RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA

Wednesday, June 7, 2017
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

1. **Flag Salute**
2. **Roll Call**
3. **Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding items not on the agenda may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

III. CONSENT AGENDA

1. **Minutes**

IV. PUBLIC HEARING/BUSINESS

1. **Ridgefield Development Code Updates - Jeff Niten, Community Development Director**
2. **Heritage Trees - Jeff Niten, Community Development Director**
3. **Tiny Homes Code**

V. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding items not on the agenda may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

VI. STAFF REPORTS

1. **Community Development Report**

VII. FROM THE COMMISSION

VIII. ADJOURN

CITY OF RIDGEFIELD
PLANNING COMMISSION

MEETING DATE: June 07, 2017

ITEM:

AGENDA ITEM TITLE: Minutes

SUMMARY/BACKGROUND:

STAFF CONTACT: Lindsay Regan, Permit Technician

ATTACHMENTS: 5-3-2017 (PDF)

CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
May 3, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - 6:30 PM

FLAG SALUTE

ROLL CALL - **6:30 PM**

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Excused	
Jason Carnell	Chair	Present	
Stan Okinaka	Commissioner	Excused	
Victoria Haugen	Commissioner	Present	
Whitney Jones	Commissioner	Excused	
Paul Young	Commissioner	Present	
Jen Lindsay	Commissioner	Present	

Motion to excuse Commissioner Jones, Okinaka, and Bush from the meeting

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jen Lindsay, Commissioner
SECONDER:	Victoria Haugen, Commissioner
AYES:	Carnell, Haugen, Young, Lindsay
EXCUSED:	Bush, Okinaka, Jones

LATE CHANGES TO THE AGENDA

None.

CONSENT AGENDA - 6:31 PM

1. Minutes - **6:31 PM**

PUBLIC COMMENT

None.

BUSINESS - 6:32 PM

1. Tiny Homes - **6:32 PM**

Jeff Niten - Community Development Director
Provided a staff report to the Commission

Attachment: 5-3-2017 (1320 : Minutes)

Commission asked for clarification on the difference between a stick home and a tiny home as well as suggested that the City embrace the trend and find way to make it work but there are concerns that tiny homes may be used mainly for rental space. The commission also discussed how utilities are hooked up to these houses and how some tiny homes have other methods of removing sewage and brining in water. There was also concern about the sanitation of these homes and it was suggested that there needs to be a certain level of sanitation required.

2. Tree Protection - **6:55 PM**

Jeff Niten - Community Development Director
Provided a staff report to the Commission

The Commission asked if a tree was blocking visual sight and creating a nuisance would you be required to remove it. The Commission was also concerned about property rights and the potential government overreach. They also asked if a developer will replace the number trees that were removed during development of the property. Suggested that lot size come into play to determine if you need a permit or not and tie this to our zoning districts. Discussed how this will transfer to commercial or an industrial setting. The Commission also agreed that 12 inches is acceptable tree diameter for requiring a permit.

PUBLIC COMMENT - 7:14 PM

None

STAFF REPORTS - 7:15 PM

1. Community Development Report - **7:16 PM**

Jeff Niten - Community Development Director
Provided an update to the Commission

FROM THE COMMISSION - 7:16 PM

Commissioner Haugen - Ridgefield Neighborhood Association update
Commissioner Carnell - General update
Commissioner Lindsay -Parks Board update
Commissioner Young - Port of Ridgefield update

ADJOURN - 7:22 PM

Attachment: 5-3-2017 (1320 : Minutes)

_____ _____

Lindsay Regan Jason Carnell

CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING

MEETING DATE: June 07, 2017

ITEM:

AGENDA ITEM TITLE: Ridgefield Development Code Updates

GOVERNING LEGISLATION:

RCW 36.70A Growth Management Act

SUMMARY/BACKGROUND:

The City is proposing a series of housekeeping amendments to the Ridgefield Development Code (RDC), which establishes zoning regulations for residential and nonresidential development throughout the City. This second 2017 update to the code focuses on code refinements, with limited policy implications, to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, or simplify review procedures. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to forward a recommendation of approval to the City Council"

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 2017RDCAmendment_Matrix_06012017 (DOCX)

2017 Annual Update to Ridgefield Development Code: Part 2

Notes to interpret the matrix:

- Revisions noted in legislative format, underline and ~~strikeout~~.
- For reference, there is a link to the existing code on the City's webpage at: http://www.ci.ridgefield.wa.us/cd/page/planning-division.

