



**RIDGEFIELD PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, September 5, 2018  
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. Approval of Minutes from Wednesday, 8/1/18 Meeting**

**IV. BUSINESS**

- 1. Boat and RV Storage Facilities - Public Hearing - Jeff Niten, Community Development Director**
- 2. Freewayscape - Public Hearing - Jeff Niten, Community Development Director**
- 3. Gee Creek Plateau Code - Public Hearing - Jeff Niten, Community Development Director**

**V. 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.*

**VI. STAFF REPORTS**

**VII. FROM THE COMMISSION**

**VIII. ADJOURN**

**Planning Commission Agenda Packet is available at the following link:  
<http://ridgefieldwa.iqm2.com/Citizens/>**



**CITY OF RIDGEFIELD, WASHINGTON**  
**Planning Commission MEETING MINUTES**  
**August 1, 2018**

**Regular Meeting - 6:30 PM**

**GENERAL SESSION CALL TO ORDER - 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 | Excused |         |
| Paul Young      | Commissioner | Present |         |
| Jen Lindsay     | Commissioner | Present |         |
| Patrick Flynn   | Commissioner | Present |         |

COMMISSIONER OKINAKA MOTIONED TO EXCUSE COMMISSIONER HAUGEN. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

**LATE CHANGES TO THE AGENDA**

No late changes

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

**1. Approval of Minutes from Wednesday, 7/11/18 Meeting**

COMMISSIONER BUSH MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER FLYNN SECONDED THE MOTION. APPROVAL WAS UNANIMOUS.

**BUSINESS**

**1. Freeway Scape - [6:33 PM](#)**

**SUMMARY/BACKGROUND:**

One of the items on the Community Development work program for 2018 is the design and implementation of regulations defining the appearance of Ridgefield's freeway frontage along

Minutes Acceptance: Minutes of Aug 1, 2018 6:30 PM (CONSENT AGENDA)

Interstate 5. Staff has been working diligently to research various options, and are presenting the options to Planning Commission for a discussion to determine what items are preferable.

Jamie Carlson, Planning Intern, presented the Freeway Scape business item.

Commissioners and Staff discussed the presentation.

## **2. Boat and RV Storage Standards - [6:56 PM](#)**

### **SUMMARY/BACKGROUND:**

One item on the Community Development work program for 2018 is the development and implementation of design standards for Boat and RV storage uses. Staff has extensively researched options and opportunities within Washington and other jurisdictions to determine what might be appropriate for Ridgefield. Staff is presenting this research to facilitate discussion regarding appropriate standards for these types of uses.

Jamie Carlson, Planning Intern, presented the Boat and RV Storage Standards business item.

Commissioners and Staff discussed the presentation.

### **PUBLIC COMMENT - [7:16 PM](#)**

Darren Wertz - resident

-The City streets of Pioneer, Hillhurst, and 45th have specific instructions on how the streets should look, because these streets are our money-shot. We can have a characteristic freeway frontage that says 'this is Ridgefield'. It should be memorable, clean, nice-looking, because this is our money-shot for everyone driving the freeway.

-Boat/RV storage is in the employment zone. Storage facilities are not a high employment kind of use, I think it's wrong for it to be in an employment zone. We should consider putting it somewhere else or create a special zone with special characteristics and not necessarily take land out of production for jobs.

Jim Carlson - non-resident

-Boat/RV Storage - There's a boat and RV storage in Battle Ground. To your concerns of how to make your setbacks set far enough back from the fence line so there's not an obstructed view, you can have the traffic lane go around the inside perimeter of where the fencing is. The Battle Ground storage is a post/frame structure, pretty inexpensive. You can set building standards and then (the Battle Ground) units are open on all sides, you can shut off one side easily. You need to have a 12' eave to fit an RV under, you can build the RV part into the interior of the design so the roof structures can incline up so you don't have to view the tall roof structures. Your perimeter could be boats, your interior would be RVs.

Richard Amerman - resident

-I encourage the City to do something with the freeway scape, I think that's a good idea. When it comes to the landscaping and barriers, I think a good goal is to have it look distinctive without being too complicated. People should be able to drive into our area and know that they're somewhere different.

-For the density and distribution of the trees, since one of our goals is sound absorption, we should keep that in mind so if we're dealing with something that was more random, we would still have a certain density target so the overall effect over, let's say, a 100 yard stretch would still have a consistent sound absorption.

-One of my concerns has to do with industrial back lots. What I've seen as being an eyesore - it's certainly wonderful to highlight the buildings that define the businesses that are near the freeway, it has a lot of value and can showcase what's there - but when you see a back lot of something, for example, a lot of mechanical equipment in disrepair or a lot for a PUD line repair area - if the standards of the industrial area cover that, the visibility of that stuff, that's great, but if not, I would suggest that it be worth trying to address that specifically in the Freeway Scape Code to ensure that, while trying to highlight businesses, also trying to avoid those types of industrial yards from being visible from the freeway.

-RV Storage - I sympathize with the employment zone situation, I also see this (storage) as a real and defined need for the City. Is there a way to define the need in more hard terms, a reasonable guess as to how much demand there is to help justify how important it is to provide this need?

#### **STAFF REPORTS - [7:29 PM](#)**

Jeff Niten, Community Development Director - We're very close to 190 Single Family Homes permitted for this year. We're also helping La Center with their building permit reviews and inspections; we recently hired a new Plans Examiner to help meet timelines. We also just issued the first permits for the grocery store.

#### **FROM THE COMMISSION - [7:32 PM](#)**

Commissioner Lindsay - requested volunteers to donate hours to the Ridgefield Lions food booth at the Clark County Fair, 8/3 - 8/12.

Commissioner Flynn - none

Commissioner Okinaka - none

Commissioner Young - none

Commissioner Bush - none

Chair Carnell - none

#### **ADJOURN - [7:34 PM](#)**

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Yonya Deshiell

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Jason Carnell

**Planning Commission Agenda Packet is available at the following link:**  
<http://ridgefieldwa.iqm2.com/Citizens/>

**CITY OF RIDGEFIELD  
PLANNING COMMISSION PUBLIC HEARING**

**MEETING DATE:** September 05, 2018

**ITEM:**

**AGENDA ITEM TITLE:** Boat and RV Storage Facilities - Public Hearing

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**GOVERNING LEGISLATION:**

RCW 36.70A

**SUMMARY/BACKGROUND:**

During discussion about the self-storage regulations undertaken by both Planning Commission and the City Council in 2017 the Council directed staff to further refine the regulations to consider self-storage and boat/RV storage facilities separately. Development of regulations specific for boat and RV storage facilities is part of the 2018 Community Development and Planning Commission work program for 2018.

Staff researched boat and RV storage facility regulations across the state and region and development the attached draft for consideration. The draft regulations require any structures adjacent to a public right of way to be fully enclosed and meet design requirements for the zone. If a project is within 200 feet of the Interstate 5 right of way the project must meet Commercial design requirements regardless of zone. Finally, while structures adjacent to public rights of way must be fully enclosed, interior structures are not required to be, though the roof structures must still maintain the appearance and conform to the design guidelines applicable to the project.

**MOTION AND RECOMMENDATION TO CITY COUNCIL:**

"I move to forward a recommendation of **approval** of the Boat and RV Storage Facility regulations to City Council".

**STAFF CONTACT:** Jeff Niten, Community Development Director

**ATTACHMENTS:** Boat and RV Storage code V.2 (DOC)  
18.205.020\_\_Master\_use\_table\_revised. (DOC)  
18.205.030\_\_Limitations\_revised. (DOC)

G. Boat and Recreational Vehicle Storage Facilities.

1. Boat and Recreational Vehicle facilities within the Ridgefield corporate boundary shall not exceed one (1) space or unit for five (5) percent of the population per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable Boat and Recreational Vehicle storage space within Ridgefield, not on a single site basis.
2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for new Boat and Recreational Vehicle storage facilities shall include the following:
  - a. All storage spaces adjacent to a public Right of Way shall be located within fully enclosed structures, subject to the design standards of the Employment (E) zone, or if within 200 feet of the Interstate 5 right of way (ROW), shall be subject to Commercial Design standards.
  - b. Boat and Recreational Vehicle storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification.
  - c. All areas, other than those storage spaces adjacent to any public right of way, designated for Boat and Recreational Vehicle storage facilities shall be covered, but not fully enclosed. The rooflines and visible architectural treatments shall substantially match those of the structures adjacent to public Right of Way.
4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

## 18.205.020 - Master use table.

## A. Table 18.205.020-1 details uses for the following zones:

1. RLD-4, 6, 8: Residential Low Density 4, 6, 8.
2. RMD 16: Residential Medium Density 16.
3. CNB: Commercial Neighborhood Business.
4. CCB: Commercial Community Business.
5. CRB: Commercial Regional Business.
6. CMU: Central Mixed Use.
7. WMU: Waterfront Mixed Use.
8. WLS: Waterfront Low Scale.
9. E: Employment.
10. Reserved.
11. P/OS: Parks/Open Space.
12. PF: Public Facilities.

**Table 18.205.020-1**

| RESIDENTIAL GENERAL                |                   |           |     |     |     |     |          |     |     |      |    |
|------------------------------------|-------------------|-----------|-----|-----|-----|-----|----------|-----|-----|------|----|
| SPECIFIC LAND USE                  | RLD4 RLD6<br>RLD8 | RMD<br>16 | CNB | CCB | CRB | CMU | WMU<br>1 | WLS | E   | P/OS | PF |
| Single-Family Attached Residential | P-L               | P-L       | N   | N   | N   | P-L | P-L      | N   | N   | N    | N  |
| Single-Family Detached Residential | P                 | P-L       | N   | N   | N   | N   | N        | N   | N   | N    | N  |
| Duplex                             | P                 | P-L       | N   | N   | N   | N   | N        | N   | N   | N    | N  |
| Accessory Dwelling Unit            | L                 | L         | N   | N   | N   | N   | N        | N   | N   | N    | N  |
| Home Occupation                    | L                 | L         | L   | L   | N   | L   | L        | L   | N   | N    | N  |
| Multifamily Residential            | N                 | P         | C-L | C-L | N   | P-L | P-L      | P-L | C-L | N    | N  |
| Manufactured Home Park             | P                 | P         | N   | N   | N   | N   | N        | N   | N   | N    | N  |

| GROUP RESIDENCES               |                      |           |     |     |     |     |     |     |   |      |    |
|--------------------------------|----------------------|-----------|-----|-----|-----|-----|-----|-----|---|------|----|
| SPECIFIC LAND USE              | RLD4<br>RLD6<br>RLD8 | RMD<br>16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF |
| Boarding House                 | P-L                  | C         | C   | P   | P   | P   | N   | N   | C | N    | N  |
| Community Residential Facility | C-L                  | P         | P-L | P-L | P   | P-L | N   | N   | N | N    | N  |

