, and must be constructed to the City's half width collector standard (Standard Detail T-2.5) with a 35-foot half width ROW and a 23-foot half paved width. All associated improvements, including sidewalks, planter strips, street trees, and street lighting are required on all frontages.

Offsite road improvements will be required to access the site. The existing N 10th St will need to be widened to 20' of navigable roadway.

The maximum driveway width shall be twenty (20) feet for residential uses and thirty (30) feet for commercial uses. A wider commercial driveway width may be approved by the Engineer where a substantial percentage of oversized vehicle traffic exists and where it can be justified via modeling or some other approved means. In this case the driveway should be sized to accommodate the largest vehicles, but shall be no wider than fifty (50) feet.

A Paved temporary turnaround will be required at the far western end of N 10th St.

All utilities in the project and on any improved frontage must be underground.

Driveways approved by the City Engineer providing for access onto collectors shall be a minimum of 100 feet from any intersection, and a minimum of 150 feet for access onto arterials. All distances shall be measured from the centerline of the street or driveway. Driveways accessing arterials may be denied if alternate access is available.

A Traffic Impact Analysis (TIA) will be required if the project generates more than 10 p.m. peak hour trips. The TIA shall evaluate surrounding roadways and intersections and any improvements found to be necessary will be required to be completed. If a TIA is not required, a traffic memo estimating the number of average daily and p.m. peak hour project trips based on the Institute of Transportation Engineers (ITE) manual will be required.

Traffic Impact Fees (TIF) within the City of Ridgefield are calculated at \$ 512.99 per average daily trip. TIF fees are required to be paid prior to building permit issuance. The 9th Edition of the Trip Generation Manual developed by the Institute of Traffic Engineers (ITE) should be utilized to the extent possible to develop trip generation volumes. Please note that the TIF rates are subject to change. Please also note that since payment of TIFs occurs at time of Building Permit issuance, the applicant will be required to pay the TIF in effect at the time of permit issuance.

Storm Drainage: The City's current engineering standards require that detention facilities be designed in accordance with the 2005 Western Washington Manual. Projects shall use the Santa Barbara Unit Hydrograph method for hydrologic and hydraulic analysis and facility sizing. 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.

The City of Ridgefield has created a Stormwater Utility. Fees have been adopted and are currently a bi-monthly charge of \$20.30 per Equivalent Residential Unit (ERU). For commercial property, one ERU is defined as 3,500 square feet of impervious surface area. No system development charges have been adopted for the stormwater utility.

Grading & Erosion Control: An NPDES Construction Stormwater General Permit issued by the Department of Ecology will be required for this project. A grading and erosion control plan meeting the requirements of the City Engineering Standards, RDC 18.755, and any other permitting authorities will be required.

Erosion control measures shall be maintained throughout construction in accordance with RDC 18.755.050-060. During the period from October 1st to April 30th no soil shall be exposed for more than two days. From May 1st to October 1st no soil shall be exposed more than seven days. During the period from October 15th to April 30th no soil on slopes greater than twenty-five percent or within one hundred feet of a stream or wetland shall be exposed. During the period from October 1st to April 30th maximum disturbed acreage is as follows:

1. Developments with ten acres or fewer net developable area shall have no more than two and one-half disturbed acres.
2. Developments with greater than ten acres net developable area shall have no more than five disturbed acres, or twenty-five percent of the net developable area, whichever is fewer.
3. The public works director may approve additional disturbed area in writing following a full inspection of all BMPs.

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:

Commercial or Industrial Acceptance

To obtain acceptance of public infrastructure for an industrial or commercial site the following is required:

- Inspection approval of all public water lines, meter boxes, and hydrants
- Inspection approval of all public roadways, sidewalks, curb ramps, and other associated improvements.
- Inspection approval of any offsite storm ponds or swales
- A two year maintenance bond for 20% of the cost of all public improvements
- As-built drawings in mylar, pdf, and AutoCad versions.

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

J. Building

Building permits will be required for individual structures. Concurrent land use, engineering, and building review is possible at the applicant's risk. Land use and engineering permits must be approved before building permits can be approved. Contact: Michael Curtis, Building Official. 360.857.5009, michael.curtis@ridgefieldwa.us.

K. Planning

Zoning. The site is zoned Employment (E).

