



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, September 6, 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 Council regarding all items not subject to a specific Public Hearing 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. Planning Commission - Regular Meeting - Aug 2, 2017 6:30 PM**

IV. PRESENTATION

- 1. Green Building and Site Design - Jeff Niten, Community Development Director**

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing - Parking Ordinance - John Brooks, Police Chief**

VI. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing 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.

VII. STAFF REPORTS

- 1. CDD Report**

VIII. FROM THE COMMISSION

IX. ADJOURN



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
August 2, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 PM](#)

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT - [6:31 PM](#)

CONSENT AGENDA - [6:31 PM](#)

1. Planning Commission - Regular Meeting - May 3, 2017 6:30 PM - [6:31 PM](#)

Commission requested the date be corrected on June's meeting minutes.

BUSINESS - [6:33 PM](#)

1. Green Building Standards - [6:40 PM](#)

Commission asked Staff questions regarding the westernization program and if the City was involved, the functionality of gas furnaces and their energy efficiency, possible incentive pick list for contractors, the impact of housing cost due to Green Building Standards implementation, and asked for Jeff Niten to bring back more incentive ideas.

PUBLIC COMMENT - [7:09 PM](#)

STAFF REPORTS - [7:09 PM](#)

Jeff Niten - Community Development Director
 Provided a Staff Report

FROM THE COMMISSION - [7:09 PM](#)

Commission Okinaka - Main Street Association

Minutes Acceptance: Minutes of Aug 2, 2017 6:30 PM (CONSENT AGENDA)

Commission Haugen - Friends of the Refuge

Commission Jones - No Update

Commission Bush - No Update

Chair Carnell - No Update

Commission Lindsay - Parks Board, City Council, Gee Creek Plateau Sub Area Meeting

Commission Young - Port of Ridgefield

ADJOURN - [7:22 PM](#)

Lindsay Regan

Jason Carnell

Minutes Acceptance: Minutes of Aug 2, 2017 6:30 PM (CONSENT AGENDA)

CITY OF RIDGEFIELD PLANNING COMMISSION

MEETING DATE: September 06, 2017

ITEM:

AGENDA ITEM TITLE: Green Building and Site Design

BACKGROUND:

As part of the work program for Community Development and the Planning Commission in 2017 the City Council directed that a Green Building program for the city be developed and implemented.

Staff has researched the opportunities and challenges associated with implementing a required green building program in the state, and national standards developed by the International Code Council. The International Code Council developed and implemented the International Green Construction Code (IGCC) in 2012, and provided an update in 2015.

The Washington State Building Code Council does not permit a jurisdiction to adopt a building code that is more restrictive than the state building code without the State Building Code Council's approval (RCW 19.27.060). Also, the state energy code is a mini-maxi code in that you can't add any more to it or reduce it.

Following discussion with stakeholders and with the Planning Commission staff has developed a draft program that involves voluntary incentivized green building utilizing the International Green Construction Code, as well as site design features including recycled materials and requirements for reduced water use on each individual lot.

Another element added to the 2017 work program was the concept of "visit ability" or addressing the issues people with mobility challenges face when visiting friends and neighbors.

A visitable house includes these three features:

- One zero-step entrance.
- Doors with 32 inches of clear passage space.
- One bathroom on the main floor you can get into in a wheelchair

The city may include incentives to encourage a percentage of new homes in any subdivision to be constructed with visit ability in mind.

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: 18.210.035_Green Design (DOCX)
18.220.035_Green Design (DOCX)
Chapter_14.32 Green Building (DOCX)

18.210.035 – Green Design

- A. The purpose of this section is to ensure best practices of environmental stewardship within the City of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.
- B. Development of single family residential uses within Ridgefield shall choose at least two practices from the list below during construction:
 - 1. Landscape with drought-tolerant, native plants
 - 2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
 - 3. Recycle, salvage, or donate excess or unwanted materials
 - 4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
 - 5. Rain Gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
 - 6. Other green design practices that are acceptable to the Community Development Director.