| TEMPORARY LODGING             |                      |        |     |     |     |     |     |     |   |      |    |
|-------------------------------|----------------------|--------|-----|-----|-----|-----|-----|-----|---|------|----|
| SPECIFIC LAND USE             | RLD4<br>RLD6<br>RLD8 | RMD 16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF |
| Bed and Breakfast             | C-L                  | C-L    | P-L | P-L | P-L | P-L | P-L | P-L | N | N    | N  |
| Hotel and Motel               | N                    | N      | N   | P   | P   | C   | P   | P   | N | N    | N  |
| Recreational Vehicle (Single) | P-L                  | P-L    | P-L | P-L | P-L | P-L | P-L | P-L | N | N    | N  |
| Recreational Vehicle Park     | N                    | N      | N   | C   | C   | N   | P-L | N   | N | N    | N  |
| Tent City                     | L                    | L      | L   | L   | L   | L   | L   | L   | L | L    | L  |

| RETAIL/SERVICE    |                                  |            |         |         |         |         |         |         |   |          |        |
|-------------------|----------------------------------|------------|---------|---------|---------|---------|---------|---------|---|----------|--------|
| SPECIFIC LAND USE | RLD<br>4<br>RLD<br>6<br>RLD<br>8 | RM<br>D 16 | CN<br>B | CC<br>B | CR<br>B | CM<br>U | WM<br>U | WL<br>S | E | P/O<br>S | P<br>F |

|                                               |          |          |          |          |          |          |          |          |            |          |          |
|-----------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|
| General Retail Trade/Services                 | N        | N        | P        | P        | P        | P        | P-L      | P        | P-L        | N        | N        |
| Marijuana Retail                              | N        | N        | N        | N        | N        | N        | N        | N        | N          | N        | N        |
| Eating and Drinking Establishment             | N        | C-L      | P        | P        | P        | P        | P-L      | P        | P-L        | N        | N        |
| Artisan and Specialty Goods Production        | N        | N        | L        | L        | L        | L        | L        | L        | N          | N        | N        |
| Motor Vehicle Related Use                     | N        | N        | N        | P        | P        | N        | P-L      | P-L      | C          | N        | N        |
| Electric Vehicle Infrastructure               | P-L      | P-L      | P        | P        | P        | P-L      | P-L      | P-L      | P          | P-L      | P        |
| Gasoline Service Station                      | N        | N        | P        | P        | P        | P        | P        | N        | N          | N        | N        |
| Animal Kennel and Shelter                     | N        | N        | N        | C-L      | L        | C-L      | N        | N        | N          | N        | N        |
| Veterinary Clinic and Hospital                | N        | N        | L        | L        | L        | L        | L        | L        | L          | N        | N        |
| Daycare Facility                              | P-L/C-L  | P-L/C-L  | P        | P        | P        | P        | P        | P-L      | P          | N        | N        |
| Funeral Home/Crematorium/Columbarium/Cemetery | C-L      | C-L      | N        | P        | P        | N        | N        | N        | N          | P-L      | P-L      |
| <u>Boat and RV Storage Facilities</u>         | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>C-L</u> | <u>N</u> | <u>N</u> |

| EMPLOYMENT        |                      |           |     |     |     |     |     |     |   |      |    |
|-------------------|----------------------|-----------|-----|-----|-----|-----|-----|-----|---|------|----|
| SPECIFIC LAND USE | RLD4<br>RLD6<br>RLD8 | RMD<br>16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF |
| Office            | N                    | N         | P   | P   | P   | P   | P-L | P   | P | N    | P  |

|                                       |   |   |   |   |   |   |                |   |   |   |   |
|---------------------------------------|---|---|---|---|---|---|----------------|---|---|---|---|
| Light Manufacturing                   | N | N | N | N | C | C | N <sup>1</sup> | C | P | N | N |
| Research and Development              | N | N | N | C | C | C | P              | N | P | N | N |
| Freight/Cargo Movement and Storage    | N | N | N | C | C | N | N              | N | C | N | N |
| Heavy Equipment and Truck Related Use | N | N | N | N | N | N | N              | N | N | N | N |
| Fleet Service                         | N | N | N | C | C | C | N              | N | C | N | N |
| Warehousing                           | N | N | N | N | N | N | N              | N | C | N | N |
| Wholesale Retail                      | N | N | N | N | N | N | N              | N | P | N | N |
| Marijuana Processing                  | N | N | N | N | N | N | N              | N | N | N | N |
| Marijuana Production                  | N | N | N | N | N | N | N              | N | N | N | N |
| Medical Cannabis Collective Gardens   | N | N | N | N | N | N | N              | N | N | N | N |
| Self-storage                          | N | N | N | N | N | N | N              | N | C | N | N |

| ENTERTAINMENT AND RECREATION             |                      |           |     |     |     |     |     |     |   |      |    |
|------------------------------------------|----------------------|-----------|-----|-----|-----|-----|-----|-----|---|------|----|
| SPECIFIC LAND USE                        | RLD4<br>RLD6<br>RLD8 | RMD<br>16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF |
| Adult Use Facility                       | N                    | N         | N   | L   | L   | L   | N   | N   | N | N    | N  |
| Indoor Entertainment Facility            | N                    | N         | N   | P   | P   | P   | P   | N   | N | N    | N  |
| Community Recreation and Social Facility | C-L                  | C-L       | C   | P   | P   | P   | P   | P   | P | P    | P  |

|                            |   |   |   |   |   |   |   |   |   |   |   |
|----------------------------|---|---|---|---|---|---|---|---|---|---|---|
| Gambling Use               | N | N | N | N | N | N | N | N | N | N | N |
| Outdoor Performance Center | N | N | N | N | C | N | P | N | C | N | N |
| Park or Trail <sup>2</sup> | P | P | P | P | P | P | P | P | P | P | P |

| EDUCATION AND CULTURE                         |                      |           |     |     |     |     |     |     |   |      |     |  |
|-----------------------------------------------|----------------------|-----------|-----|-----|-----|-----|-----|-----|---|------|-----|--|
| SPECIFIC LAND USE                             | RLD4<br>RLD6<br>RLD8 | RMD<br>16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF  |  |
| College and University                        | N                    | N         | N   | P   | P   | P   | P   | P   | P | N    | C   |  |
| School: Elementary/Middle/High                | C                    | C         | N   | N   | N   | P   | P   | N   | P | N    | P-L |  |
| Specialized Instruction and Vocational School | C-L                  | C-L       | C   | P   | P   | P   | P   | P   | P | N    | C   |  |
| Conference Center                             | C-L                  | C-L       | P-L | P   | P   | P   | P   | P   | P | N    | C   |  |
| Religious Institution                         | C                    | C         | P   | P   | P   | P   | P   | P   | P | N    | C   |  |
| Cultural Institution                          | C                    | C         | P   | P   | P   | P   | P   | P   | P | N    | C   |  |

| HEALTH                    |                   |           |     |     |     |     |     |     |     |      |    |
|---------------------------|-------------------|-----------|-----|-----|-----|-----|-----|-----|-----|------|----|
| SPECIFIC LAND USE         | RLD4 RLD6<br>RLD8 | RMD<br>16 | CNB | CCB | CRB | CMU | WMU | WLS | E   | P/OS | PF |
| Hospital                  | N                 | N         | C-L | P-L | P-L | C-L | N   | N   | P-L | N    | N  |
| Medical Clinic/Laboratory | N                 | N         | P   | P   | P   | P   | P   | P   | P   | N    | N  |

|                                    |   |   |   |   |   |   |   |   |   |   |   |
|------------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| Nursing and Personal Care Facility | N | C | C | P | P | P | P | C | C | N | N |
|------------------------------------|---|---|---|---|---|---|---|---|---|---|---|

| INFRASTRUCTURE, CIVIC AND REGIONAL           |                      |           |         |         |         |         |         |         |         |         |
|----------------------------------------------|----------------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|
| SPECIFIC LAND USE                            | RLD4<br>RLD6<br>RLD8 | RMD<br>16 | CNB     | CCB     | CRB     | CMU     | WMU     | WLS     | E       | PF      |
| Emergency Services                           | P-L                  | P-L       | P-L     | P       | P       | P       | P       | P       | N       | P       |
| Public Agency or Utility Yard                | N                    | N         | N       | N       | P-L     | N       | P-L     | P-L     | N       | P       |
| Utility Facility                             | P-L/C-L              | P-L/C-L   | P-L/C-L | P       | P       | P-L/C-L | P-L/C-L | P-L/C-L | P-L/C-L | P       |
| Wireless Communication Facility              | P-L/C-L              | P-L/C-L   | P-L/C-L | P-L/C-L | P-L/C-L | P-L/C-L | P-L/C-L | P-L/C-L | P-L/C-L | P-L/C-L |
| Broadcasting and Telecommunications Facility | N                    | N         | N       | N       | P       | P       | P       | N       | N       | C       |
| Interim Recycling Facility                   | P-L                  | P-L       | P-L     | P-L/L   | P-L/L   | P-L     | N       | N       | N       | C-L     |
| Waste-Related Facility                       | N                    | N         | N       | C       | C       | N       | N       | N       | N       | C       |
| Airport or Heliport                          | N                    | N         | N       | N       | N       | N       | N       | N       | N       | C       |
| Bus Base                                     | N                    | N         | N       | C       | C       | N       | N       | N       | N       | C       |
| Park and Ride Lot                            | L                    | L         | L       | P       | P       | L       | N       | N       | N       | P       |
| Detention and Post-detention Facility        | N                    | N         | N       | N       | C-L     | N       | N       | N       | N       | N       |

| MARINE                     |      |      |      |        |     |     |     |     |     |     |   |      |    |
|----------------------------|------|------|------|--------|-----|-----|-----|-----|-----|-----|---|------|----|
| SPECIFIC LAND USE          | RLD4 | RLD6 | RLD8 | RMD 16 | CNB | CCB | CRB | CMU | WMU | WLS | E | P/OS | PF |
| Floating Home Moorage      | N    |      |      | N      | N   | N   | N   | N   | P   | P   | N | N    | N  |
| Marina or Boating Facility | N    |      |      | N      | N   | N   | N   | N   | P   | P   | N | N    | N  |

Table Notes:

- (1) Additional uses for the WMU Zoning District are described in RDC Table 18.235.030-1. If there is a conflict between the two use tables, the more permissive shall apply.
- (2) Public and private parks and trails are allowed in all zoning districts and shall meet the standards of the P/OS zone established in RDC 18.265 regardless of the zoning district in which the facility is located.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. B), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

## 18.205.030 - Limitations.

The limitations in this section serve to clarify any additional standards or conditions that apply to a given use as listed in Table 18.205.020-1 and defined in 18.100.