Comment: The applicant must comply with the following provisions for employment districts: Site and building design (18.240.060); Signs (18.240.070); Lighting (18.240.075); Off-street parking and loading (18.240.080); Landscaping (18.430.090); Fences (18.240.095); Performance standards (18.2403.100).

Uses. Primary uses are defined in RDC 18.100.050 as activities or combinations of activities of chief importance on the site; one of the main purposes for which the land or structures are intended, designed, or ordinarily used. In the narrative, the applicant will need to demonstrate what the primary use is and how it complies with the uses allowed either outright, conditionally, or with limitations in the Employment (E) zone.

Accessory uses are defined as uses or activities which are subordinate in area, extent, and/or purpose to a primary use, and which are clearly incidental to a primary use on a site. Accessory uses are not subject to the permissions in Table 18.205.020-1.

Comment: Office and Light Manufacturing/Industrial are allowed uses in the E zone. RDC Table 18.205.020-1.

Lot Requirements. There are no minimum or maximum lot size requirements in the Employment zone

Dimensional Standards. Dimensional standards in the Employment zone are established in RDC 18.240.055:

STANDARDS	E
Min. Front Yard Setback (Street)	10 ft
Min. Side and Rear Yard (Interior) Setback from E Zones	5–10 ft 1
Min. Side and Rear Yard (Interior) Setback from residential zones	20 ft
Min. Side and Rear Yard (Interior) Setback from all other zones	15 ft
Min. Side and Rear Yard Setback from right-of-way	10 ft
Max. Height	65 ft
Max. Impervious Surface	85%
Minimum front or street side yard setback along pedestrian street (1)	10ft

Notes: 1. Based upon required landscaping buffer; see RDC Table 18.725.055-1.

Comment: A lot combination and/or a boundary line adjustment may need to be completed concurrently with the site plan review. The current lot configuration does not match the preliminary plan.

The applicant has stated that a boundary line adjustment has been recorded; therefore, a legal lot determination will be required.

Critical Areas: The site is located within habitat, wetland and geologic hazard areas.

Comment: Per code, the proposal shall result in no net loss of critical area functions and values. The applicant shall first seek to avoid all impacts that degrade the functions and values of critical areas. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's purpose. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible. The applicant shall compensate for unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be sufficient to maintain the functions of the critical area and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.

A critical areas report addressing these criteria and a mitigation plan will be required for the land use application to be technically complete. The full critical area submittal requirements are in RDC 18.280.050.

Site Planning: Site development will be subject to Site Plan Review, Variance (if requested), Critical Areas Review, SEPA with an Archaeological Determination,

Comment: At time of submittal, development applications shall demonstrate compliance with the development and performance standards in the E zone (RDC 18.240.050 through 18.240.100).

Address RDC 18.240.060 Site and building design

Per 18.240.060.A.7-9, the applicant shall submit plans demonstrating compliance with the following standards:

- The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street:
 - All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
 - Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
 - Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
- Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from adjacent walkways to a value of eighty percent year-round opacity.
- Outdoor storage of materials shall generally be located to the rear or side of the site and shall not be located adjacent to any street with a classification of "collector" or higher or any street that is projected to carry more than two thousand average daily trips. Adjacent in this context shall mean without an intervening element such as a building or parking area, but not including a fence or wall, between the street right-of-way and the outdoor storage area. If the location of outdoor storage areas to the rear or side of the site is not practical due to site constraints additional landscaping immediately adjacent to the right-of-way to a L5 standard fifteen feet in depth shall apply.

Per 18.240.060.B-C:

- Site configurations in the E zone shall avoid creating entrapment areas such as dead-end pathways where a pedestrian could be trapped by an aggressor.
- In the E zone, the site and buildings shall provide sight lines to allow observation of outdoor spaces by building occupants. Buildings should be sited so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.

Building Design.

Per RDC 18.240.060.A.3-5:

- Building design shall reinforce the building location adjacent to street edge and public space.
- All blank walls facing an arterial, minor arterial or collector street shall be articulated per RDC 18.240.060.A.4.
- At least one main entrance of a building shall face directly onto a sidewalk along a street. Entrances shall be made inviting by incorporating a minimum of two of the entry enhancement features in RDC 18.240.060.A.5.