Code Section	Code Language	Rationale
RDC 18.100 – Definitions		
18.100.054	Warehousing. The storage of large quantities of materials or products indoors and/or outdoors. ~~Includes self-storage and storage of shipping containers.~~ Does not include self-storage.	Remove self-storage from warehousing definition, to reflect recommendation that self-storage not be permitted in the E zone, where warehousing is a conditional use. Remove storage of shipping containers from warehousing definition because the use is undesired and does not produce jobs consistent with employment goals.
RDC 18.210 – Residential Low Density Districts		
Table 18.210.040-1	Min. Side Yard Setback (1) (2) 5 feet for RLD-4, 6 and 8 2. The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.	Ensure minimum 5-foot side yard setbacks to simplify compliance with building code separation requirements.
Table 18.210.050-1	~~RMD-8~~ RLD-8	Revise typographical error.
18.210.060 (C) (2)	The fence or wall must be a minimum of six feet high and be constructed to give the appearance of earth tone stone with columns or physical indentations in the fence or wall at least every fifty lineal feet to reduce the massing effect of the fence material. The fence or wall design shall be compatible with nearby fences and walls along the major corridors, and shall be approved by the planning director.	New materials are available for fence construction that are substantially more cost efficient, and appear to be natural stone.
RDC 18.220 – Residential Medium Density Districts		
Table 18.220.040-1	Min. Side Yard Setback (1) (2) (3) (4) 5 feet for RMD-16 4. The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.	Ensure minimum 5-foot side yard setbacks to simplify compliance with building code separation requirements.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
18.220.095	Vehicles in residential zones. A. Motor homes, recreational vehicles and utility trailers shall not be parked on street for a period of two weeks or more during any calendar year. B. Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas, including driveways, so long as they are not parked between the front lot line and the primary facade of the dwelling.	Add new section regulating recreational vehicles in the RMD zone consistent with recreational vehicle restrictions in the RLD zones.
Table 18.220.140-1	Min. Side Yard Setback (1) (2): 0-5 feet Min. Street Side Yard Setback: ~~15 feet~~ 10 feet (2) The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse and five feet where the townhouse is not attached to another townhouse, which shall not be reduced through the PUD or adjustment or variance process. For zero-lot line development, eaves may project across the property line if the developer or property owners record an easement expressly describing the purpose, dimensions, and duration of the easement.	Reduce street side yard setback requirement for townhomes in the RMD district consistent with requirements for other RMD development. Ensure minimum 5-foot side yard setback between non-attached units for building separation.
18.220.140.D	Open Space and Recreation Areas. ~~Townhouse development projects are exempt from~~ The following standards supersede the requirements of RDC 18.220.115, and shall apply to any townhouse development projects not developed as a PUD. For all townhouse projects developed as a PUD, the project shall comply with the open space requirements of RDC 18.401.080.B in lieu of this section. ~~and shall provide open space and recreation areas as follows:~~	Clarify relationship to PUD open space and recreation requirements to avoid overlap.
RDC 18.230– Commercial Districts		
18.230.040.D	~~All commercial zones shall provide alternative fuel stations equal to two percent of the required spaces per RDC 18.710. This section applies only to those lots containing fifty parking spaces or more. In no case shall more than five alternative fuel stations be required.~~	Reorganize; moved to commercial parking standards.
18.230.045.B	B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.	
18.230.055.H.3	~~Warehouse and mini-storage doors may not directly and visibly face pedestrian streets.~~	Remove unnecessary design guidelines; warehousing is not a permitted use in the commercial districts. (RDC Table 18.205.020-1)
18.230.080.D	Off-street parking lots containing 50 parking spaces or more in all commercial zones shall provide pedestal or wall-mounted Level 2, 240-volt electric vehicle chargers, or similar alternative fueling stations as approved by the planning director. Stations shall be provided at a ratio of one station per 50 parking spaces up to a maximum of five such stations.	Relocated. Added specifications for type of charging station required.
18.230.080.D	~~Driveways shall comply with all city engineering standards. Further, driveways shall be restricted to no more than one entrance and exit lane per two hundred fifty linear feet of street frontage, measured separately for each frontage in the case of lots with multiple frontages, except that each property shall be guaranteed a minimum of one entrance and exit lane.~~	Delete in favor of similar language specific to driveways in RDC 18.230.085.A.
18.230.085.A	Number and separation of driveways. Parking lot entrances shall be restricted to no more than one entrance and exit lane per three hundred lineal feet of frontage, unless otherwise recommended by the city engineer on the basis of traffic impacts. Properties with less than three hundred lineal feet of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately unless both streets are classified as an arterial or collector.	Provide alternative for driveway spacing if warranted due to projected traffic volumes.
RDC 18.235 – Mixed-Use Districts		
18.235.060.C.2.a.ix 18.235.060.C.2.b.xii 18.235.060.C.2.c.xiii	~~Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.~~	Remove self-storage as a permitted use in the RMUO, since it does not provide enough jobs per acre to meet the City's employment goals.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
18.235.060.C.3	h. Warehousing~~, except self-storage~~.	Reflect removal of self-storage from permitted use lists in RDC 18.235.060.C.2.
	o. Light manufacturing.	Through the first round of 2017 RDC updates, light manufacturing is now a permitted use in the E zone, however, it is not an efficient use for the RMUO.
RDC 18.240 – Employment District		
18.240.055.B	B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.
18.240.110.B	General Applicability. The provisions of this section may be applied to any parcel or an aggregation of parcels under an applicant's common ownership or control of forty gross acres or greater that are designated EMUO on the RUACP map at the election of an applicant. In the event an applicant elects to file an EMUO master plan application instead of an IND or OFF master plan application, the applicant shall comply with all the provisions of this section and unless otherwise provided, Sections 18.240.020 through ~~18.240.100~~ 18.240.095 of this chapter shall not apply.	Performance standards for the E zone (RDC 18.240.100) should still apply under the EMUO.
RDC 18.260 – Public Facility District		
18.260.060.C	C. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.
RDC 18.265 – Parks/Open Space District		
18.265.060.B	B. When development is proposed on two or more contiguous parcels, the dimensional standards of this section shall be applied treating the development as one parcel for purposes of this section. Setbacks shall be	Allow multiple tax parcels to be treated as a single site for purpose of dimensional standards such as setbacks to simplify larger-scale development.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	required for the exterior perimeter of the development, and shall not apply along property lines interior to the development provided that building separation requirements for fire and life safety are met.	
RDC 18.310 – Procedures		
18.310.080.F.5	~~The city attorney shall review and approve any final order prior to review and action by the city council.~~	Delete outdated procedural reference.
RDC 18.401 – Planned Unit Developments		
18.401.040.A	*(Preliminary PUD application requirements to include:)* 2. A calculation of site area including: f. Open space ~~and recreation~~ area, consistent with the requirements of RDC 18.401.080.B, including total area, main facility area, area for each dispersed facility, total developable and undevelopable portions ~~buildable and unbuildable areas~~ across the site, and developable and undevelopable portions ~~buildable and unbuildable area~~ for each facility. 3. A calculation of net density based on net developable acres, including any density modifications proposed under RDC 18.280.070 or 18.401.100. Indicate whether the applicant elects to include or exclude open space in the calculation of net developable acres as allowed under RDC 18.401.080.B.10. Calculations shall be provided for the entire site as well as broken down for each project area or phase.	Update submittal requirements to match language in open space requirements.
18.401.080.B	Open Space. Every PUD shall provide a minimum of twenty-five percent of the ~~total~~ gross site area for common open space which shall be used for the collective enjoyment of occupants of the development. 1. Main Facility. At least fifty percent of the required common open space, or twelve and one-half percent of the ~~total~~ gross site area, shall be located on a single parcel to provide a larger, central facility for the PUD. A minimum of fifty percent of the main facility shall be a combination of buildable land suitable for development of active recreation uses and critical areas buffers proposed for passive recreation facilities consistent with RDC [Chapter] 18.280, limited to the portion of the buffer area proposed for improvements such as a trail or wildlife viewing structure. The remaining fifty percent or less of the main facility may include critical areas and buffers	Replace "total" with "gross" in order to be consistent with defined terms.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	not proposed for passive recreation improvements.	