## A. Accessory Dwelling Unit.

1. No lot may have more than one accessory dwelling.
2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.
3. Accessory dwellings, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.
4. The accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence.
5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.
6. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
7. The planning director shall process a request for accessory dwelling approval as Type II review consistent with Section 18.310.070.
  - i. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.
  - ii. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.
  - iii. Prior to approval of an accessory dwelling the planning director shall make the following findings:
    - a. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.
    - b. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.
    - c. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.
8. In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.

## B. Adult Use Facility.

1. Adult use facilities are subject to a Type I limited use review.
2. Adult use facilities are prohibited within four hundred feet of any residential zone, other adult use facility, school, licensed daycare, public park, community center, public library or church which conducts religious or educational classes for minors.

## C. Artisan and Specialty Goods Production.

1. All uses require a Type I limited use review and shall provide a public viewing or a customer service space as defined below.

- a. Public viewing shall be accomplished with windows or glass doors covering at least twenty-five percent of the front of the building face abutting the street or indoor wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below twenty-five percent where fire rated separation requirements restrict opening size as determined by the planning official, or;
  - b. A customer service space includes, a showroom, tasting room, restaurant, or retail space.
  - c. Drive-through facilities are prohibited.
- D. Animal Kennel and Shelter.
  - 1. In the CRB and E zones, animal kennels and shelters are allowed subject to a Type I limited use review provided the following standards are met:
    - a. Run areas shall be completely surrounded by an eight-foot solid wall or fence;
    - b. Kennels and shelters shall be on sites of thirty-five thousand square feet or more, and buildings used to house animals shall be a minimum distance of fifty feet from property lines abutting residential zones.
  - 2. In the CCB and CMU zones, animal kennels and shelters are allowed conditionally. The standards in RDC 18.205.030.D.1.a and b must be met.
- E. Bed and Breakfast.
  - 1. In the RLD and RMD zones, bed and breakfasts are allowed conditionally provided that the proposed use meets the following requirements:
    - a. The use is an accessory to the permanent residence of the operator.
    - b. Serves only breakfast and only to paying lodgers.
    - c. On-site sign size is limited to one non-illuminated identification sign, not exceeding four square feet.
  - 2. In the CNB, CCB, CRB, CMU, WMU and WLS zones, bed and breakfasts are permitted only as an accessory to residences lawfully established prior to the effective date of this code. Overnight lodging that does not include a permanent residence for the operator may be allowed as a hotel or motel.
- F. Boarding Houses. In an RLD-4, RLD-6, or RLD-8 zone, a maximum of two rooms may be rented to a maximum of two persons other than those occupying a single-family dwelling.
- G. Boat and Recreational Vehicle Storage Facilities.
  - 1. Boat and Recreational Vehicle facilities within the Ridgefield corporate boundary shall not exceed one (1) space or unit for five (5) percent of the population per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable Boat and Recreational Vehicle storage space within Ridgefield, not on a single site basis.
  - 2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
  - 3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for new Boat and Recreational Vehicle storage facilities shall include the following:
    - a. All storage spaces adjacent to a public Right of Way shall be located within fully enclosed structures, subject to the design standards of the Employment (E) zone, or if within 200 feet of the Interstate 5 right of way (ROW), shall be subject to Commercial Design standards.

- b. Boat and Recreational Vehicle storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification.
    - c. All areas, other than those storage spaces adjacent to any public right of way, designated for Boat and Recreational Vehicle storage facilities shall be covered, but not fully enclosed. The rooflines and visible architectural treatments shall substantially match those of the structures adjacent to public Right of Way.
  - 4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
  - 5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
- GH. Community Recreation and Social Facility.
  - 1. In the residential zones, any lighted facilities shall be set back a minimum of fifty feet from abutting residentially zoned property.
- HJ. Community Residential Facility (CRF).
  - 1. In the RLD-4, RLD-6, and RLD-8 zones, CRF-I are a conditionally permitted use. CRF-I are required to be a single-family structure compatible with the surrounding area. CRF-II are a prohibited use.
  - 2. In the CNB, CCB, and CMU zones, CRF-I and CRF-II are permitted uses. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.
  - 3. Household arrangements that consist of six or fewer people, including small group homes, are included in the definition of 'family' in RDC 18.100. In a group home the number of people includes residents and each twenty-four staff hours.
- IJ. Conference Center.
  - 1. A conference center is permitted conditionally in the residential zones and permitted outright in the CNB zone within a building listed on the National Register of Historic Places, the Washington Heritage Register, or the Clark County Heritage Register.
- JK. Daycare facility.
  - 1. Daycare I facilities are permitted in residential zones only as an accessory to residential use, subject to the following:
    - i. No outdoor play areas may be located within the front setback. All play areas shall be completely enclosed, with no openings except for gates, by a fence with a minimum height of forty-two inches.
    - ii. Hours of operation shall be restricted to ensure compatibility with surrounding development.
    - iii. Exterior alterations shall be in keeping with the residential character of the neighborhood.
    - iv. The site must provide a passenger loading area that is determined adequate by the Department of Early Learning (DEL) or other applicable state licensor.
    - v. Applicant shall obtain a city business license and concurrently obtain any required state license with the Washington State Department of Licensing with approval from the Washington State Department of Early Learning
    - vi. The permitted facility may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.

2. Daycare II facilities are permitted conditionally in residential zones, provided the applicant:
  - i. Completely encloses all outdoor play areas, with no openings except for gates, and a minimum height of six feet; and
  - ii. Sets back outdoor play equipment a minimum of twenty feet from property lines adjoining residential zones.
  - iii. Restrict the hours of operation to ensure compatibility with surrounding development.
3. In the WLS zone, daycare I facilities are permitted only as an accessory to multifamily residential use, provided provisions of subsection (1) are met.

KL. Detention and Post-Detention Facility.

1. No work release facility shall be located closer than one mile from any public or private school servicing kindergarten through grade twelve students.
2. SCTFs are permitted as an SCTF Special Use-Type III action granted by the city council, in the CRB and E zones provided:
  - a. The maximum number of residents in an SCTF shall be three persons, excluding resident staff.
  - b. SCTFs should be located in relationship to transportation facilities in a manner appropriate to their transportation needs.
  - c. In addition to meeting the noticing requirements specified in RDC 18.310.120, noticing for SCTF special use permit applications also includes mailing the notice of application to both residents and owners of real property located within one-half mile of the site.
  - d. In no case shall an SCTF be sited adjacent to, immediately across a street or parking lot from, or within six hundred feet of unobstructed sight distance or two hundred feet of risk potential activities or facilities as defined in this title in existence at the time a site is listed for consideration; provided, the two hundred-foot criteria shall not apply if the state department of social and health services determines it is not needed to protect public safety.

The distances specified in this subsection shall be measured by following a straight line from the nearest point of the building in which the SCTF is to be located, to the nearest point of the property line of the lot occupied by the risk potential activity or facility.

- e. Each SCTF shall provide on-site dining, on-site laundry or laundry service, and on-site recreation to serve the residents.
- f. Applicants shall submit the following items in addition to the standard permit application:
  - i. The siting process used for the SCTF, including alternative locations considered.
  - ii. An analysis showing that utmost consideration was given to potential sites such that siting of the facility will have no undue impact on any one racial, cultural, or socioeconomic group, and that there will not be an over concentration of similar facilities in the city or a particular neighborhood.
  - iii. Proposed mitigation measures including the uses of extensive buffering from adjoining uses.
  - iv. Demonstration of an approved interlocal agreement between DSHS and the city of Ridgefield regarding security and operational procedures.
  - v. A schedule and analysis of all public input solicited during the siting process.

- g. Decision Criteria. A secure community transitional facility special use permit shall be granted by the city, only if the applicant demonstrates that:
- The secure community transitional facility will not materially endanger the health, safety and welfare of the community;
  - The siting of an SCTF shall not create an over-concentration within the city of Ridgefield, a particular neighborhood, or community of such uses as defined by Chapter 71.09 RCW, work release facilities, pre-release facilities or similar facilities including Level 1, 2, and 3 registered sex offender housing;
  - The location, size and height of buildings, structures, walls and fences, and screening vegetation for the essential public facility shall not hinder or discourage the appropriate development or use of neighboring properties; and
  - The essential public facility will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas or conditions can be established to mitigate adverse impacts.

~~LM.~~ Duplex.

- In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.

~~MN.~~ Eating and Drinking Establishment.

- In the RMD-16 district the use must abut a public collector or arterial street. Access is not permitted through a residential local street.
- In the E zone up to fifteen percent of the gross area of a property may be dedicated to eating and drinking establishments. The eating and drinking establishment shall be an accessory use to a primary use allowed outright or conditionally in the zone.
- In the WMU zone, drive-through restaurants are prohibited.

~~NO.~~ Electric Vehicle Infrastructure. In the residential, CMU, WMU, WLS and P/OS zones, Level 1 and Level 2 charging is permitted as an accessory use to a lawfully established primary use. Rapid charging stations and battery exchange stations are prohibited.

~~OP.~~ Emergency Services. In the residential and CNB zones:

- Any buildings from which firefighting equipment emerges onto a street shall maintain a distance of thirty-five feet from the street;
- Outdoor storage is not permitted; and
- If a fire facility abuts both an arterial and a non-arterial street, all access and egress shall be via the arterial.

~~PQ.~~ Funeral Home/Crematorium/  
Columbarium/Cemetery.

- In the residential zones:
  - Funeral homes, crematoria, columbaria, and cemeteries are allowed conditionally as an accessory to a church or other religious use, provided that the area dedicated to the use may not be counted toward the required landscaping.
  - Permanent structures must be set back a minimum of one hundred feet from adjoining residential zones and uses.
- In the P/OS and PF zones, funeral homes, crematoria, columbaria and cemeteries are permitted outright, provided permanent structures are setback a minimum of one hundred feet from adjoining residential zones and uses.

~~QR.~~ General Retail Trade/Services.