18.220.035 – Green Design

- A. The purpose of this section is to ensure best practices of environmental stewardship within the City of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.
- B. Development of single or multi family residential uses within Ridgefield shall choose at least two practices from the list below during construction:
 - 1. Landscape with drought-tolerant, native plants
 - 2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
 - 3. Recycle, salvage, or donate excess or unwanted materials
 - 4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
 - 5. Rain Gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
 - 6. Other green design practices that are acceptable to the Community Development Director.

Chapter 14.32 - BUILDING CODE—INTERNATIONAL GREEN CONSTRUCTION CODE

14.32.010 – Purpose

Ridgefield's Green Building Program encourages new homes to be built to high levels of energy efficiency, conserve and use less water, and use healthier materials in the construction. The program uses the 2015 International Green Construction Code, as amended, and independent verifiers, to verify the homes achieve the required verification level.

14.32.020 – Adoption

The City adopts, by reference, the current edition of the International Green Building Construction Code as its green building reference standard. This standard is to be used by builders on a voluntary basis and compliance with this standard shall not be construed as creating any mandatory obligation.

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: September 06, 2017

ITEM:

AGENDA ITEM TITLE: Public Hearing - Parking Ordinance

AGENDA ITEM TITLE:

City Ordinance Revision – Parking Ordinance Chapter 10.12

GOVERNING LEGISLATION:

RCW 46.90.260 and 46.90.270, and Chapter 308-330 WAC, the Model Traffic Ordinance, Motor Vehicle Code

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of Current Code

BACKGROUND:

After recognizing that our current city ordinance is static and does supply room for growth despite the growth of the community. Additionally, the ordinance does not provide for a method to deal with abandoned or derelict vehicles. There have been three meetings involving members of the community to help refine the parking ordinance in a way that is useful for citizens and reasonable in its application. Once the parking stakeholders completed their process, the ordinance was reviewed by the city attorney and then the planning commission prior to being submitted to the City Council for approval.

RECOMMENDED ACTION OR MOTION:

I move to recommend approval, and forward the parking ordinance to City Council for final action.

STAFF CONTACT:

Chief John Brooks

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

New COR Parking Ord JP Redlines 8-11-17 (DOC)

DRAFT REVISED CITY OF RIDGEFIELD PARKING ORD VER 073117—JP Edits

Chapter 10.12 - PARKING

10.12.010 - Purpose.

The provisions of this chapter regulate parking, standing and stopping of vehicles upon streets and ways open to the public within the city and provide for the establishment of residential parking zones and restrictions thereto. Pursuant to Chapter 10.04, the city has adopted by reference sections of certain state statutes, including sections of the model traffic ordinance, which provide for the regulation of parking, stopping or standing of vehicles in addition to the provisions of this chapter.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012)

10.12.020 - Parking restricted—General.

General parking restrictions are adopted to regulate parking with respect to common concerns found on city streets and ways and are generally applied. General parking restrictions include, but are not limited to, parking setback distances from driveways, intersections, fire hydrants, crosswalks, stop signs, yield signs, signals, and railroad crossings. General parking restrictions also prohibit the parking of any vehicle on a sidewalk, crosswalk, within an intersection, on a bridge, on railroad tracks, or in roadway medians. General parking restrictions are found within the model traffic ordinance, WAC Chapter 308-330.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012)

10.12.021 - Parking restricted—~~Specified streets.~~

A. Prohibited Parking

It is a civil infraction to park or stand a motor vehicle in violation of the following parking prohibitions:

1. Curb is red, which shall mean no parking at any time;
2. Curb is yellow, which shall mean no parking due to use such as fire lane or delivery lane;
3. The area is marked with a City of Ridgefield placed sign that modifies parking permissions;
4. There shall be no parking on either side of the street where the roadway is less than twenty-six feet wide unless otherwise regulated;
5. Parking on one side of the street is permissible on roadways which are twenty-six feet to thirty two feet wide unless otherwise regulated; the side of the street will be determined by the City Engineer based on which side will have the least negative impact on driveways, mailboxes, fire hydrants, and limited sight distances;
6. Parking on both sides of the street is permissible on roadways in excess of thirty two feet wide unless otherwise regulated.