18.401.080.C	Perimeter Compatibility 1. Purpose. The development of the perimeter of the PUD shall achieve substantial compatibility with abutting residentially zoned properties ~~the existing and planned development of the abutting and adjacent area~~ so that there will be a graduated transition between ~~the~~ existing and new residential development. ~~The review authority may require inclusion of such features as screening, fencing, landscape design or walls to achieve compatible perimeter boundaries.~~ ~~a. Adjacent, when used in RDC 18.401.080.C, means, separated by a street, tract, open space, or similar intervening element with a minimum width of 15 feet.~~ 2. Applicability. This section shall apply to lots abutting the perimeter of the PUD and lots not separated from the perimeter by an open space tract with a minimum width of 20 feet, critical areas tract, public or private street, or similar intervening element, where the property abutting the PUD perimeter is zoned RLD or RMD. Exceptions: a. This section shall not apply where the proposed PUD lots abut mapped or platted critical areas on the abutting property. 3. Compatibility measures. a. Building lot size for lots subject to this section shall not be less than 65 percent of that permitted in the underlying zone, and may not be modified or reduced through the PUD or variance process; or b. If the applicant proposes to reduce the perimeter lot sizes below 80 percent of that permitted in the underlying zone, the applicant will provide landscaping on the external public streets at a minimum of 15 feet wide to an L3 standard, with the exception of Pioneer Street, Hillhurst Road, and 45th Street/Royle Road, which are subject to RDC 18.210.065. c. Within a PUD in the RLD zones, only detached single-family dwellings, an open space tract with a minimum width of 20 feet, critical areas tract, public or private street, or similar intervening element as	Adjust to reflect intent for perimeter compatibility to only apply to adjacent residential developments.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	determined by the Community Development Director shall abut any property line external to the proposed PUD where the abutting property is less than five acres or greater than 20,000 square feet and the platting of the abutting property into less than five acres predates the proposed PUD. ~~2. Within a PUD, only detached single-family dwellings, or platted open space with a minimum width of 15 feet, shall abut or be adjacent to any property line external to the proposed PUD where the abutting or adjacent property is less than five acres and the platting of the abutting or adjacent property into less than five acres predates the proposed PUD. If the PUD is within the RMD-16 zone and the development does not include any detached single-family dwellings, this requirement does not apply.~~ ~~3. Building lot size and yard setbacks for lots abutting or adjacent to the exterior boundary line of the PUD area shall not be less than that permitted in the underlying zone, and may not be modified or reduced through the PUD or variance process.~~ ~~4. If the abutting or adjacent property is undevelopable under this title, the review authority may reduce the perimeter lot size and building setback requirement to the minimum standards permitted in this chapter and may also reduce or eliminate requirements for screening of the affected perimeter area.~~	
18.401.090.E	Street Design. All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except ~~as explicitly modified below or~~ through a modification of standards approved through the PUD ~~subdivision~~ review process or engineering review process. ~~1. Within the PUD, local street pavement widths may be reduced from standard street widths to twenty feet for one-way traffic provided that all the following conditions are fulfilled:~~ ~~a. On-site parking shall be provided which is functionally convenient to dwelling units;~~ ~~b. Provide on-site parking at least equal to the underlying zone requirement plus one stall per unit for guest parking;~~ ~~c. One-way streets or loop streets with one access point shall serve no more than fifteen single-family residential units and will be no more~~	Remove engineering details from PUD standards; all street design including modifications to be addressed through the Engineering Standards.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	~~than one thousand feet long, and one-way streets shall be signed at every intersection;~~ ~~d. On-street parking shall be limited to one side of the street, and "no parking" or "fire lane" signs shall be required;~~ ~~e. There shall be provided, through covenants or other legal means, assurance of permanent maintenance of private streets and parking areas;~~ ~~f. All areas that are to be occupied or traveled over by motor vehicles shall be paved and constructed to city standards; and~~ ~~g. Where there is no reasonable alternative except to allow a street through sensitive lands, and abutting lots do not take access directly from this street, parking lanes shall not be required.~~	
18.401.090.I	Minimum Frontage. Each lot used for single-family <u>detached</u> residential <u>development</u> ~~purposes~~ shall have a thirty-five-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage. Each lot used for <u>single-family attached and</u> multifamily residential <u>development</u> ~~purposes~~ shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage. Lots developed consistent with the cottage housing provisions of RDC 18.210.150 are exempt from these frontage requirements.	Clarify which types of housing uses are subject to the single-family or multifamily frontage minimums.
18.401.090.R	Pedestrian Circulation Facilities. Within the PUD, sidewalks shall be constructed in accordance with city of Ridgefield engineering standards. Additional pedestrian facilities shall be required to be dedicated and constructed at the developer's expense, including connections with planned city and county trail systems, public accessways to connect to cul-de-sac streets and to pass through oddly shaped or unusually long blocks. These facilities shall create a network of public paths which shall be: 1. Functionally and safely convenient to each dwelling unit served; 2. Functionally and safely convenient to schools and to industrial, commercial, recreational and utility areas within or adjacent to the	Remove in favor of relocation to engineering standards. Renumber remaining sections.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	project, and functionally convenient to a larger pedestrian circulation system outside the PUD; 3. Hard surfaced to accommodate a variety of users; and ~~4. Lighted for security and safety; and~~ 5. Compliant with City Engineering Standards.	
18.401.090.T	1. Private access to collector and arterial streets shall be minimized; and ~~2. Parallel through streets and contoured grid patterns shall be encouraged; and~~	Remove in favor of relocation to engineering standards. Renumber remaining sections.
RDC 18.620 – Procedure for Subdvision		
18.620.010	C. The planned unit development (PUD) process found in Chapter 18.401 is optional. When used, the PUD shall be completed in conjunction with a subdivision consistent with this chapter. ~~D. Whenever a proposed PUD involves the creation of ten or more new lots, regardless of size, a separate subdivision application shall be filed and considered at the same time as the PUD application.~~	Delete outdated procedural reference and renumber following sections.
RDC 18.720 – Off-Street Parking and Loading		
18.720.020.E	Parking Areas in Setbacks. Driveways for parking areas may be located within required setbacks and yards. No other element of parking areas may be located within required setbacks and yards. ~~— Required Yard. Except as provided in the applicable zoning district, required parking and loading spaces shall not be located in a required setback front, side or rear yards.~~	Clarify that driveways may cross required yards and setbacks, but all other portions of parking areas must be located outside of required yards.
18.720.020.G	7. Driveways ~~Service drives~~ to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, to provide maximum safety of traffic access and egress, and to provide maximum safety of pedestrians and vehicular traffic on the site. The number of driveways ~~service drives~~ shall be limited to the minimum that will allow the property to accommodate and service the traffic to be anticipated. Driveways ~~Service drives~~ shall be clearly and permanently marked and defined through the use of rails, fences, walls or other barriers or markers on frontage not occupied by driveways ~~service drives~~. Driveways ~~Service drives~~ to drive-in establishments shall be designed to avoid backing movements or other maneuvering within a street, other than an alley.	Use consistent terms throughout parking section, to better implement above allowance for driveways within setbacks. "Driveway" is a defined term in RDC 18.100 that includes service drives. Update sign distance requirements to refer to engineering standards, which establish more specific requirements based on various site characteristics.