1. In the E zone no more than fifteen percent of the gross area of a property may be dedicated to general retail uses. The retail use is permitted outright as an accessory use to a primary use allowed outright or conditionally in the zone. All other retail uses are permitted conditionally.
  2. In the WMU zone, high-impact commercial uses such as outdoor nurseries, lumber and building materials, farm equipment and similar uses that have large outdoor storage areas, significant truck traffic, and often rely on heavy equipment are prohibited. Other retail uses are allowed outright.
- RS.** Home occupation. Residents of a dwelling unit may conduct one or more home occupations as an accessory use(s), provided:
1. Exempted home occupations. Home occupations that occupy less than 25 percent of a residence (up to one thousand square feet of combined space) and generate no more than an average of one additional vehicle trip per day associated with the home occupation use, including trips by customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles, are exempt from the home occupation permitting requirements of this section. The home occupation development standards of this section and the Ridgefield business license requirement still apply.
  2. Type I review. The planning director shall review the following home occupation requests through a Type I process, unless otherwise exempt, provided there are no on-site sales associated with the use and the home occupation is located outside of the WMU zone.
    - a. Offices, including but not limited to architects, engineers, lawyers, real estate agents, religious persons, salesmen, or authors.
    - b. Studios, including but not limited to artists, tailors, composers, crafts such as wood work or weaving.
    - c. Specialized instruction schools academic tutoring, foreign languages, art, dance, music, cooking, yoga, martial arts and related disciplines that do not exceed four students at any one time.
    - d. Uses the planning director finds to be materially similar to the above-listed uses.
  3. Type II Review.
    - a. The planning director shall review all home occupation requests not described in subsections (1) or (2) as a Type II process for compliance with subsection (4) and other requirements of this section.
    - b. The planning director may elevate a home occupation request described in subsection (2) to a Type II review process if the proposed use involves an issue of broad public interest warranting public notice.
    - c. In addition to the notice requirements of RDC 18.310.070, the planning director shall provide notice of the pending application to:
      - i. Any developer or active homeowners association for the subdivision in which the dwelling is located; and
      - ii. Any neighborhood association registered with the city clerk's office, whose geographic boundaries include the subject dwelling.
    - d. The planning director shall review all home occupation requests located in a dwelling within the WMU zone as a Type II process. For consideration of a home occupation in the WMU zone, a resolution in support of the proposed use adopted by the port commission stating the use is consistent with the master plan shall be required.
  4. Site and Use Limitations. In addition to the applicable base zone standards, all home occupations are subject to the following limitations:

- a. The principal operator of the home occupation must be a full-time resident of the dwelling.
  - b. A home occupation use may not employ more than one full-time equivalent employee who is not a resident of the dwelling unit.
  - c. Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.
  - d. All home occupation business activity, including storage, shall be conducted indoors within the dwelling or accessory structures, except for plants and materials directly needed for the cultivation of plants essential to the home occupation use. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
  - e. The total area devoted to all home occupation activity shall not exceed twenty-five percent of the combined floor area of the dwelling, garage and accessory structures, or one thousand square feet, whichever is less.
  - f. No alteration to the exterior of the principal residential building shall be made which changes the residential character of a dwelling.
  - g. The home occupation use may not increase vehicular traffic flow or on-street parking by more than two nonresident vehicles per hour, or an average of six total vehicles per day. Nonresident vehicles include customers, delivery vehicles, employee vehicles for employees not residing at the residence, and vehicles used in association with the home occupation use excluding the residents' personal vehicles.
  - h. Vehicles used in association with the home occupation use and stored at the residence shall be restricted to standard non-commercial cars, trucks, and vans. Only one such vehicle is allowed per home occupation. Such vehicles shall park in a legal on-site parking space and may not park within any required setback areas of the lot or on adjacent streets.
  - i. The permitted home occupation use may display one sign, with a sign area of no greater than two square feet. The owner must obtain a sign permit per RDC 18.710.
5. The following activities are prohibited as home occupations:
- a. Activities which use fireworks, ammunition or explosives on site;
  - b. Repair, sales, parking, or storage of automobiles, trucks larger than two tons, heavy equipment or boats, including auto body work or painting;
  - c. Overnight lodging;
  - d. Kennels and catteries;
  - e. Marijuana production, processing, or retail;
  - f. Medical cannabis collective gardens.
6. A home occupation shall not use electrical or mechanical equipment that results in:
- a. A change to the fire rating of the structure used for the home occupation, unless approved by the building department;
  - b. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises;
  - c. Fluctuations in line voltage off-premises; or
  - d. Emissions such as dust, odor, bright lighting or noises greater than what is typically found in a neighborhood setting.

7. Business License Required. The operator of a home occupation use shall apply annually for a Ridgefield business license. A home occupation use permit shall expire if the business license is not renewed within two months of its expiration.
8. A home occupation permit shall expire if the home occupation for which it is granted does not operate as a business for a period of twelve consecutive months.

SI. Hospital.

1. In the CCB, CRB, and E zones, hospitals are allowed only following city council approval of a development agreement between the applicant and the city. A development agreement is required to describe mitigation for potential impacts on neighboring uses and public services consistent with any land use and environmental approvals and permits. The development agreement shall meet the requirements of RDC 18.310.150, address the full range of impacts of the proposed use and may address other matters associated with the hospital use, including but not limited to:
  - i. Description of proposed uses and facilities, including building sites, size and bulk.
  - ii. Circulation, transportation and parking plans.
  - iii. Any requested variances to the RDC.
  - iv. Plans for minimizing impacts on neighboring users.
  - v. Plans for storage and disposal of hazardous materials meeting the applicable requirements of RCW 70.105.
  - vi. Trip reservation.
  - vii. Vesting.
  - viii. System development charge and impact fee credits.
  - ix. The development agreement shall also include a site plan satisfying all requirements of RDC 18.500.040 if the proposed project requires site plan approval.
2. When located in the CMU and CNB zones, hospitals are allowed only as a re-use of a nonresidential facility; and burning of refuse or hazardous waste is prohibited.

TI. Interim Recycling Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, only drop box facilities accessory to a public or community use such as a school, fire station or community center shall be allowed as a permitted use.
2. In the CCB, CRB, OFF, E and PF zones:
  - a. Drop box facilities for the collection and temporary storage of recyclable materials are allowed outright as an accessory use.
  - b. For all other facilities, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted. Proposed facilities shall be processed as a Type II limited use review.
3. In the E and PF zones, any other facilities not meeting the standards of subsection (2) may be permitted conditionally.

UI. Motor Vehicle Related Uses. In the WMU and WLS zones, only sales, rental, leasing, repair and service of watercraft are permitted outright. Sales, rental, leasing, repair and service of automobiles, light trucks, mobile homes, and recreational vehicles are prohibited.

VI. Multifamily Residential.

1. In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
2. In the WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.
4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

~~W~~X. Office.

1. In the WMU zone, drive-through banks are prohibited.

~~X~~Y. Park and Ride Lots.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB and CMU zones, park and ride lots are subject to a Type I limited use review and must meet the following standards:
  - a. Park and ride lots may be sited on an existing parking lot or in conjunction with a publicly owned or nonprofit facility (i.e., church, social service agency, etc.) as a permitted use.
  - b. New park and ride lots (not including new park and ride facilities located on existing parking lots) are subject to site plan review pursuant to RDC 18.500 and shall:
    - i. Be limited to fifty stalls in the RLD or RMD zones;
    - ii. Provide screening and/or landscaping on interior setbacks that abut residentially zoned properties; and
    - iii. Provide additional landscaping along street frontages; and
    - iv. Direct lighting to the interior of the site and away from adjacent residentially zoned properties, as required by RDC 18.715.

~~Y~~Z. Public Agency or Utility Yard.

1. In the CRB, WLS and E zones, utility yards are permitted only when co-located with utility offices.
2. In the WMU zone, public agency and utility yards may include storage of port-related machinery and equipment, and production and assembly of materials and equipment for port business. Port-related use may include fabrication of parts and storage of materials for use in fabrication of parts as a permitted use.

ZAA. Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner. The following standards apply:

1. Only one RV may be occupied on a lot at any time.
2. Occupancy is subject to the city's animal, public health, and nuisance standards.
3. An occupied RV shall be parked on-street or in allowed off-street parking areas outside of required setbacks.
4. Commercial activity is not permitted in the RV.
5. RVs shall not use generators while parked in a residential zone.

6. Unoccupied RVs may be parked off-street in any zone in any parking areas meeting the requirements of RDC 18.720. In the RLD zones, RV parking is subject to the provisions of RDC 18.210.030.C.3.

~~AABB~~. Recreational Vehicle Parks. In the WMU zone, recreational vehicle parks are limited to no more than twenty-five percent of the total area zoned WMU, whether in a single location or multiple locations within the zone.

~~BBCC~~. School: Elementary/Middle/High. In the PF zone, schools are a permitted use. Modular classroom units shall be reviewed through a Type I limited use review and site plan review, consistent with RDC 18.500.

~~CCDD~~. Self-Storage.

1. Self-storage facilities within the Ridgefield corporate boundary shall not exceed eight and thirty-two-hundredths square feet per capita based on the Washington State Office of Financial population estimate for the current year. This calculation is to be construed as the total allowable self-storage space within Ridgefield, not on a single site basis.
2. The planning horizon population numbers shall be updated during the Comprehensive Land Use Plan periodic update.
3. In addition to Conditional Use Permit criteria found in RDC 18.340 a Conditional Use review for self-storage shall include the following:
  - a. Self-storage units shall gain access from the interior of the building(s) or site. No unit doors may face public right-of-way.
  - b. Self-storage facilities shall not be located on a principal or minor arterial street or a corner where a principal or minor arterial street intersects with another road of a different classification. Self-storage facilities shall not be located adjacent to, or visible from, Interstate 5.
  - c. Self-storage facilities shall comply with all design requirements in the Employment (E) zone.
4. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity is prohibited.
5. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.
6. Storage of flammable, perishable, or hazardous materials or the keeping of animals is prohibited.
7. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, or similar, or storage pods or shipping containers is permitted.

~~DEEE~~. Single-Family Attached Residential.

1. Single-family attached dwellings in the RLD-4, RLD-6, RLD-8 and RMD-16 zones must meet the standards of RDC 18.220.140.
2. In the RLD-4, RLD-6, RLD-8, and RMD-16 zones, single-family attached residential development must meet the density standards of the zone.
3. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.
4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

~~EEFF~~. Single-Family Detached Residential.

1. In the RMD zone, single-family detached residential development shall only be approved if the minimum density standard of the RMD-16 zone are met.

~~FFGG~~. Specialized Instruction and Vocational School.

1. In the RLD-4, RLD-6, RLD-8 and RMD-16 zones, specialized instruction schools are permitted conditionally provided:
  - a. The number of students is limited to twelve at one time; (Schools serving four or fewer students are permitted as a home occupation.)
  - b. Fifty percent or more of the instruction area shall be within an enclosed structure; and
  - c. Structures and areas used for instruction must be set back a minimum of twenty-five feet from property lines.

~~GGHH~~. Tent Cities.

1. The use shall be authorized by a temporary and revocable use permit reviewed through a Type II decision, not to exceed ninety days during one calendar year.
2. A minimum of two weeks prior to application submittal, the applicant shall hold a neighborhood information meeting on, or as close to as possible, the site on which the tent city will be located. The city manager shall approve the time and location of the meeting and the applicant shall notify all property owners within one thousand feet of the proposed site by U.S. Mail at least fourteen days prior to the information meeting. This meeting shall supersede the notification required for a Type II review by RDC 18.310.070.
3. The applicant shall provide sanitary portable toilets, potable water, trash receptacles, hand-washing facilities, and food and security facilities sufficient to satisfy applicable local and county health regulations.
4. Tent cities are not permitted in critical areas or buffers.
5. Permanent structures are prohibited.
6. The maximum size of a tent city is one hundred occupants. The city may limit the size of the tent city based upon site conditions and public health and safety regulations.
7. Parking for vehicles shall be adequate to serve the numbers of vehicles generated by the use and shall be fully contained on-site.
8. The tent city shall be adequately buffered and screened from adjacent right-of-way and residential properties. Screening shall be a minimum height of six feet and may include, but is not limited to, a combination of fencing, landscaping, or existing buildings.