Per RDC 18.240.060.A.2, the proposed buildings also be subject to the Commercial Design standards found in RDC 18.230.055, due to the site's proximity to the Interstate 5 corridor. The applicant shall submit plans that demonstrate compliance with the following provisions:

- Development shall consider the cohesive integration of the elements of the site so that the whole is greater than the sum of the parts.
- Primary structures must be prominently visible to the public and have a prominent entrance. Primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of forty feet or more. One dormer window with a glazing area of at least fifteen square feet shall be required for every forty feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.
- Secondary structures must include design elements that visually link them to the primary structure. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of the site.
- Elements of any individual site shall include exposed wood beam construction as part of the primary structure. This construction type adds balance to trellises, awnings, canopies, etc.

- Building walls visible from a public right-of-way shall employ at least three of the articulation methods in RDC 18.230.055.C.1.c at intervals no greater than sixty feet.
- Windows and doors shall constitute at least twenty-five percent of the total wall area of prominent facade wall planes, and multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane.
- A minimum of sixty percent window and door transparency is required within the transparency zone. The transparency requirement may be reduced to a minimum of forty-eight percent (a twenty percent reduction) without application for an administrative adjustment if the applicant demonstrates that:
 - It is not practical to meet the minimum sixty percent transparency requirement due to existing conditions or proposed interior uses
 - A more welcoming and interesting streetscape is achieved by implementing all four façade articulation methods in RDC 18.230.055.C.1.c or at least three of the entry enhancement features in RDC 18.230.050.E.1.
- Siding and trim. Building siding materials shall be wood, brick, stone, stucco, or terra cotta. Metal siding materials shall not exceed thirty-five percent of the total wall area of any wall. Stacked and scored concrete blocks may be used if installed so as to provide added relief, shadow lines, and dimensional interest to a façade.
- All structures shall have a visual cap. This may be achieved with either a pitched or flat roof if designed according to one of the options in RDC 18.230.055.C.2.
- Darker earth tones and materials which provide texture are allowed per RDC 18.230.055.G.
- Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than twelve inches beyond the outer edges of windows or groups of windows, and they may not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices.
- Field or base colors (the main color of exterior walls) shall be earth tone colors, such as: sands, grays, sage greens, pale yellows, deep, rich clay colors, and similar. Trim colors may contrast to complement the field color and shall not be neon, bright, or primary colors.

Signs. All signs shall comply with the standards in RDC 18.710. If proposed, sign permit application may be submitted with the preliminary site plan land use application package or separately at a later date.

Exterior Lighting. The project shall comply with the standards in RDC 18.240.075 and RDC 18.715. All light trespass is prohibited, and all exterior lighting fixtures shall be designed, installed, located, and maintained such that there is no light trespass. See RDC 18.715.050-060. Provide preliminary lighting plans including a

photometric analysis showing no light trespass onto neighboring properties and fixture detail sheets with the preliminary land use submittal. The applicant shall address these standards in their application's project narrative and the submitted plans.

Off-Street Parking. All off-street parking and loading shall comply with the standards in RDC 18.240.080 and RDC 18.720. Parking ratios may be broken down per use provided on the site. For the employment zone, the parking ratio is per RDC 18.720.030.C, is one space per 750 square feet of floor space, with the following additional and alternative provisions:

1. General office: minimum of one space per three hundred square feet of gross floor area; maximum of one space per two hundred square feet.
2. Research and development: minimum of one space per six hundred feet of gross floor area.
3. Light manufacturing: minimum of one space per five hundred square feet of gross floor area.
4. Warehousing: minimum of one space per two thousand square feet of gross floor area.
5. Freight/cargo movement and storage: minimum of one space per two thousand square feet of gross floor area.

Comment: Applicant proposes to construct a light industrial building with a gross floor area of 26,400 square feet: including a 2-story, 14,400 square foot office building with accessory uses containing 4,800 square foot (second-floor mezzanine and first floor) warehouse storage area and 7,200 square foot light manufacturing and equipment repair area.

14,400 square feet of office space will require 48 parking stalls utilizing the 1 space per 300 square feet calculation.

4,800 square feet of warehousing will require 3 parking stalls utilizing the 1 space per 2,000 square feet calculation.

7,200 square feet of light manufacturing will require 15 parking stalls utilizing the 1 space per 500 square feet calculation.

Total parking stalls required, per the above calculations is 66 stalls. The applicant lists 63 stalls on the proposed plan. Additional parking will need to be provided to comply with regulations. For 66 stalls, 3 ADA parking stalls will be required, one of which will need to be van accessible. 3 ADA stalls show on the proposed plans.