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

Code Section	Code Language	Rationale
	8. Driveways ~~Service drives~~ shall provide minimum sight distances required by the engineering standards. ~~have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points twenty feet from their intersection.~~	

Attachment: 2017RDCAmendment_Matrix_06012017 (1310 : Ridgefield Development Code Updates)

CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING

MEETING DATE: June 07, 2017

ITEM:

AGENDA ITEM TITLE: Heritage Trees

SUMMARY/BACKGROUND:

Part of the 2017 Planning Commission work program included research and development of a Heritage Tree ordinance for the city. Staff has undertaken research into various tree protection and Heritage Tree ordinances throughout the state to find qualities of those regulations that would fit Ridgefield's unique character and goals. During the May 3rd Planning Commission meeting Commission members and staff discussed various provisions and applicability to Ridgefield. The Public Hearing tonight will consider the draft Heritage Tree ordinance and forward a recommendation to the City Council.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to recommend approval of the Heritage Tree ordinance to City Council as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: DRAFT Heritage trees code V.4 (DOCX)

Sections:

18.840.010 Purpose and intent.

The ordinance codified in this chapter has been adopted to identify, promote, protect and maintain Ridgefield's heritage trees. This chapter is intended to provide reasonable assurance Ridgefield's rich tree heritage will continue. This chapter has three purposes: (1) to identify heritage trees on public and private property; (2) to inform private property heritage tree owners about the treasures they possess; and (3) to encourage maintenance and protection of all heritage trees.

18.840.020 Definitions.

For the purposes of this chapter, the following terms are defined:

A. "Adjacent property owner" means the person responsible for the care of a street tree.

B. "Applicant" means the person that applies for a Heritage Tree Removal permit.

C. "Arborist" means a professional trained in the art and science of planting, caring for, and maintaining individual trees.

D. "City" means the city of Ridgefield, Washington.

E. "DBH" means Diameter at Breast Height, or 4.5 feet (54 inches) above the ground.

F. "Drip line" means the area encompassed by the tree canopy projected vertically to the ground.

G. "Heritage Tree" means a tree meeting the minimum DBH identified in the tree protection ordinance, except defined nuisance trees.

H. "ISA" means the International Society of Arboriculture.

I. "Person" means any individual, organization, society, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, governmental agency, public or private utility, cooperative, interstate body, or other legal entity.

J. "Property owner" means any person deeded the land on which the heritage tree grows or said person's legal representative.

K. "Remove" or "removal" means the act of removing a heritage tree by digging it up, or cutting it down.

Attachment: DRAFT Heritage trees code V.4 (1300 : Heritage Trees)

18.840.030 Applicability of chapter.

This chapter shall apply to all land designated for single family, or multi-family within the city limits. All trees, other than street trees, are regulated under this chapter. All trees with a DBH measurement of 12 inches or greater, within the city limits, are regulated under this chapter, except nuisance species identified in 18.840.050 (D) below.

18.840.040 Protected tree removal prohibition.

Subject to the exceptions identified in Section 18.840.050 of this chapter, no person shall remove or cause damage to any heritage tree.

18.840.050 Exceptions.

Acts which may damage or remove a heritage tree may occur only after receiving a permit from the city. Only the property owner or city can apply for a permit.

A. Protected trees may be pruned without a permit as part of routine tree maintenance in accordance with International Society of Arboriculture Standards.

B. A heritage tree may be removed without a permit in order to protect public safety or private or public property from imminent danger, provided that the person responsible for removing the heritage tree applies for a tree removal permit within thirty (30) days following the removal of the tree. Such permit shall be accompanied by a statement from an arborist certified by the ISA that said tree was a danger to public health or public or private property.

C. Other acts which may result in damage to or removal of protected heritage trees shall adhere to the following process:

1. A person proposing any act which may result in damage to or removal of a protected heritage tree shall submit a Heritage Tree removal application to the city. The request shall identify the protected heritage tree(s) affected, the reason for the action, and the time the proposed action would occur. Applicants are encouraged to work with the native vegetation on site rather than removing heritage trees.