~~HHII~~. Utility Facility.

1. In the RLD-4, RLD-6, RLD-8, RMD-16, CNB, CMU, WMU, WLS, OFF and P/OS zones:
  - a. Minor utilities are permitted outright subject to the site plan review requirements of RDC 18.500.
  - b. Major utility facilities are permitted conditionally.
2. In the WMU zone, municipal wastewater treatment facilities are prohibited.

~~HJJ~~. Veterinary Clinic and Hospital. Veterinary clinics and hospitals are permitted under the following provisions:

1. No burning of refuse or dead animals is allowed.
2. The portion of the building or structure in which animals are kept or treated shall be constructed so as to prevent incursion of noise from animals into any residential zone.

3. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.
4. The provisions of RMC Chapter 7 relative to animal keeping are met.
5. Clinics and hospitals whose activities are conducted wholly indoors shall be reviewed through a Type I limited use process, while those with any outdoor uses, excluding parking or landscaping, shall be reviewed through a Type II limited use process.

~~JJ~~KK. Wireless Communication Facilities. See RDC 18.760 Wireless Communication Facilities for applicable regulations.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1163, § 2(Att.), 10-23-2014; Ord. No. 1164, § 2(Att.), 10-23-2014; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1245, § 2(Exh. A), 11-2-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1260, § 2(Exh. A), 4-26-2018)

**CITY OF RIDGEFIELD  
PLANNING COMMISSION PUBLIC HEARING**

**MEETING DATE:** September 05, 2018

**ITEM:**

**AGENDA ITEM TITLE:** Freewayscape - Public Hearing

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**GOVERNING LEGISLATION:**

RCW 36.70A

**SUMMARY/BACKGROUND:**

Part of the work program for the Planning Commission and Community Development Department in 2018 is to develop a “freewayscape” design that ensures development adjacent to Interstate 5 will be high quality and highlight the unique nature of Ridgefield.

Staff presented research to the Planning Commission during a discussion at the regularly scheduled meeting on August 1, 2018. Following that discussion staff has taken input into account and has developed several recommended changes to the Ridgefield Development Code that are designed to implement a unique “freewayscape”.

The proposed changes include a requirement for any development proposal to design structures adjacent to Interstate 5 using the commercial design standards regardless of underlying zone. Secondly, landscape buffers adjacent to Interstate 5 will be 15 feet wide and designed to an L5 standard which requires trees, shrubs, and ground cover. Added to this standard landscape buffer is a requirement that at least 50% of the required trees be Blue Spruce which will add an element of uniqueness to our freeway frontage. Lastly, sign height is not proposed to be changed in the Community Regional Business (CRB) zone, however a 50 square foot bonus would be permitted for signs associated with a development in the CRB zone. Under this proposal the sign must also incorporate design elements in the commercial design standards such as exposed beam components, and be constructed of similar material to associated buildings on the site.

**MOTION AND RECOMMENDATION TO CITY COUNCIL:**

“I move to recommend **approval** of the freewayscape design standards to City Council”

**STAFF CONTACT:** Jeff Niten, Community Development Director

**ATTACHMENTS:**

Landscape\_Freewayscape (DOC)  
Design standards Freewayscape (DOC)  
Sign Code\_Freewayscape revisions (DOC)

## 18.725.050 - Screening and buffering.

- A. The city shall require screening and buffering to separate dissimilar uses from each other and from public streets, in order to eliminate or minimize potential negative impacts of any planned use on a neighboring residential use. Screening and buffering shall meet the requirements of Table 18.725.050-1.
- B. To determine the type of screening and buffering required by Table 18.725.050-1:
1. Identify the zoning district and proposed use of the subject site by referring to the Ridgefield zoning map and to any approved plans for the site (left column, Table 18.725.050-1). Parking area shall include parking spaces, driveways, access aisles, loading spaces and all other parking-related uses.
  2. Identify the zoning district of adjoining property by referring to the Ridgefield zoning map and by surveying surrounding land uses (top row, Table 18.725.050-1).
  3. Determine the screening and buffering distance and type for the proposed zone or use and type of adjacent use. In a case of overlapping types of buffers, the higher type shall prevail.
  4. Determine the screening and buffering standards by referring to the screening and buffering types in Table 18.725.030-1, Figure 18.725.030-1 and Table 18.725.040-1.

**Table 18.725.050-1**  
**Landscaping, Screening and Buffering Matrix** <sup>3</sup>

| Zone or Use                               | Setback by Type of Adjacent Use   |                            |                           |                            |                             |                            | Interstate<br>5 (4) |
|-------------------------------------------|-----------------------------------|----------------------------|---------------------------|----------------------------|-----------------------------|----------------------------|---------------------|
|                                           | Street                            | Commercial                 | E                         | PF or POS                  | Residential                 | CMU or<br>WMU<br>or<br>WLS |                     |
| E Site<br>Parking Area<br>Outdoor Storage | 15'/L2-10'/L4<br>10'/L2<br>10'/L5 | 15'/L2<br>15'/L2<br>15'/L5 | 10'/L2<br>5'/L2<br>10'/L5 | 15'/L3<br>15'/L3<br>15'/L5 | 20'/L4<br>20'/L4<br>>20'/L4 | 15'/L3<br>15'/L3<br>15'/L5 | <u>15'/L5</u>       |
| CRB Site<br>Parking Area                  | 10'/L2 (2)<br>10'/L2              | 5' L2<br>10'/L2            | 5' L2<br>10'/L2           | 20'/L2<br>10'/L3           | 20'/L4<br>20'/L4            | 20'/L3<br>20'/L3           | <u>15'/L5</u>       |
| CCB Site<br>Parking Area                  | 10'/L2 (2)<br>10'/L2              | 5' L2<br>10'/L2            | 5' L2<br>10'/L2           | 10'/L3<br>10'/L3           | 20'/L4<br>20'/L4            | 10'/L2<br>10'/L3           | <u>15'/L5</u>       |
| CNB Site<br>Parking Area                  | 5'/L2 (2)<br>10'/L2               | 0'<br>10'/L2               | 0'<br>10'/L2              | 10'/L3<br>10'/L3           | 10'/L4<br>10'/L4            | 10'/L2<br>10'/L3           | <u>15'/L5</u>       |
| CMU/WMU/WL Site                           |                                   |                            |                           |                            |                             |                            | <u>15'/L5</u>       |

|                                  |                  |                 |                  |                  |                  |                  |               |
|----------------------------------|------------------|-----------------|------------------|------------------|------------------|------------------|---------------|
| Parking Area                     | N/A<br>5'/L2     | N/A<br>5'/L3    | N/A<br>5'/L3     | 5'/L3<br>5'/L3   | 5'/L3<br>5'/L3   | N/A<br>5'/L3     |               |
| RMD Site<br>Parking Area         | 10'/L4<br>10'/L2 | 10'/L1<br>5'/L2 | 10'/L1<br>10'/L2 | 10'/L1<br>10'/L2 | 10'/L3<br>20'/L3 | 10'/L2<br>10'/L3 | <u>15'/L5</u> |
| RLD Site                         | 15'/L1           | N/A             | N/A              | N/A              | N/A              | N/A              | <u>15'/L5</u> |
| PF/POS Parking Area <sup>2</sup> | 10'/L2           | 10'/L2          | 10'/L2           | 10'/L2           | 10'/L4           | 10'/L3           | <u>15'/L5</u> |

## Table Notes:

- (1) In order to reduce to a seven-foot wide landscape buffer, one or more direct pedestrian connections between on-site uses and the public street shall be required. Pedestrian connections may be constructed through the required landscaped buffer.
  - (2) Along a pedestrian street, the landscaping buffer for front and street side yards may be reduced to zero feet if the building is located within ten feet of the property line.
  - (3) When buffer standards and relevant setback standards do not match, the greater of the two shall apply.
  - (4) Parcels abutting Interstate 5 right of way shall install a fifteen (15) foot wide landscape buffer adjacent to Interstate 5. The buffer shall include landscaping consistent with the L5 standard, except that fifty (50) percent of the required trees shall be Blue Spruce (Picea pungens) and any wall, other than a required retaining wall, shall be prohibited.
- C. The applicant shall indicate screening and buffering, as required by the screening and buffering matrix, on the required plan.
  - D. The applicant shall locate screening and buffering on the perimeter of a lot or parcel, extending to the lot or parcel boundary line. Landscaping buffers as provided in Table 18.725.050-1 shall meet the standards for the site along all property lines. Where parking areas or outdoor storage are located along the site's perimeter, buffers shall be provided to meet the standards for parking areas or outdoor storage for the portion of the perimeter devoted to such use.
  - E. The applicant shall not locate required buffering on any portion of an existing or dedicated public or private street or right-of-way.
  - F. Limitations. All areas for screening and buffering shall remain void of buildings and structures (except pathways), parking, lighting (except lighting of pathways) and utilities (unless underground). Buildable land required for screening and buffering may be used to satisfy landscape and open space requirements and may be included in the density calculation of the site.
  - G. The screening and buffering matrix (Table 18.725.050-1) and the screening and buffering standards (Table 18.725.040-1) shall be applied in all zoning districts. If a higher intensity use is permitted in any district (e.g., multiple family in an RLD 4 district) through the CUP or PUD process, this use will be considered as if it were in a more intensive zone.
  - H. The PUD design process may supersede the buffer standards in this chapter.
  - I. Required walls and fences shall be located as near the property line as practicable.