Parking stalls must meet the dimensional requirements in RDC 18.720.040.A-B. ADA parking shall be required per RDC 18.720.040.C.7 and <https://adata.org/factsheet/parking>. Interior parking lot landscaping equal to ten percent of the net parking lot area is required; see RDC 18.720.040.C.2 for detailed planting requirements.

Minimum stall depth is 20 feet. Up to 30% of the stalls are allowed to be compact. The applicant will need to address these requirements with the preliminary submittal.

Pedestrian access corridors must link all parking areas to a primary building entrance via the most practicable route and separate pedestrians safely from motor vehicle traffic. Site configurations in the E zone shall avoid creating entrapment areas such as dead-end pathways where a pedestrian could be trapped by an aggressor. The applicant will need to provide safe walking routes from the parking at the center of the site, from the east parking area and the parking area located north of the building.

One bicycle parking space is required for every twelve required car parking stalls. The applicant shows 6 bicycle parking spaces which complies. Walking paths need to be installed from the building to the street sidewalk.

Access aisles shall have a minimum width of twelve feet (one-way) and twenty-four (two-way) to ensure adequate vehicular turning and maneuvering. For technically complete, a plan must be shown that meets the minimum twenty-four-foot requirement for two-way traffic or identifies the access aisle as limited to one-way traffic.

Landscaping. In the E zone, a minimum of fifteen percent of the gross site acreage shall be landscaped (RDC 18.725.055). Parcels adjacent to Interstate 5 right-of-way shall install a fifteen-foot wide landscape buffer adjacent to Interstate 5. The buffer shall include landscaping consistent with the L5 standard, except that fifty percent of the required understory trees shall be Dwarf Globe Blue Spruce (*Picea pungens* 'globosa') and any wall, other than a required retaining wall, shall be prohibited. The L5 standard requires trees at 25 feet, understory trees at eight feet, and lawn or groundcover.

Per RDC 18.240.090.C.1, where an E lot abuts an arterial, minor arterial or collector street, a twenty-five-foot buffer landscaped to a L2 standard shall be provided. A reduction in this buffer can be requested through the administrative adjustment (to twenty feet) or variance (less than twenty feet) process.

In order to receive approval for a reduction in landscaping, the applicant will need to demonstrate that all the criteria of 18.350.030 and .050 have been satisfied.

Comment: A landscape plan will be required for technically complete and shall include all proposed landscape areas, including dimensions and types of vegetation.

Fencing and Screening. The project shall comply with the standards in RDC 18.240.095 and RDC 18.740. In the E zone, the maximum fence height is eight feet from grade level to the highest point on the fence structure. Fences shall be consistent with the overall building design, with additional design criteria listed in RDC 18.240.095.B. Please note the restrictions on chain link, barbed wire, razor wire, and electric fences in RDC 18.240.095.B.

SEPA. This project is subject to State Environmental Policy Act requirements due to the presence of critical areas on the site and the size of the proposed development. A SEPA checklist may be accessed at <http://www.ecy.wa.gov/programs/sea/sepa/forms.html>. Due to the moderate-high to high probability of archaeological remains, an archaeological predetermination will be required as part of the SEPA review. SEPA review will be processed concurrently with the land use review.

Native Plants. Plants on the prohibited plant list may not be used in the development. Selection of native species is encouraged. See RDC 18.830. The applicant shall address these standards in their application's project narrative and the submitted plans.

Trees. The applicant must comply with the criteria in RDC 18.840. Tree density requirements located in RDC 18.840.070 must be met. In addition, tree preservation requirements located in RDC 18.840.080 must be addressed. A tree preservation and protection plan shall be submitted and must include heritage tree information.

Applicant Questions.

1. What is the status of the future overpass of N 10th Street?

Engineering responded in pre-application conference.

2. Is the city open to temporary use within the N 10th Street right-of-way area that will be used for the overpass through a right-of-way agreement?

Engineering responded in pre-application conference.

3. Is the city open to placement of a trailer on parcel 213973000 for temporary use until Magnum Power operations can be moved into the proposed building?

Planner response: Yes, a temporary use trailer will be allowed on 213973000 by applying for a Type II temporary use review, if the applicant can comply with the approval criteria.

Additional meeting comments.

- Per the City Manager, the business activities on parcel 212803000 can proceed, while the applicant is going through the site plan review process, on the neighboring properties.

Planner comments.

- If the applicant does not proceed with the site plan review process, as addressed in this report, a site plan review will need to be applied for, on parcel 212803000, to continue business activities on the site.