B. The Traffic Engineer shall maintain a list of streets where parking is regulated based on street widths. Such list shall be ~~Street or areas regulated shall be on~~ file with the City Clerk and ~~posted on the city's website.~~

~~The provisions of this chapter establish parking restrictions, including but not limited to no parking anytime, time of day restrictions, and time limits on all or portions of specified streets. Parking restrictions shall be as follows:~~

~~"No Parking" Areas~~

~~General:~~

~~▲~~

~~Division Street, N. 5 th Avenue to Abrams Park.~~

~~▲~~

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~~N. 5 th Avenue, east side from Pioneer Street (SR 501) to Division Street.~~

~~10.12.022 – City manager – Authority.~~

A. No person shall stop, stand or park a vehicle upon any street in the city of Ridgefield for more than seven consecutive days, except as provided in RMC 10.12.033(C).

B. No person shall stop, stand or park a vehicle upon any street in the downtown core area ~~following area~~ for more than twenty-four hours.

The down town core area is defined as Pioneer Street (SR 501); to Mill Street, 4 th Avenue to Main Avenue.

C. No person shall stop, stand or park a vehicle within the Ridgefield Park and Ride area for more than forty-eight hours.

D. ~~Procedure~~ for notification and removal.

1. A law enforcement officer discovering an unauthorized vehicle left upon a street shall visibly mark the vehicle and attach to the vehicle a readily visible notification tag. The tag shall contain the following information:

- o Date and time the tag was attached
- o Identity of the officer
- o A statement that if the vehicle is not removed within twenty-four hours from the time the tag is attached, the officer may issue a parking citation and the vehicle may be taken into custody and stored at the owner's expense
- o A statement that if the vehicle is not redeemed, the registered owner will have committed the traffic infraction of littering – abandoned vehicle; and
- o The address and telephone number where additional information may be obtained

2. If the vehicle has current Washington registration plates, the officer shall check the records to learn the identity of the last owner on record. The officer or his or her department shall make a reasonable effort to contact the owner by telephone in order to give the owner the information on the notification tag.

3. If the vehicle is not removed within twenty-four hours from the time the notification sticker is attached, the law enforcement officer may take custody of the vehicle and provide for the vehicle's removal. A vehicle that does not pose a safety hazard may remain on the roadside for more than twenty-four hours if the owner or operator is unable to remove it from the place where it is located and notifies law enforcement officials to request assistance.

~~N. Main Avenue, Pioneer Street (SR 501) to Mill Street.~~

~~10.12.025 - Amendment of parking and traffic regulations.~~

The ~~city council~~ Traffic Engineer may, from time to time, ~~by ordinance~~ provide for different or additional parking restrictions, traffic regulations, or the installation of different or additional traffic control devices, ~~other than as hereinabove in this chapter specifically provided~~, subject always to the provision that any such restriction or regulation be properly posted in the area affected. The City Council retains final authority in all parking matters.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.026 - Traffic engineer—Authority.

The public works director or his/her designee is authorized to exercise the powers and duties of traffic engineer as authorized pursuant to RCW 46.90.260 and 46.90.270, and Chapter 308-330 WAC, the Model Traffic Ordinance, all as now or hereafter amended.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.030 - Time limit zones.

No person having control over a vehicle may park such vehicle beyond the time limit permitted by official signs. Where a time limit is established by official signs, no person having control over a vehicle may re-park that vehicle on either side of the same street in order to extend the vehicle's parking time beyond the time limits established. For purposes of this section, a vehicle shall be deemed to be re-parked and in violation of this section despite any movement of the vehicle unless the vehicle is moved to a street with a different street name than the street the vehicle was originally parked upon.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.031 - Stopping, standing or parking.

A.
In addition to provisions of the Washington Model Traffic Ordinance adopted by Chapters 10.04 RMC, no person may park or leave any vehicle, whether attended or unattended, upon the traveled portion of the roadway in such a manner as to block or obstruct the flow of vehicular traffic.