- J. All plant fractions are rounded off, and existing vegetation may be used to satisfy planting requirements.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1220, § 2(Exh. A), 10-27-2016; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

## 18.240.060 - Site and building design.

## A. E District Standards.

1. All structures proposed to be sited on parcels zoned Employment (E) within 200 feet of the Interstate 5 right-of-way shall comply with the Commercial Design Standards found in 18.230.055.
- ~~12.~~ Building design shall reinforce the building's location adjacent to street edge and public space.
- ~~23.~~ All blank walls facing an arterial, minor arterial or collector street shall be articulated in one or more of the following ways:
  - a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
  - b. Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least twenty percent of the wall's surface within three years.
  - c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
  - d. Other equivalent methods that provides for enhancement of the wall.
- ~~34.~~ Where the lot abuts an arterial, minor arterial or collector street, at least one main entrance of a building shall face directly onto a sidewalk along a street. Entrances shall be made physically and visually inviting by incorporating a minimum of two of the following entry enhancement features:
  - a. Additional landscaping equal to ten percent of required site landscaping within ten feet of either side of the entry;
  - b. At least two hundred square feet of paving materials different from the street sidewalk;
  - c. At least one hundred square feet of awning, marquee, or arcade over the entry;
  - d. At least two hundred square feet of pedestrian plaza with landscaping and benches that is attached to the entry;
  - e. Entry recessed from the facade surface by at least three feet; or
  - f. Accent lighting.
- ~~45.~~ On lots fronting an intersection where at least one leg of the intersection is an arterial, minor arterial or collector street, the building shall accentuate the street-facing corner by including pedestrian access at the corner.
- ~~56.~~ The following accessory structures shall be screened by a fence or landscaping to a value of eighty percent year-round opacity from public view along an arterial, minor arterial or collector street:
  - a. All on-site service areas, loading zones, outdoor storage areas, garbage collection, recycling areas, and similar activities.
  - b. Utility vaults, ground-mounted mechanical units, trash receptacles and other similar structures.
  - c. Satellite dishes or pedestrian-oriented waste receptacles along walkways are not required to comply with this standard.
- ~~67.~~ Mechanical units, utility equipment, elevator equipment, and telecommunication equipment located on the roof shall be grouped together, incorporated into the roof design, and/or screened from adjacent walkways to a value of eighty percent year-round opacity.
- ~~78.~~ Outdoor storage of materials shall generally be located to the rear or side of the site and shall not be located adjacent to any street with a classification of "collector" or higher or any street that is projected to carry more than two thousand average daily trips. Adjacent in this context

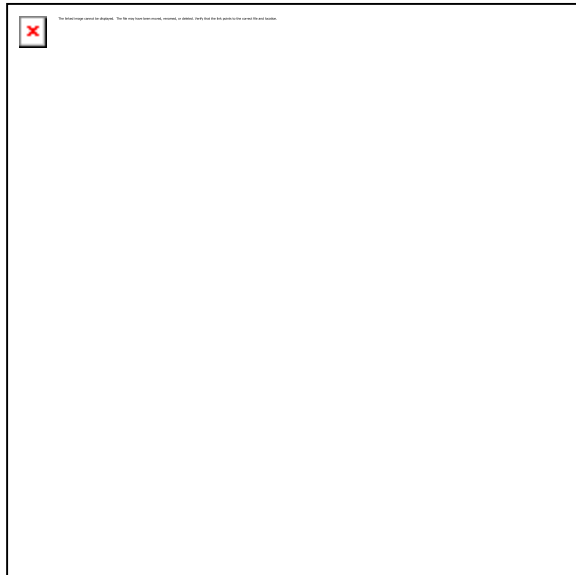
shall mean without an intervening element such as a building or parking area, but not including a fence or wall, between the street right-of-way and the outdoor storage area.

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

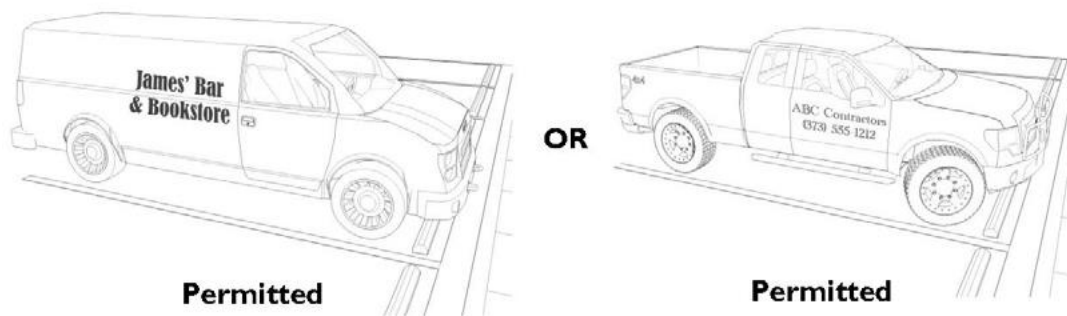
(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1226, § 2(Exh. A), 12-15-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017)

### 18.710.110 - Sign placement and location restrictions.

- A. City right-of-way. No sign may be placed within the roadway portion of the city right-of-way, except banner signs as defined in 18.710.270 (F) except as otherwise permitted with a city right-of-way use or special event permit. No permanent sign may be placed within the right-of-way except as otherwise permitted with a city right-of-way use permit.
- B. Attached to vehicles on private premises. No sign may be mounted, attached or painted on a trailer, boat or motor vehicle, which is parked, stored or displayed conspicuously on private premises in a manner intended to attract the attention of the public. (This excludes signs that are permanently painted or wrapped on the surface of the vehicle, or adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of business. However, such vehicles shall be operable and parked in a lawful or authorized manner.)



**Figure 5**



- C. Attached to other fixtures. No sign may be painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for information required by law.
- D. Freeway-oriented signs. Freeway-oriented signs are prohibited, except in the following instances:
  - 1. Building mounted wall signs (Section 18.710.170), window signs (Section 18.710.280) and temporary signs (Section 18.710.280) as otherwise allowed by this chapter may face the freeway if:

- (a) they are installed by a business that has its primary customer entrance facing the freeway; and
  - (b) the wall, window or temporary sign also faces an intervening parking lot or frontage road that serves the business.
- 2. Free-standing signs as otherwise allowed by this chapter are allowed for businesses located on and facing frontage roads along freeways, even if such signs are incidentally visible from the freeway.
- 3. Free-standing signs within 200 feet of the Interstate 5 right-of-way on parcels zoned for Commercial Regional Business (CRB).

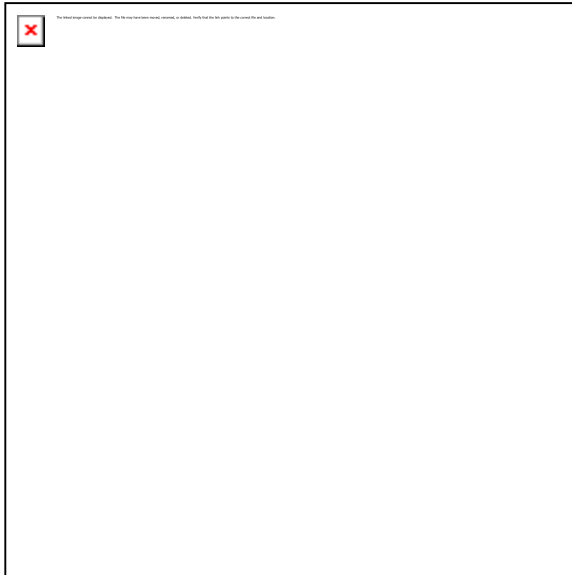
(Ord. No. 1227, § 2(Exh. A), 6-22-2017)

#### 18.710.210 - Freestanding signs.

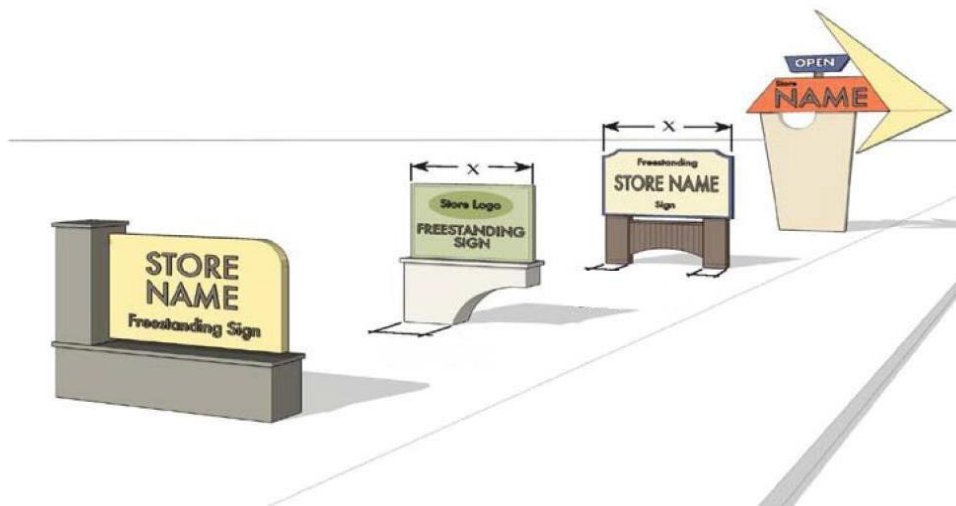
No sign permit shall issue for a freestanding sign which does not comply with the following standards:

##### A. Number.

- 1. The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zone, location and length of development site frontage as described in this section.
- 2. One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one sign on the frontage providing primary access to the site.
  - a. Parcels within 200 feet of the Interstate 5 right-of-way zoned Commercial Regional Business (CRB) shall be permitted two (2) signs along the Interstate frontage.
- 3. Where more than one freestanding sign is proposed on a site with multiple frontages, a minimum of sixty linear feet shall separate each sign.
- 4. The permanent sign base shall have a minimum aggregate width of forty percent of the width of the sign cabinet or face.

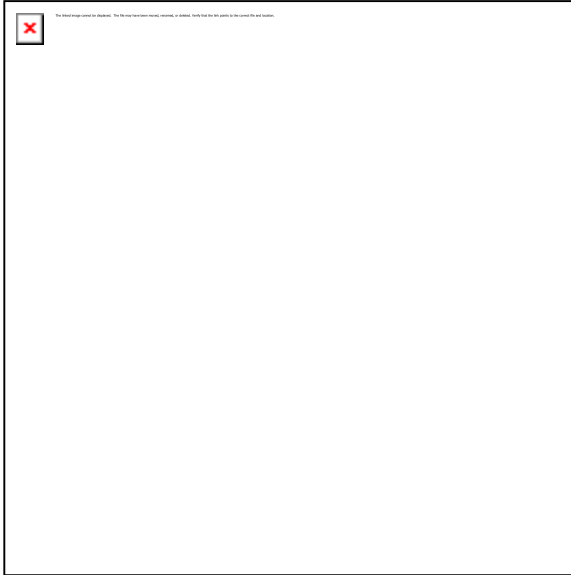


**Figure 16**

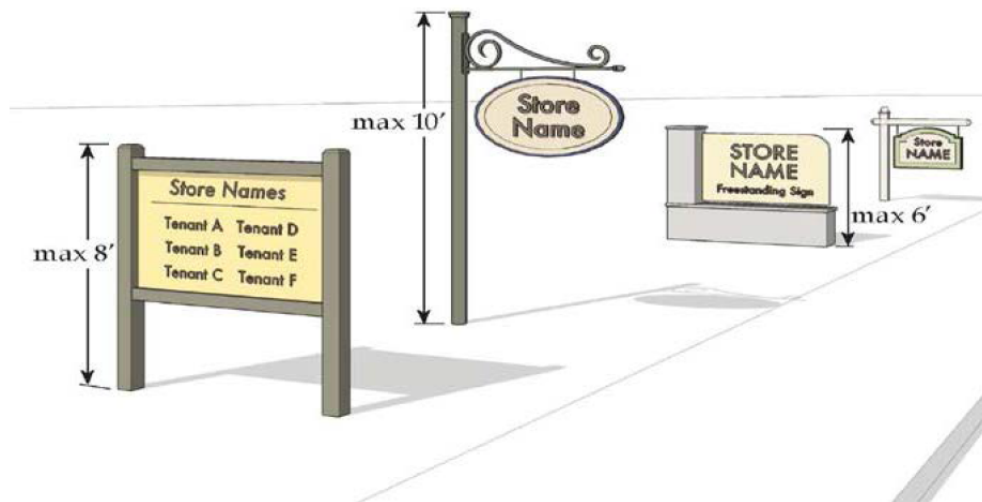


**B. Location.**

1. No freestanding sign shall be permitted on any site that does not have street frontage.
2. Freestanding signs shall be set back a minimum of five feet from the street side property line, a minimum of twenty-five feet from any interior side lot line and a minimum of thirty feet from any residential district.
3. No freestanding sign shall be located in the triangular area(s) measured fifteen feet by fifteen feet where a driveway enters onto a street, or in any other area which may obstruct the vision of motorists so as to create a safety hazard. Additionally, all signs are subject to the public works standards regarding sight distances.