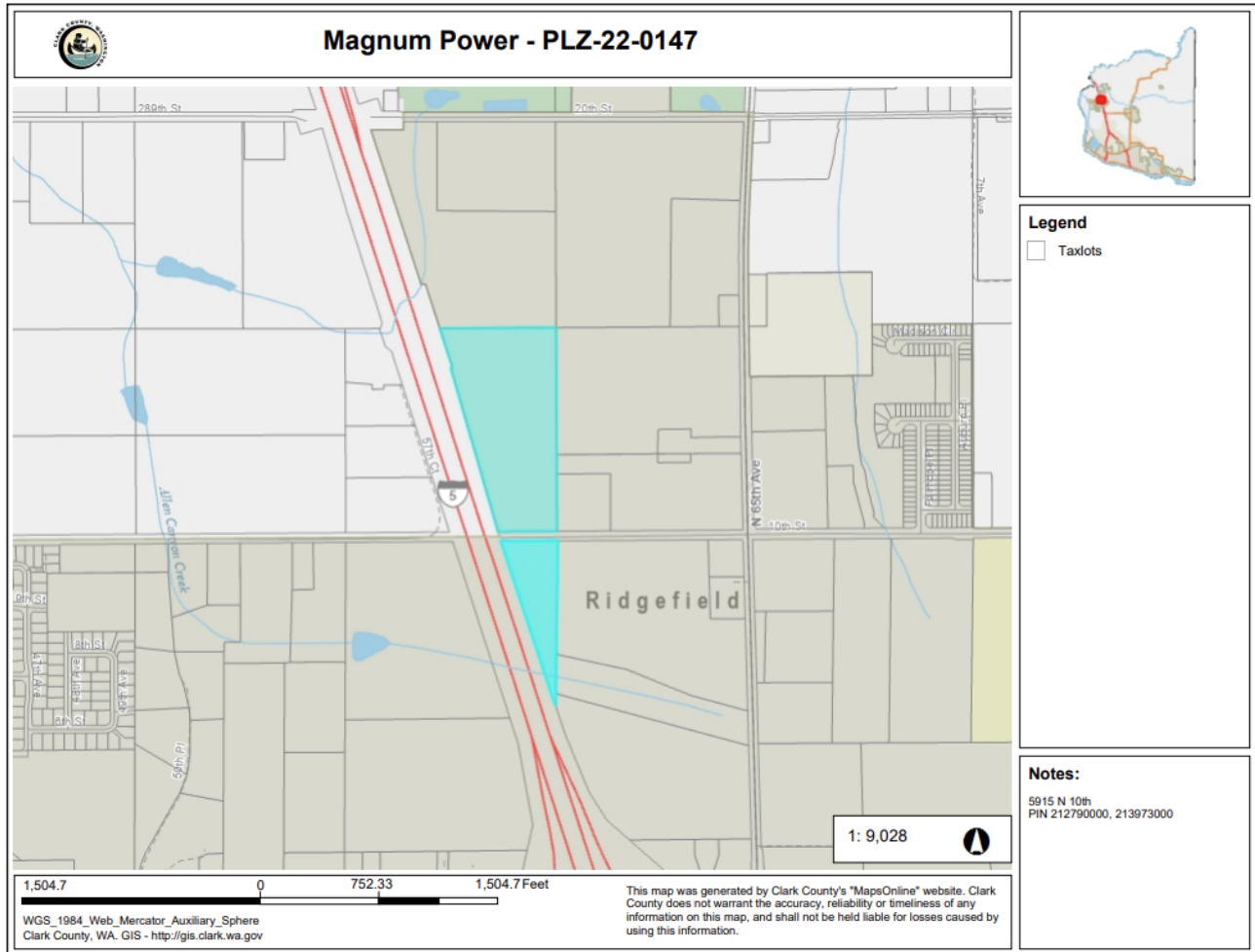
L. Procedure/Timeline/Appeal Rights.

The City conducted the pre-application conference consistent with the Ridgefield Development Code and Engineering Standards. Upon receipt of a complete application, the City will process the applications for this project concurrently as a Type II review.