1.
Subsection A of this section does not apply to the driver of any vehicle which is disabled in such a manner and to such extent that it is impossible to avoid stopping and temporarily leaving the vehicle in such a position. The driver shall nonetheless arrange for the prompt removal of the vehicle as required by subsection B of this section.

2.
Subsection A of this section does not apply to the driver of a public transit vehicle who temporarily stops the vehicle upon the roadway for the purpose of and while actually engaged in receiving or discharging passengers at a marked transit vehicle stop zone, or to the driver of a vehicle when actually engaged in the collection of solid waste, recyclables, or yard waste under authority of the city, so long as the vehicle is not parked or left for a longer time than reasonably necessary.

B.
It is unlawful for the operator of a vehicle to leave the vehicle unattended within the limits of the roadway unless the operator of the vehicle arranges for the prompt removal of the vehicle.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.032 - Parking on municipal property.

A.
Motor vehicle parking or standing on property owned, leased or operated by the city is subject to the following restrictions:

1.
Only motor vehicles belonging to persons who work for the city, who are transacting business with the city or who otherwise have specific permission from the city, may be parked upon such property; and

2.
Where pavement markings or signs designate parking stalls on such property, all motor vehicles must be parked within such stalls and not elsewhere on such property; and

3.
Where pavement markings designate a parking stall or stalls, any motor vehicle parked in a stall must be parked within the designated limits as indicated by the pavement markings; and

4.
Where signs or pavement markings prohibit or restrict parking without authority or permission, no motor vehicle may be parked or left standing without such permission.

B.
Any motor vehicle parked or standing on such property which is not complying with the restrictions set forth herein is subject to traffic infraction provisions of this chapter.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.033 - Truck, trailer and recreational vehicle parking.

A.

For the purposes of this section the words and phrases shall have the following designated meanings unless a different meaning is expressly provided:

1.

"Residential area" means those areas of the city which have been designated as residential districts for purposes of the zoning code found in Title 18 of this code;

2.

"Trailer" means any vehicle without motive power designed for carrying persons or property on its own structure and to be drawn by a vehicle with motor power. The term "trailer" includes trailer coach, semitrailer, or utility trailer but does not include recreational vehicles such as travel trailers or boat trailers;

3.

"Truck" means any motor vehicle designed primarily for the transportation of property or persons for commercial purposes or the pulling of a trailer as defined in this section;

4.

"Recreational Vehicle" means any motor-home, camper, or other vehicle used for traveling and recreational activities.

B.

No persons shall park or leave standing on any street of any residential area of the city a truck with a gross weight capacity in excess of eighteen thousand pounds.

C.

No persons shall park or leave standing on any street any motor homes, recreational vehicles and utility trailers for a period of two weeks or more during any calendar year.

D.

The provisions of this section shall not apply to any vehicle which is parked or left standing expressly for the purpose of loading or unloading. For the purposes of this section, a reasonable amount of time on any day or successive days to be allowed for loading or unloading shall be four hours unless otherwise permitted by the chief of police of the city.

(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.040 - Enforcement.

Whenever parking time is limited or prohibited on designated streets, it shall be the duty of the public works director and/or his/her designee to erect appropriate signs, curb painting or other appropriate markings giving notice thereof, and no such regulations shall be effective and enforceable unless said signs or other such markings are erected and in place at the time of the alleged offense.

In checking for overtime parking, police officers are authorized to use chalk marks on the tires of parked vehicles, or any other identifying mark that does not deface the vehicle, and it is unlawful for any person to erase or obliterate such mark for the purpose of interfering with such checking for overtime parking.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

10.12.050 - Violation an infraction.

Any violation of the parking prohibitions and restrictions provided in this chapter shall be designated as a traffic infraction and punishable in accordance with state law and/or local ordinance. The monetary amount shall be ninety-five dollars.

(Ord. 1004 § 1 (part), 2008).