**Figure 17**



C. Height by Zoning District.

1. Sign height and maximum area is regulated by zoning district:
  - a. Signs in the Commercial Regional Business (CRB) zone shall be a maximum of two hundred square feet in area and shall be no taller than fifty feet above grade.
    - i. Within 200 feet of the Interstate 5 right-of-way signs within the Commercial Regional Business (CRB) zones shall receive a bonus of 50 additional square feet.
  - b. Signs in the Community Commercial Business (CCB) zone and Public Facilities (PF) zone shall be a maximum of one hundred square feet in area and shall be no taller than twenty feet above grade.
  - c. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, and properties with the Ridgefield Mixed Use Overlay (MX) when proposed for Mixed Use development shall be a maximum of seventy-five square feet and shall be no taller than twelve feet above grade.

- i. Properties zoned Employment (E) that use up to fifteen percent of the gross property area for General Retail uses as defined by RDC 18.205.030.Q and are within one hundred fifty feet of Interstate 5 are eligible for a bonus in sign height up to a maximum of twenty-five feet from the natural grade, and a bonus in sign area up to a maximum of two hundred square feet in area subject to the requirements below:
    - (a) The retail component of any employment space using this bonus must be dedicated to the sale of products made on-site. The sign may only be used to advertise one business located on the same parcel as the sign.
    - (b) The sign is placed on a monument-style base made of or covered with brick or stone, which extends at least half the width of the sign face and is at least one-fifth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and
    - (c) The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:
      - (i) The background of the sign is totally opaque, and only the graphics and/or text are illuminated; and
      - (ii) The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.
      - (iii) Any change of use or change in ownership to the subject property shall require a type I review of the sign permit to ensure continued compliance with the provisions of this section. Application for review shall be made as soon as practical following the change of use, but in no case shall the formal review take place more than thirty days following the change of use or ownership.
  - ii. Properties with the Ridgefield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone.
2. In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent in allowable area, provided that all of the following conditions are satisfied:
- a. The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and
  - b. The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:
    - i. The background of the sign is totally opaque, only the graphics and/or text are illuminated; and
    - ii. The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.

D. Parcels zoned Commercial Regional Business (CRB) and within 200 feet of the Interstate 5 right-of-way shall comply with the following design standards.

1. The base of the proposed sign shall be constructed to compliment the appearance of structures associated with the proposed sign. For example, signs must incorporate an exposed beam component. Additionally, if the front façade surface area of the primary structure is primarily faced with brick, the proposed sign must incorporate similar materials in the sign structure.

(Ord. No. 1227, § 2(Exh. A), 6-22-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017)

**CITY OF RIDGEFIELD  
PLANNING COMMISSION PUBLIC HEARING**

**MEETING DATE:** September 05, 2018

**ITEM:**

**AGENDA ITEM TITLE:** Gee Creek Plateau Code - Public Hearing

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**GOVERNING LEGISLATION:**

RCW 36.70A

**SUMMARY/BACKGROUND:**

The Gee Creek Plateau sub-area plan was developed over the summer and fall of 2017 with extensive input from property owners in the area. The sub-area plan was ultimately adopted by City Council on December 7, 2017 following public hearings with the Planning Commission and Council. The implementation of the sub-area plan is part of the Planning Commission work program in 2018, and staff has developed the attached regulations for consideration that implement the sub-area plan principles and vision for the Gee Creek Plateau.

A major component of the sub-area plan, included in the attached development regulations, is the preservation of a rural feeling for the sub-area while developing the area at a density required under the Growth Management Act (GMA). The GMA allows for, and promotes, innovative zoning techniques which is what is attempted here. The idea that cluster zoning provisions can be applied in an urban area is unique.

Approximately half of the Plateau area is proposed for cluster type development in the future, and the attached regulations describe how the cluster areas will develop. The concept requires preservation of open space, and open areas along the current public roadways designed to maintain the feel of a rural area within an urban space. Additional elements include a special roadway cross section that allows for sidewalks on only one side of the road, and design details such as split rail fencing. Preservation of open space play a large role in the development of the cluster concept while allowing for 4 homes per acre with lot size ranging from 6,000 to 15,000 square feet.

**MOTION AND RECOMMENDATION TO CITY COUNCIL:**

"I move to recommend **approval** of the Gee Creek Plateau zoning regulations to the City

---

Council”.

**STAFF CONTACT:**

Jeff Niten, Community Development Director

**ATTACHMENTS:**

18.210.135\_\_\_Special\_provisions\_for\_the\_Gee\_Creek\_Plateau\_subarea  
V.5 (DOC)

Gee Creek Plateau Subarea Plan Oct 2017 (PDF)

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

- A. Purpose. The purpose of the Gee Creek Plateau cluster development is to accommodate urban densities of the underlying zoning district while allowing residential development to utilize less land area. These provisions aim to allow greater flexibility in the design of subdivisions to ensure development is in harmony with the natural characteristics onsite and to preserve features such as critical areas, open space, recreation areas, or scenic vistas.
- B. District Boundaries. The Gee Creek Plateau sub-area cluster development area (hatched area in the figure below) is bounded by the S. 5<sup>th</sup> Way alignment to the north, approximately the S. 32<sup>nd</sup> Place alignment to the west, Gee Creek to the south, and approximately the alignment of S. 40<sup>th</sup> Street to the east. Cluster development within the district is required.

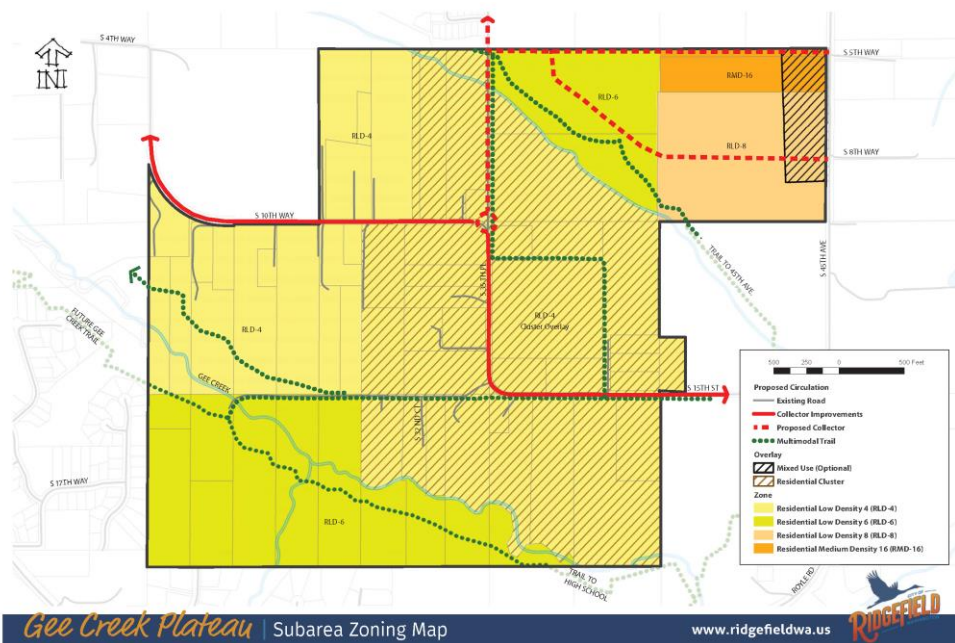


Figure 18.210.135-1

- C. Uses. The underlying base zone for all cluster development is Residential Low Density – 4 (RLD-4). Uses are those permitted in the RLD-4 zone.
- D. Review. The Community Development Director shall review all development proposed under the Gee Creek Plateau cluster provisions as a Planned Unit Development (RDC 18.401) and Procedures (RDC 18.310).
1. The Gee Creek Plateau cluster development standards shall be required for development within the district boundaries identified by 18.210.135 B.
  2. The open space requirements in this section shall apply in lieu of the parks and open space requirements in 18.401.

3. Critical areas density transfer provisions shall not apply within the required cluster district.
  4. The PUD process shall not be used to create lots exceeding these limits. The minimum lot size is 6,000 square feet. The maximum lot size is 15,000 square feet.
- E. Development Standards. The clustering provisions of this code are required for any proposed development on parcels one (1) acre or larger in size. Subdivisions of land within the cluster overlay of four (4) lots or less shall follow the procedure outlined in RDC 18.610.
1. Single family home lots shall be no less than 6,000 and no more than 15,000 square feet with a minimum density of 4 dwelling units per acre based on net developable acres. For example, a 5 acre lot with 3.5 net developable acres will be required to produce 16 single family lots.
  2. The remainder parcel subject to covenant shall be no less than ten (10) percent of the net developable area. For the purposes of this section a “remainder parcel” means the remainder parcel of the cluster subdivision that contains the majority of the land within the development and is devoted to open space uses.
  3. The remainder parcel shall be subject to a recorded covenant prohibiting any future development other than proposed trail development as identified in the Parks and Recreation Capital Facilities Plan, or agricultural buildings. The purpose of the remainder parcel is to provide open space amenities to the development and preserve the unique nature of the Gee Creek Plateau.
    - a. The remainder parcel shall be contiguous.
      1. The remainder parcel is encouraged to abut any critical area.
    - b. The remainder parcel shall be dedicated to, and maintained by, the required Home Owners Association (HOA).
  4. At minimum 25% of the road frontage of the parent parcel shall remain undeveloped in open space, except split rail fence, road and pedestrian improvements, and associated stormwater facilities.
    - a. Corner lots may calculate the required 25% open space frontage by adding the total of both frontages. This requirement shall not be construed to require 25% of both frontages separately.