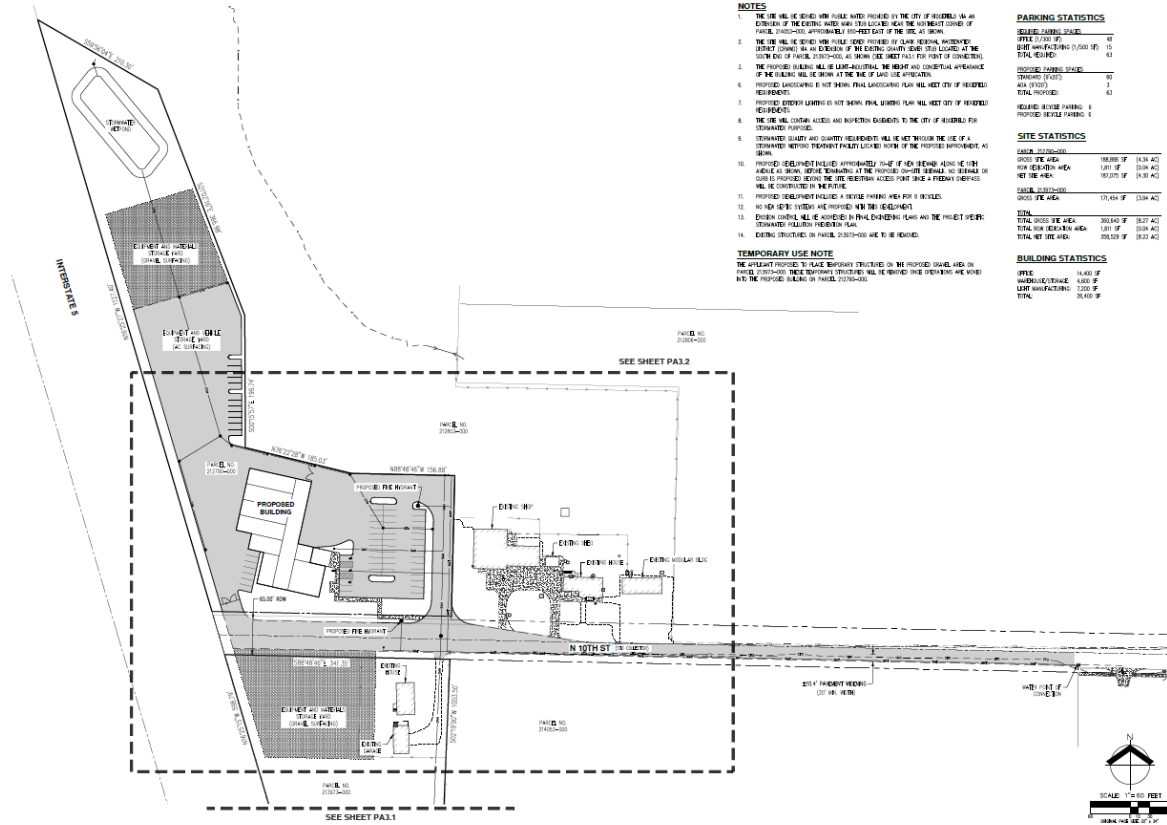
This report pertains to City of Ridgefield codes and regulations only and does not convey outside agency approval. Separate review and approval may be required by other agencies including, but not limited to Clark-Cowlitz Fire Rescue and Clark Regional Wastewater District.