2. A Heritage Tree removal application shall be reviewed using Type II procedures.

3. The city shall make a determination within forty five (45) days of submission of permit application.

4. The city shall notify the person requesting the permit of the decision.

Attachment: DRAFT Heritage trees code V.4 (1300 : Heritage Trees)

5. A decision to allow an action which may damage or remove any protected heritage trees will result in a permit being issued. The permit shall contain any required terms and/or conditions including replanting of identical species elsewhere on the subject property.

a. A required replacement of the removed heritage tree must be a condition of approval. At the discretion of the Community Development Director the applicant shall replant tree(s) of similar DBH measured at breast height elsewhere on the same property within thirty (30) days of removal. For example, if a heritage tree with a DBH of 15 inches is permitted for removal the applicant shall be required to replant one tree with a 15 inch DBH, or one tree with a 10 inch DBH and one tree with a 5 inch DBH, or three trees with a 5 inch DBH measurement, or any combination that replaces the DBH of the removed tree.

i. In no case will mitigation trees subject to a condition of approval be less than 2.5 inches DBH at the time of planting.

D. Nuisance Species as defined by RDC 18.830.050 Nuisaince Plants and Harmful Plants lists, and:

1. Black cottonwood (Populus trichocarpa)

2. Black Locust (*Robinia pseudoacacia)*

Failure to follow the procedures set forth in this chapter or the terms and conditions of a permit shall be considered a violation of the city code.

18.840.060 Violation and penalty.

Any person violating or failing to comply with any provision of this chapter shall be found to have committed an infraction and shall be punishable by a penalty not to exceed five hundred dollars and a requirement to re-plant the same species at a 3 to 1 ratio at a minimum of the same DBH measurement. For example: each tree removed in violation of this chapter three trees shall be replanted. If a 15 inch DBH tree is removed in violation of this chapter three 15 inch DBH must be planted as mitigation in accordance with the formula outlined in 18.840.050 (C) (5) (a). Each such person shall be found to have committed a separate infraction for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by any such person, and such person shall be punished accordingly. The remedies for violation or failure to comply described herein are in addition to all other remedies provided or authorized by law.

Attachment: DRAFT Heritage trees code V.4 (1300 : Heritage Trees)

CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING

MEETING DATE: June 07, 2017

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: Tiny Homes Code

SUMMARY/BACKGROUND:

Part of the 2017 Planning Commission work program included research and development of a Tiny Homes ordinance for the city. Staff has undertaken research into Tiny Homes, administrative hurdles associated with tiny homes and building code issues. During the May 3rd Planning Commission meeting Commission members discussed various provisions and applicability to Ridgefield. The Public Hearing tonight will consider the draft Tiny Homes ordinance and forward a recommendation to the City Council.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

"I move to recommend approval of the Tiny Homes ordinance to City Council as presented."

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 18.100.048_____T___definitions. V1 (DOCX)
18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (DOCX)

18.100.048 - "T" definitions.

Temporary use. See "Use: Temporary use."

Temporary use permit. A use permit which is of limited duration. See RDC 18.205.015.F.

Tent city. An emergency homeless encampment, hosted by a recognized religious assembly, school, or institution that owns or controls real property, which provides temporary housing to homeless persons whether within buildings located on the property or elsewhere on the property outside of buildings.

Through lot. See "Lot: Through lot."

Tiny Home. A home developed within a cottage cluster that is less than 1,000 square feet of habitable living space.

Tower, guyed. See "Wireless: Tower—Guyed."

Tower, lattice. See "Wireless: Tower—Lattice."

Townhouse. A form of attached housing. A townhouse is a single-family dwelling unit and lot available for purchase that has the following attributes:

A. Is structurally attached to at least one other dwelling unit;

B. Each dwelling unit is attached by not more than two vertical party walls;

C. Is part of a group of two or more such units;

D. Is separated by a common party fire retardant wall having no doors, windows or other provisions for human passage or visibility; and

E. Has its own front and rear yard access.

Trail. A multi-use facility meeting the requirements of the Ridgefield Engineering Standards for Public Works Construction for non-motorized users for transportation and recreational purposes.

Trailer, residential. A mobile home which was not constructed in accordance with federal manufactured housing construction and safety standards (HUD code) in effect after June 15, 1976. Residential trailers are not permitted within the city of Ridgefield.

Trailer, travel. Any transportable trailer available for recreational use forty feet or less in length or eight feet or less in width, built on a chassis and equipped with wheels. This term also includes "recreational vehicles."

Transfer station. Staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites, and may also include recycling facilities involving collection or processing for shipment.

Transportation corridor. A transportation corridor is a significant arterial or highway which is the primary route for inter-community travel in a metropolitan area or region. Transportation corridors typically accommodate a high percentage or regional commercial and mass transit use.

Tree. A woody plant which at maturity is usually twenty feet or more in height and generally has a single trunk, un-branched for three feet or more above the ground, and a more or less definite crown.

Tree canopy. The total area of the tree or trees where the leaves and outermost branches extend, also known as the "dripline."

Tree—Deciduous. Trees that shed or otherwise loose their foliage at the end of the growing season, such as maples, alders, oaks, and willows.

Tree—Evergreen. Trees that maintain the majority of their foliage each year when grown in the Ridgefield area. Examples of evergreen trees include pines, firs, Douglas fir, and the Pacific Madrone.

Attachment: 18.100.048___T___definitions. V1 (1299 : Tiny Homes Code)

Tree—Significant. Any healthy, windfirm, and nonhazardous tree eight inches or greater in diameter breast height if it is a conifer and twelve inches or greater in diameter at breast height if deciduous.

Tree—Street. A tree located within a street right-of-way or street tree easement, adjacent to public or private streets, including undeveloped areas.

Trees—Windfirm. Trees able to withstand strong winds and resist windthrow (blowdown), wind-rocking, and major breakage.

Tree and vegetation removal. Removal of a tree(s) or vegetation, through either direct or indirect actions including, but not limited to, clearing, cutting, causing irreversible damage to roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation, grading, or trenching in the dripline area of a tree which has the potential to cause irreversible damage to the tree, or relocation of an existing tree to a new planting location.