(Ord. No. 1041, § 1, 12-3-2009; Ord. No. 1113, § 1, 9-13-2012; Ord. No. 1155, § 1, 7-10-2014)

**CITY OF RIDGEFIELD
PLANNING COMMISSION**

MEETING DATE: September 06, 2017

ITEM: STAFF REPORTS

AGENDA ITEM TITLE: CDD Report

SUMMARY/BACKGROUND:

STAFF CONTACT: Lindsay Regan, Permit Technician

ATTACHMENTS: 8-2017 (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: August 2017

Building Division

Summary of Building Permits by Year

Building Permits	2013	2014	2015	2016	2017 (YTD)	August
Total Permits	435	378	583	682	330	33
Commercial/ Industrial Permits	4	2	1	2	14	0
New Home Permits	165	104	216	320	113	7
Miscellaneous Permits	266	272	366	360	203	26
Building Permit Application and Review Fees	\$1,102,631	\$636,561	\$1,001,785	\$1,261,698	\$649,702	\$25,634

Commercial/Industrial Building Permits

Month (2017)	Project	Square Footage	Building Valuation	Status
June	Altru Ventures	130,352	\$10,225,677	Under Review
June	Ridgefield Self Storage	71320	\$6,147,784	Under Review
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	Issued
February	Energy Electric	5,000	\$283,350	Under Review
Totals for Approved Commercial/Industrial Buildings YTD:				
6 projects				

Attachment: 8-2017 (CDD Report)

**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
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:	18
Home permits undergoing plan check:	7
Commercial/Industrial:	12
Misc.:	7
Grand Total for all Pending Permits:	44

SUBDIVISIONS WITH ISSUED BUILDING PERMITS

Subdivision	Issued Permits	Total Lots
Canterbury Trails	68	69
Hawks Landing	53	57
Taverner Ridge Ph. 4	37	63
Taverner Ridge Ph. 7	29	29
Bella Noche	34	34
Pioneer Place Ph. 1	7	7
Pioneer Place Ph. 2	27	39
Cedar Creek	1	31

Planning Division

Pre-application Conferences

Name	Description	Size	Location	Date of Conference	Status
Boyse PUD (PLZ-17-0068)	Develop 23-lot SFR PUD in the RLD-6 zone	10 ac	N 32 nd Ct	Aug 08	Completed
Ridgefield Apartments (PLZ-17-0071)	Develop 320 multifamily apartment units in the RMD-16 zone	20 ac	Pioneer St west of S 45 th Ave	Aug 08	Aug 08 conference
Union Ridge Ranch PUD (PLZ-17-0074)	Develop 64 residential lots in the RLD-6 zone	14.8 ac	N 3 rd Way	Aug 22	Aug 22 conference
Vancouver Clinic (PLZ-17-0077)	Construct 11,700 SF medical clinic with potential 6,500 SF expansion	2.48 ac	Pioneer St and S 56 th Pl	Aug 22	Aug 22 conference
Union Ridge Lot 54 (PLZ-17-0089)	Divide property into 2 lots, develop each with industrial building and parking	16.04 ac	Union Ridge Lot 54	Sept 26	Sept 26 conference

Projects Under Review

Name	Description	Size	Location	Key Dates	Status
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	Aug 22 draft NOD	Aug 28: awaiting traffic comments and applicant's review of draft NOD
RORC (PLZ-17-0041) Type II Site Plan Review, SEPA Review, Critical Areas Review	Construct regional sports facility	32 ac	NW Hillhurst Rd	Aug 28 draft NOD	Aug 28: awaiting traffic report and applicant's review of draft NOD
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 10 th Ave	1 st technically incomplete Jun 08	On hold at applicant's request to gather additional materials in response to TC
Taverner Ridge Phase 10/11 Site Plan (PLZ-17-0069) Site Plan Review	Site Plan review	16.72 ac	S Hillhurst Rd	Submitted Jul 10	Under review

Attachment: 8-2017 (CDD Report)