Compiled by Shana Lazzarini, Planner II, and Jesse Hague, Engineering Technician

PROJECT LOCATION



SITE PLAN



- NOTES**
1. THE SITE WILL BE DEVELOPED AND FINISHED WITHIN THE CITY OF RIDGEFIELD AS AN EXTENSION OF THE EXISTING WAREHOUSE DEVELOPMENT NEAR THE AIRPORT CORNER OF PARCELS 21020-000 APPROXIMATELY 500 FEET EAST OF THE SITE AS SHOWN.
 2. THE SITE WILL BE DEVELOPED WITH FUTURE DEVELOPMENT OF LIGHT MANUFACTURING (LIGHT MANUFACTURING) AS AN EXTENSION OF THE EXISTING LIGHT MANUFACTURING DEVELOPMENT LOCATED AT THE SOUTHWEST CORNER OF PARCELS 21020-000 AS SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 3. THE PROPOSED BUILDING WILL BE LIGHT MANUFACTURING. THE HEIGHT AND EXTERIOR APPEARANCE OF THE BUILDING WILL BE SHOWN ON THE FINAL USE APPROVALS.
 4. PROPOSED LANDSCAPING IS NOT SHOWN. FINAL LANDSCAPING PLAN WILL MEET CITY OF RIDGEFIELD REQUIREMENTS.
 5. PROPOSED EXISTING LIGHTING IS NOT SHOWN. FINAL LIGHTING PLAN WILL MEET CITY OF RIDGEFIELD REQUIREMENTS.
 6. THE SITE WILL CONTAIN ACCESS AND EGRESS ROUTES TO THE CITY OF RIDGEFIELD FOR EMERGENCY PURPOSES.
 7. EXISTING UTILITY AND EGRESS REQUIREMENTS WILL BE MET THROUGH THE USE OF A DEVELOPMENT WITHIN THE EXISTING FOOTPRINT OF THE PROPOSED IMPROVEMENT AS SHOWN.
 8. PROPOSED DEVELOPMENT INCLUDES APPROXIMATELY 20,000 SF OF NEW BUILDING AREA AND 10,000 SF OF EXISTING BUILDING AREA. THE PROPOSED DEVELOPMENT WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 9. PROPOSED DEVELOPMENT WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 10. PROPOSED DEVELOPMENT INCLUDES A RECREATION AREA FOR 4 BICYCLES.
 11. NO NEW WATER SYSTEMS ARE PROVIDED WITH THIS DEVELOPMENT.
 12. EXISTING UTILITIES WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 13. EXISTING UTILITIES WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 14. EXISTING UTILITIES WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).

PARKING STATISTICS

PROPOSED PARKING SPACES	63
STANDARD (1,000 SF)	60
ADA (1,000 SF)	3
TOTAL PROVIDED	63

REQUIRED RECREATION PARKING

PROPOSED RECREATION PARKING	4
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SITE STATISTICS

DATE: 2/20/2023	PROJECT AREA: 188,888 SF (4.34 AC)
DATE: 2/20/2023	NEW DEVELOPMENT AREA: 1,000 SF (0.02 AC)
DATE: 2/20/2023	NET AREA: 187,888 SF (4.32 AC)
DATE: 2/20/2023	EXISTING DEVELOPMENT AREA: 17,454 SF (0.40 AC)

BUILDING STATISTICS

TYPE:	14,000 SF
MANUFACTURING:	1,000 SF
OFFICE:	1,000 SF
TOTAL:	16,000 SF

TEMPORARY USE NOTE
 THE DEVELOPMENT WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 THE DEVELOPMENT WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).
 THE DEVELOPMENT WILL BE SHOWN ON SHEET PA3.0 (SEE PLAN FOR EXISTING DEVELOPMENT).

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 (206) 881-1111
 WWW.AKSARCHITECTS.COM

PROPOSED DEVELOPMENT PLAN (NORTH)
MAGNUM POWER SITE PLAN
MAGNUM POWER, LLC
RIDGEFIELD, WA

DATE: 2/20/23
 SCALE: 1" = 100' FEET
 DRAWN BY: JTC
 CHECKED BY: JTC
 DATE: 2/20/23

PA3.0

CONFERENCE ATTENDEES

City and agency staff:

- Steve Stuart, City Manager, steve.stuart@ridgefieldwa.us
- Jesse Hague, Engineering Technician, jesse.hague@ridgefieldwa.us
- Shana Lazzarini, Planner II, shana.lazzarini@ridgefieldwa.us
- Beth Whitener, Planner I, beth.whitener@ridgefieldwa.us
- Josh Taylor, CCF&R, josh.taylor@clarkfr.org
- Jason Oster, CRWWD, joster@crwwd.com
- Dylan Bass, WSDOT Planner, Dbass@wsdot.wa.gov
- Tammi Neblock, Code Enforcement Officer, tammi.neblock@ridgefieldwa.us

- Galina Burley, Parks, Trails and Recreation Manager, galina.burley@ridgefieldwa.us

Development team:

- Seth Halling, AKS Engineering & Forestry, LLC, sethh@aks-eng.com
- Daniel Ritola, property owner/Magnum Power, dan@magnumpowerllc.com
- Curt Massie, Magnum Power, curt.massie@magnumpowerllc.com
- Alex Erickson, Magnum Power, alex.erickson@magnumpowerllc.com
- Karl Johansson, karl@johanssonwing.com

Elected officials:

- Lee Wells, Ridgefield City Council, lee.wells@ridgefieldwa.us
- Rob Aichele, Ridgefield City Council, rob.aichele@ridgefieldwa.us