Triplex. A multi-dwelling structure that contains three primary dwelling units on one lot. Each unit must share a common wall or common floor/ceiling with at least one other unit.

Two-/three-unit home. See "Cottage housing: Two-/three-unit home."

(Ord. No. 1132, § 2(Exh. A), 7-11-2013)

Attachment: 18.100.048____T___definitions. V1 (1299 : Tiny Homes Code)

18.210.150 - Special provisions for cottage, carriage, tiny home and two/three unit homes.

A. Voluntary Provisions. The provisions of this subsection are an alternative to detached single-family home product. These standards address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.

B. Definitions. See Chapter 18.100, Definitions, for definitions of the terms used in this section.

C. Applicability. The housing types described in this chapter may be used only in the RLD-4, RLD-6, RLD-8, and RMD-16 zones.

D. Primary Standards.

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Table 18.210.150-1

	Cottage	Carriage Unit	Tiny Homes	Two/Three-Unit Home [1]
Max Unit Size [2]	1,500 square feet [3]	800 square feet	1,000 square feet	1,000 square feet average unit size
				Structure total [4]:
				Two-Unit: 2,000 sf
				Three-Unit: 3,000 sf
Density				2 times the maximum density allowed in the underlying zone, up to a maximum of 16 units per net developable acre. [5, 6]
Max Floor Area Ratio (FAR) [7]				0.35
Development Size	Min 4 units Max 24 units	Allowed when included in a cottage project.	Min 4 units Max 24 units	Must be limited to either one two-unit home or one three-unit home, or be part of a cottage development, unless approved through Type II process.
	Maximum cluster [8]: 12 units		Maximum cluster [8]: 12 units	

Attachment: 18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (1299 : Tiny Homes Code)

Review Process	Type II			Single two-unit home or single three-unit home: Type I process. Development containing more than one two-unit or one three-unit home (other than a cottage project): Type II [9] process
Location				Developments containing cottage, carriage and/or two/three-unit homes may not be located closer than the distance noted below to another development approved under the provisions of this chapter:
				1—9 Units: 250 feet
				10—19 Units: 500 feet
				20—24 Units: 750 feet
Parking Requirements				Minimum of one space per unit.
Minimum Required Yards (from exterior property lines of subject property)	Front: 20 feet Other: 10 feet	Allowed when included in a cottage project.		Front: 20 feet Other: 10 feet
Lot coverage (all impervious surfaces) [10]	50%	Allowed when included in a cottage project.		50%
Height				

Attachment: 18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (1299 : Tiny Homes Code)

Dwelling Units		25 feet where minimum roof slope of 6:12 for all parts of the roof above 18 feet are provided. Otherwise, 18 feet.
Accessory Structures		One story, not to exceed 18 feet.
Common Open Space		400 square feet per unit. Private open space is also encouraged.
Community Buildings		Community buildings are encouraged.
Attached Covered Porches [11]		Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides.
Accessory Dwelling Units (ADUs)		Not permitted as part of a cottage, carriage or two/three-unit home development.

[1] Within the downtown transition area this housing type is only allowed where it is included in a cottage project.

[2] A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

[3] Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed 250 square feet.

[4] Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed 750 square feet.

[5] Existing detached dwelling units may remain on the subject property and will be counted as units.

[6] When the conversion from detached dwelling units to equivalent units results in a fraction, the equivalent units shall be limited to the whole number below the fraction.

Attachment: 18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (1299 : Tiny Homes Code)

[7] FAR regulations are calculated using the entire development site. FAR for individual lots may vary.

[8] Cluster size is intended to encourage a sense of community among residents. A development site may contain more than one cluster, with a clear separation between clusters.

[9] Carriage units and two/three-unit homes may be included within a cottage housing proposal provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project.

[10] Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.

[11] Requirements for porches do not apply to carriage or two/three-unit homes.

_____

E. Community Buildings and Community Space in Cottage Developments. Cottage and Tiny Home developments are encouraged to create community buildings and community open space.

1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.
2. Building height for community buildings shall be no more than one story. Where the community space is located above another common structure, such as a detached garage or storage building, the maximum building height for the underlying zone applies.
3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.

F. Design Standards and Guidelines.

1. Tiny Home Projects.
   a. Tiny Homes must be affixed to a permanent foundation.
   b. Permanent water and sanitary sewer service must be connected to each home in the cluster with separate meter service.
   c. The Tiny Home structure, if modular construction, must meet Washington State Department of Labor and Industries standards for a Factory Assembled Structure and receive the "Modular Gold Label Insignia" from Labor and Industries.
   d. New Tiny Home structures, if stick built on-site, must meet City of Ridgefield building codes in effect at the time of application.
   e. Any tiny home development must have, at the time of final plat approval, a note on the face of the plat restricting any expansion of the original structure.

1. Cottage Projects.
   a. To the maximum extent feasible, each dwelling unit lot that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.
   b. Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of way, the city shall determine to which right-of-way the entrance or porch shall be oriented.
   c. Required Common Open Space. Common open space must be outside of critical areas, such as wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.
      i. Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of twenty feet on all sides.

Attachment: 18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (1299 : Tiny Homes Code)

ii. Required common open space may be divided into no more than two separate areas per cluster of dwelling units.

iii. Common open space shall be centrally located and be easily accessible to all dwellings within the development.

iv. Fences are not allowed within required open space areas unless required as a condition of approval.

v. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Trees larger than eighteen inches diameter at breast height shall be retained and protected during site construction.

vi. Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:

(a) The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two sides;

(b) At least fifty percent of the units in the development shall abut a common open space. A cottage is considered to "abut" an area of open space if there is no structure, lot, parcel, tract or right-of-way between the unit and the open space.

vii. Surface water management facilities shall be limited within common open space areas. Low impact development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.

d. Shared Detached Garages and Surface Parking Design. To minimize the size of a parking area and to avoid impacts to public spaces, shared detached garages and surface parking areas shall satisfy the following six design criteria:

i. Shared detached garage structures may not exceed four garage doors per building, and a total of one thousand two hundred square feet.

ii. The design of a shared garage must be similar and compatible to the dwelling units within the development in terms of size, scale, massing, materials and roof pitch.

iii. Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping that achieves eighty percent opacity or architectural screening.

iv. Shared detached garage structures shall be reserved for the residents of the development.

v. Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least twenty feet.

vi. The roof lines of carports must be similar to the roofline of the dwelling units within the development.

e. Low Impact Development. The site design shall incorporate the low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design must meet three of the following objectives:

i. Preserve natural hydrology.

ii. Minimize impervious surfaces.

iii. Treat stormwater in numerous small, decentralized structures.