Name	Description	Size	Location	Key Dates	Status
Johnston Family Trust LLD (PLZ-17-0070) Legal Lot Determination	Legal lot determination in the RLD-4 zone	1.5 ac	S 21 st Pl	NOD Aug 04	Approved
DeaMor Parking Lot Final Site Plan (PLZ-17-0072) Final Site Plan	Final site plan review	2 ac	S 11 th St	NOD Aug 15	Approved
Cedar Creek Final Plat (PLZ-17-0073) Final Plat	Final plat	10.13 ac	N 32 nd Ct	Council action Aug 10	Approved
Pfeifer LLD (PLZ-17-0075) Legal Lot Determination	Legal lot determination in the RLD-4 zone	9.79 ac	S Sevier Rd	NOD Aug 16	Approved
N 12th BLA (PLZ-17-0076) Boundary Line Adjustment	BLA in the RLD-4 zone	0.22 ac	640 N 12 th Ct	NOD Aug 02	Approved
Lot 54 Mass Grading SEPA (PLZ-17-0078) SEPA	Mass grade site for future development	16 ac	405 NE 259 th St	Submitted Aug 07	Aug 25: awaiting additional materials
Quail Hill Final Plat (PLZ-17-0082) Final Plat	Final plat	9.02 ac	Union Ridge Lot 8	Submitted Aug 10	Sept 14 Council action
S 11th Self-Storage Final Site Plan (PLZ-17-0083) Final Site Plan	Final site plan review	3.91 ac	6300 S 11 th St	NOD Aug 25	Approved
RSD Schools Final Site Plan (PLZ-17-0087) Final Site Plan	Final site plan review				To be combined with PLZ-17-0023
Heron Ridge BLA (PLZ-17-0088) Boundary Line Adjustment	BLA in the RLD-4 zone	0.22 ac	640 N 12 th Ct	NOD Aug 24	Approved with conditions

Attachment: 8-2017 (CDD Report)

Engineering Division

Projects Under Review

Name	Description	Size	Location	Status
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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	19 th 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	Approved
Rail Overpass Project-Phase III	Pioneer Street Bridge to Port of Ridgefield	Approx. 1,000 linear feet	Pioneer Street to Mill Street	Approved
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	1 st Engineering Review Complete
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Under Construction
S. 11th Street Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under Construction
Ridgecrest Phase I	Residential Development	57 lots	S. 45 th Ave	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
Cloverhill Phase I	Residential Development	63 lots	S. 45 th Avenue	Approved
Hillhurst Highlands	Residential Subdivision	79 lots	Hillhurst Road	2 nd Engineering Review underway
Cloverhill Phase 5 & 6	Residential Subdivision	75 lots	S. Royle Rd	Grading approved. 1 st Engineering Review Complete
Teal Crest PUD	Residential Subdivision	63 lots	S. Sevier Rd	2 nd Engineering Review Complete
Kennedy Farm PUD	Residential Subdivision	245 lots	NW Hillhurst Rd	2 nd Engineering Review Complete
The Village at Canyon Ridge	Residential Subdivision	23 lots	N. 32 nd Ave	Grading Approved. 1 st Engineering Review Complete.
Altru	Industrial Shell Building	7.98 acres	S. 11 th Street	Approved

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. 35 th Ave	Utility Installation is Complete; Contractor completing punch list
Pioneer Place	Residential development	46 Lots	N. 35 th 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. 35 th Ave	Utility Installation Underway
Ridgecrest	Residential development	330 lots	S. 45 th Ave	Utility Installation Underway
Union Ridge Lot 6	Warehouse building and site improvements	3.32 acres	7555 S. Union Ridge Parkway	Under Construction
Union Ridge Lot 1a	Warehouse building and site improvements	3.93 acres	Union Ridge Parkway	Under Construction
Ridgefield Middle Schools	School	113,000 SF Building	S. Hillhurst Road	Under Construction
S. 11th Street Mini Storage	Warehouse building and site improvements	3.91 acres	S. 11 th Street	Under construction
Quail Hill Ph 1	Residential Development	61 Lots	Union Ridge	Under Construction

Attachment: 8-2017 (CDD Report)