Attachment: 18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (1299 : Tiny Homes Code)

iv. Use natural topography for drainageways and storage areas, to the extent feasible.

v. Preserve portions of the site in undisturbed, natural conditions.

vi. Reduce the Use of Piped Systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.

f. Two/Three-Unit Homes and Carriage Units within Cottage Projects. Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.

g. Variation in Unit Sizes, Building and Site Design. Cottage projects shall create building and site design that promotes architectural variety and visual interest and which is compatible with the character of the surrounding neighborhood by:

i. Including a mix of unit sizes within a single development.

ii. Employing multiple architectural styles and site design elements. Dwellings with the same combination of features and treatments may not be located adjacent to each other.

h. Pedestrian Flow Through Development. Pedestrian connections shall link all buildings to the public right-of-way, common open space and parking areas.

2. Two/Three-Unit Homes Not Included in Cottage Developments. Two- and three-unit homes are an allowed use on individual lots in the RLD-4 and RLD-6 zones.

a. Entries. Two- and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys. A multiple-unit home may use no more than one entry on each side of the structure.

b. Low Impact Development (LID). Projects containing two or more two/three-unit homes shall follow the LID standards in RDC 18.210.150(F)(1)(e).

c. Garages and Surface Parking Design.

i. Garages and driveways for two/three-unit homes. No more than three garage doors may be visible on any facade of the structure.

ii. Surface parking shall be limited to groups of no more than three stalls. Parking areas with more than two stalls must be visually separated from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.

G. Review Process.

1. The city will process an application for a cottage housing development or a development containing more than one two-unit or one three-unit home through a Type II site plan review process per RDC 18.500. Cottage housing developments may also be reviewed through a subdivision or PUD process; see RDC 18.600 and 18.401, respectively.

2. A single two-unit home or single three-unit home shall be reviewed through a Type I site plan review process.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1207, § 2(Exh. A), 5-26-2016)

Attachment: 18.210.150___Special_provisions_for_cottage__carriage_and_two_three_unit_homes v.1 (1299 : Tiny Homes Code)

CITY OF RIDGEFIELD
PLANNING COMMISSION

MEETING DATE: June 07, 2017

ITEM:

AGENDA ITEM TITLE: Community Development Report

SUMMARY/BACKGROUND:

STAFF CONTACT: Lindsay Regan, Permit Technician

ATTACHMENTS: 5-2017 (PDF)

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

DEVELOPMENT SUMMARY: May 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD	May
Total Permits	435	378	583	682	**221**	**42**
Commercial/ Industrial Permits	4	2	1	2	**13**	**0**
New Home Permits	165	104	216	320	**96**	**11**
Miscellaneous Permits	266	272	366	360	**112**	**31**
Building Permit Application and Review Fees	$1,102,631	$636,561	$1,001,785	$1,261,698	**$454,629**	**$61,444**

Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
May	Hillhurst Commercial Buildings A and B	11,000	$623,370	Under Review
April	Ridgefield School K-8	145,300	$25,015,121	Under Review
February	FlowServe	53,004	$5,533,235	Under Review
February	Energy Electric	5,000	$283,350	Under Review
Totals for Approved Commercial/Industrial Buildings YTD: 3 projects				

Month (2016)				
January	Well Reservoir	4,778	$997,901	Closed
February	Abrams Park Bathroom	600	$24,372	Closed
March	Ridgefield Mini Storage	3,000	$3,203,325	Issued

Attachment: 5-2017 (1331 : Community Development Report)

July	Port of Ridgefield – Washington Fish and Wildlife Building	39450	$3,706,763.95	Issued
Totals for Approved Commercial/Industrial Buildings YTD: 3 projects				

Pending Permits

Type of Permit	Total
Home permits approved & ready for issuance:	**7**
Home permits undergoing plan check:	**6**
Commercial/Industrial:	**13**
Misc.:	**10**
Grand Total for all Pending Permits:	**36**

SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	67	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	25	29
Bella Noche	33	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	22	39

Planning Division

Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
WaterView Condos (PLZ-17-0039)	Develop 27,000-SF residential, office, and commercial building	0.11 ac	116 S Main St	May 09	Completed
Corwin Pedestrian Trail (PLZ-17-0056)	Construct 0.55-mile ped trail including 50-ft boardwalk	0.55 mi	219 S Timm Rd	Jun 13	Jun 13 conference
Gee Creek Trail (PLZ-17-0061)	Construct north segment of Gee Creek Trail	0.54 mi	N Heron Dr to NW Main Ave @ Gee Creek	Jun 13	Jun 13 conference

Attachment: 5-2017 (1331 : Community Development Report)

Name	Description	Size	Location	Date of Conference	Status
Vista Ridge PUD (PLZ-17-0062)	Develop 54 residential lots	23.36 ac	1108 S Hillhurst Rd	TBD	Submitted May 31

Projects Under Review

Name	Description	Size	Location	Key Dates	Status
Timm Road Industrial (PLZ-16-0072, 73 & 74) Preliminary Short Plat, Critical Areas Review, SEPA Review	Divide industrial parcel into nine lots with frontage and utility improvements	11.45 ac	S Timm Rd & S 13th St	Oct 6 TC issued; Mar 01 end of public comment period	WDFW review
Hillhurst Highlands PUD (PLZ-16-0104, 105, 106) Preliminary PUD, Preliminary Subdivision Plat, Critical Areas Review, SEPA Review	Develop 79 single-family detached lots in RLD-4 zone	25 ac	24304 NW Hillhurst	May 15 hearing	Record held open until Jun 09
S. 11th St Site Plan & CUP Review (PLZ-17-0013,32,33) CUP, Site Plan Review	Develop 76,000-SF self-storage facility; T-III CUP	3.87 ac	NW corner of S 11th St and S Timm Rd	May 02 hearing	Final order May 05
Village at Canyon Ridge PUD (PLZ-17-0018-0021) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination	Develop 22 townhomes and 1 SFR in RLD-16 zone	4 ac	195 N 32nd Ct	May 18 hearing	Final order May 30
Ridgefield Schools 5-8 (PLZ-17-0023-0026) Type II Site Plan Review, SEPA Review, Critical Areas Review	Develop a public school building to house Ridgefield Intermediate and View Ridge Middle Schools	57.5 ac	S Hillhurst Rd	May 03 end SEPA comment period; May 08 end land use comment period	May 22 draft staff report. Awaiting additional traffic information.
Kennedy Farms PUD (PLZ-17-0028-0031) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review, Archaeological Predetermination	Develop 245 SFR in RLD-4 zone	53.5 ac	NW Hillhurst Rd	Jun 01 hearing	Jun 01 hearing

Attachment: 5-2017 (1331 : Community Development Report)

Name	Description	Size	Location	Key Dates	Status
RORC (PLZ-17-0041) Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Submitted May 02	May 31 TC
Cedar Creek Subdivision (PLZ-17-0045) Post-Decision Review	Modify preliminary plat, reduce dimensional standards	10.13 ac	764 N 32nd Ct		
Keller Supply (PLZ-17-0046) Type II Site Plan Review, SEPA Review, Archaeological Predetermination	Develop 48,000-SF office/distribution building in the E zone with EMUO	3.87 ac	Union Ridge Lot 2	Submitted May 04; 1st technically incomplete May 26	Project on hold
FlowServe Final Site Plan (PLZ-17-0048) Final Site Plan Review	Final site plan review	3.32 ac	Union Ridge Lot 1A	Submitted May 08	Under review
Greely Acres PUD (PLZ-17-0049) Preliminary PUD, Preliminary Subdivision Plat, SEPA Review, Critical Areas Review	Develop 97 SFR in RLD-6 zone	19.04 ac	27201 NE 10th Ave	Submitted May 11; TC due Jun 08	TC review
Wertz BLA (PLZ-17-0053) Type I Boundary Line Adjustment	Residential boundary line adjustment	4.69 ac	658 N 32nd Ct	Submitted May 17	Under review
Energy Electric (PLZ-17-0055) Type II Site Plan Review, SEPA Review	Convert existing single-family residence to office use and construct 5,000-SF shop in the E zone	1.38 ac	27118 NE 10th Ave	Submitted May 18; TC due June 15	TC review
BRT LLC BLA (PLZ-17-0057) Type I Boundary Line Adjustment	Residential boundary line adjustment	0.28 ac	305 N 1st Ave and adjacent vacant parcel	Submitted May 24	Under review
WDFW Final Site Plan (PLZ-17-0059) Final Site Plan Review	Final site plan review	3.78 ac	5525 S 11th St	Submitted May 24	Under review
Hillhurst Commercial Final Site Plan (PLZ-17-0060) Final Site Plan Review	Final site plan review	2.45 ac	S Hillhurst Rd at S Sevier Rd	Submitted May 30	Under review

Attachment: 5-2017 (1331 : Community Development Report)

Engineering Division

Projects Under Review

Name	Description	Size	Location	Status
S 11th St Industrial Building	warehouse building and site improvements	7.5 acres	5504, 5602, 5664 S 11th St	3rd Engineering Review Complete. Waiting on final plans and storm agreement
19th Street Cottages	Residential Development	7 lots	19th CT and Pioneer St	Grading issued for single building only. Engineering review not yet submitted.
Hillhurst Commercial	Commercial Building, Site and Frontage Improvements	2.45 acres	Hillhurst and Sevier Road	2nd Engineering Review Underway
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	2nd Engineering Review Underway
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under construction
Taverner Ridge Ph. 8&9	Residential Development	65 Lots	Southwest of Nighthawk Road	Under construction
Taverner Ridge Ph 5	Residential Development	10 Lots	S. Lake River Drive	1st Engineering Review Complete
Quail Hill	Residential Development	61 Lots	Union Ridge	2nd Engineering Review Underway
S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11th Street	2nd Engineering Review underway
Ridgecrest Phase I	Residential Development	57 lots	S. 45th Ave	2nd Engineering Review underway
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	1st Engineering Review Complete. Grading permit issued.
Cloverhill Phase I	Residential Development	63 lots	S. 45th Avenue	2nd Engineering Review underway
Union Ridge Lot !A-Flowserve	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	1st Engineering Review complete, grading permit issued.
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading only under review
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	1st Engineering Review Underway
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	Grading only under review

Attachment: 5-2017 (1331 : Community Development Report)

The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32nd Ave	Grading only under review

PROJECTS UNDER CONSTRUCTION

Name	Description	Size	Location	Status
Hawk's Landing	Residential development	57 Lots	Hillhurst Rd, across from High School	Construction substantially complete
Bella Noche	Residential development	34 Lots	N. 35th Ave	Utility Installation is Complete; Contractor completing punch list
Pioneer Place	Residential development	46 Lots	N. 35th Ave	Utility Installation is Complete; Contractor completing punch list
Taverner Ridge Ph. 8 and 9	Residential development	Ph. 8: 54 lots Ph. 9: 11 lots	South of existing phases	Grading Underway, Utility construction beginning soon
Cedar Creek	Residential development	31 Lots	N. 35th Ave	Utility Installation underway
Ridgecrest	Residential development	330 lots	S. 45th Ave	Grading Underway
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Utility Installation Underway
Union Ridge Lot 1a	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Grading Underway
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Grading Underway

Attachment: 5-2017 (1331 : Community Development Report)