Summary Report | October 2017



# *Gee Creek Plateau*

## Subarea Plan

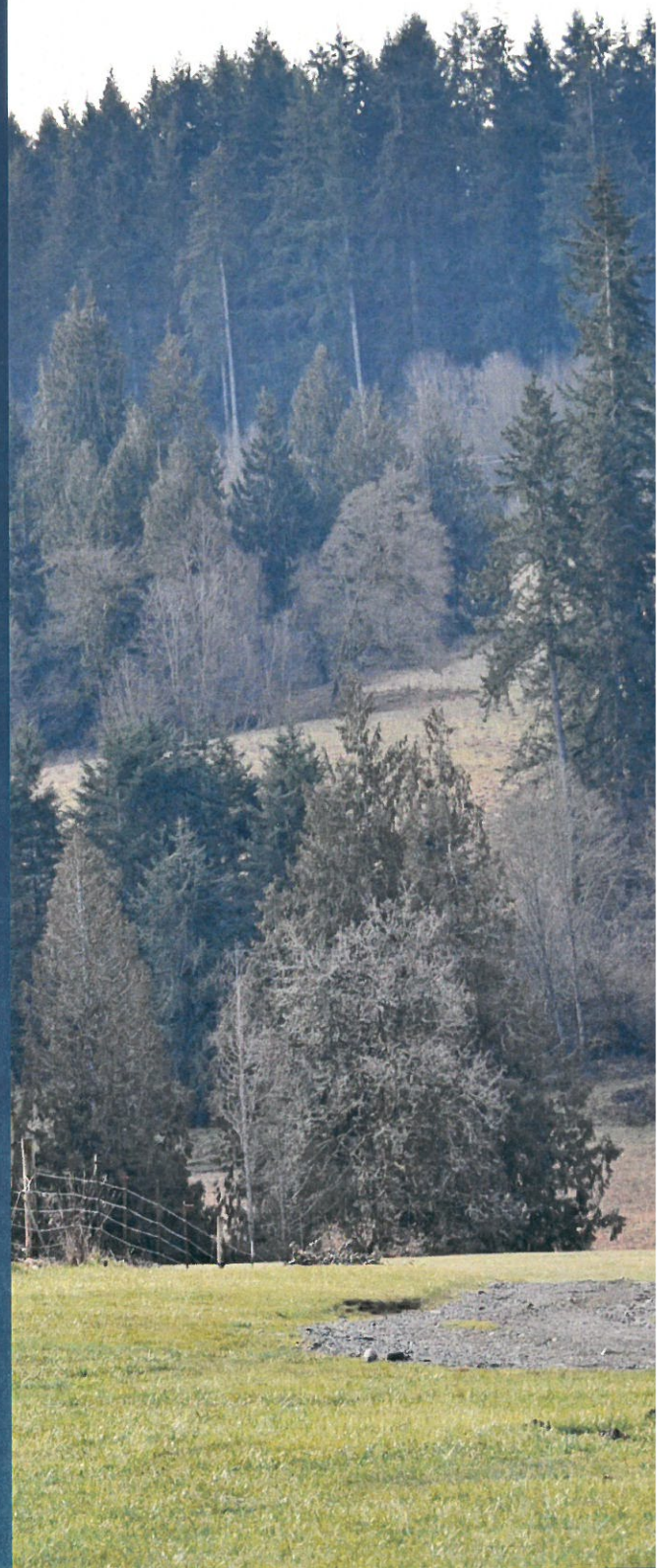
Attachment: Gee Creek Plateau Subarea Plan Oct 2017 (Gee Creek Plateau Code)

# *Gee Creek Plateau*

## Subarea Plan

### Contents

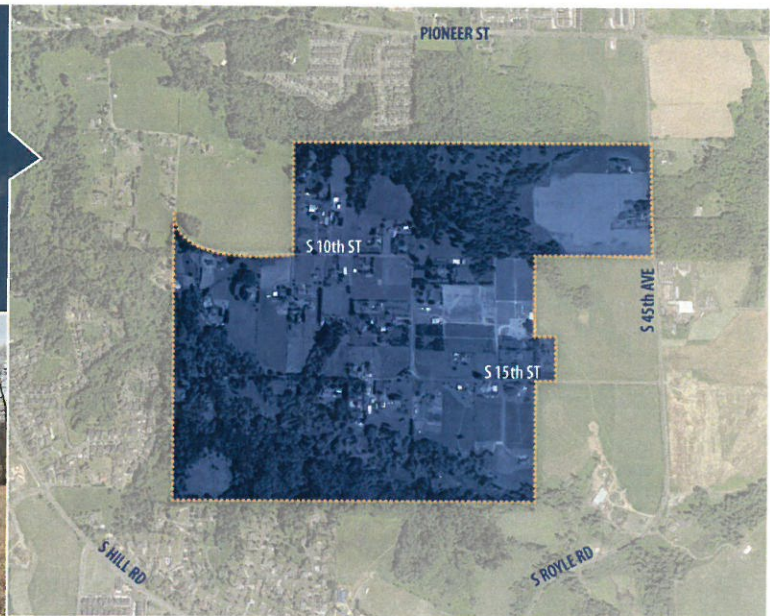
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## Introduction

The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City of Ridgefield (City). The subarea is an island – it is an unincorporated area surrounded on all sides by the incorporated City. City Council initiated a subarea planning process in order to honor the requests of property owners to plan for something unique on the Plateau. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements.

The Gee Creek Plateau subarea is located west of South 45th Avenue, south of Pioneer Street, and east and north of Gee Creek.



## Planning Process

Throughout the subarea planning process, the consultant team worked with the City and subarea stakeholders to develop a plan that addresses the City's increasing residential needs while adhering to the stakeholders' desire to preserve the subarea's rural character and agricultural land.

The planning process consisted of three phases:

| Framework                                                                                                                                                                                                           | Vision                                                                                                                                                                                                                                    | Implementation                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Interview stakeholders</li> <li>• Analyze existing conditions</li> <li>• Assess demographics and market conditions</li> <li>• Form a stakeholder advisory group</li> </ul> | <ul style="list-style-type: none"> <li>• Create a vision and guiding principles</li> <li>• Develop a draft concept plan</li> <li>• Finalize a preferred plan that reflects the vision, stakeholder feedback, and the community</li> </ul> | <ul style="list-style-type: none"> <li>• Recommend policy refinements and implementation strategies</li> <li>• Develop short-term and long-term action items with associated capital improvements</li> </ul> |

## Framework

The subarea planning process began by talking to property owners within the subarea boundaries. The goal of the stakeholder interviews was to understand what current residents value most about the Gee Creek Plateau and solicit initial feedback on annexation.

It is important to the community to maintain the rural character of the area - and that future use retains agriculture uses, open space, and grazing land.



A consistent theme emerged in the stakeholder interviews – stakeholders understand that development is likely within the area, given the speed with which surrounding areas are developing, but they want to maintain the rural character of the subarea as development occurs. Stakeholders generally expressed support for annexation and were interested in working with the City to ensure that future development respects existing agricultural uses and retains open space and grazing land.

The framework for the subarea plan was further established through an analysis of existing conditions and a market assessment. The existing conditions analysis identified land use, zoning, and prospects for annexation; parks, trails, and open spaces; critical areas; utility (water and sewer) infrastructure and capacity; and the current transportation network and planned improvements. Critical areas comprise approximately 179 acres (or 50 percent of the land area) of the subarea. The critical areas include steep slopes and riparian habitat corridors associated with Gee Creek, which runs through the southern portion of the subarea, and an unnamed creek in the northeast portion of the subarea. Stakeholders identified the importance of protecting critical areas in conjunction with future development.

**The market assessment addressed demographics, residential trends, opportunities, and fiscal considerations – and proved that the area is growing quickly.**



**2,785** new residential units have been approved and are in development



**350%** 

The estimated population increase over the next 20 years

With this projected population increase, the residential market in Ridgefield will continue to grow. Over a 20-plus year buildout, the subarea is anticipated to represent less than 10 percent of all new residential construction in the City; however, given the subarea's rural character and existing agricultural uses, future development in the Gee Creek Plateau could fill a one-of-a-kind niche.

At buildout, the subarea could reach an assessed valuation of \$377 million, as much as a one-third increase in the City's current taxable valuation.

At present, the property tax rates within the City are approximately six percent less than the current rates in the County. For the average-priced home in the subarea (approximately \$372,000), this equates to a property tax savings of about \$216/year.

## Vision

To build on the framework established through phase 1 of the project, a stakeholder advisory group (SAG) was convened. The SAG included the same property owners that participated in the stakeholder interviews. The group met three times over the course of the project.

During the first SAG meeting, the group developed the vision and guiding principles for the Gee Creek Plateau.

### Vision Statement

Gee Creek Plateau is a scenic neighborhood that reflects the rural heritage of Ridgefield. Residential developments are integrated within the natural environment and agricultural land is preserved to support family farms and maintain a working landscape.

### Guiding Principles

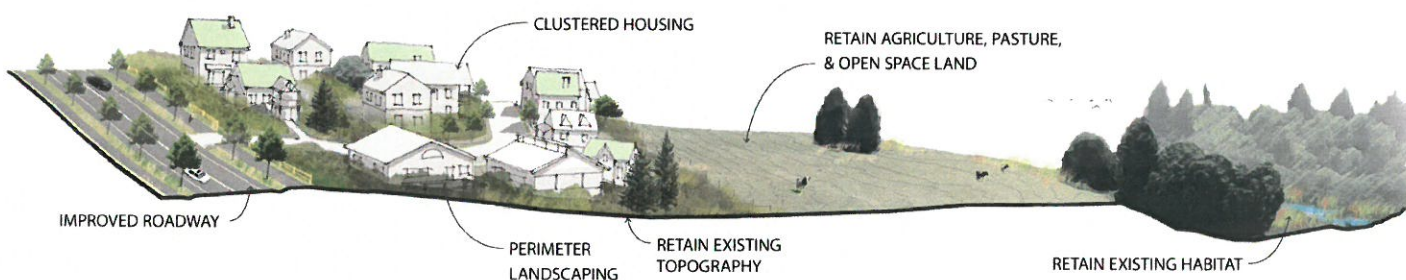
Future development in the Gee Creek Plateau will:

- Respect existing development and the community's desire to remain rural
- Maintain larger lot sizes and protect agricultural lands
- Support mobility with multimodal trails and new roadway connections within and outside of the subarea
- Protect the area's natural topography and critical areas
- Support local, community serving, small-scale commercial development in coordination with the 45th and Pioneer Subarea Plan
- Commercial development should complement and reflect the community's rural heritage

# 50%

Of the land within the subarea are critical areas including creeks and habitat corridors. These areas will be protected from future developments.

To implement the stakeholders' vision and support agricultural uses within new residential developments, the subarea plan recommends a residential-cluster overlay.



The overlay will apply to projects on parcels over 1 acre; will allow lots from 5,000 to 10,000 square feet with an average lot size of 6,000 square feet, clustered on a portion of the developable area; and will require perimeter landscaping that buffers new residential developments from agricultural land.

## Concept Plan Review

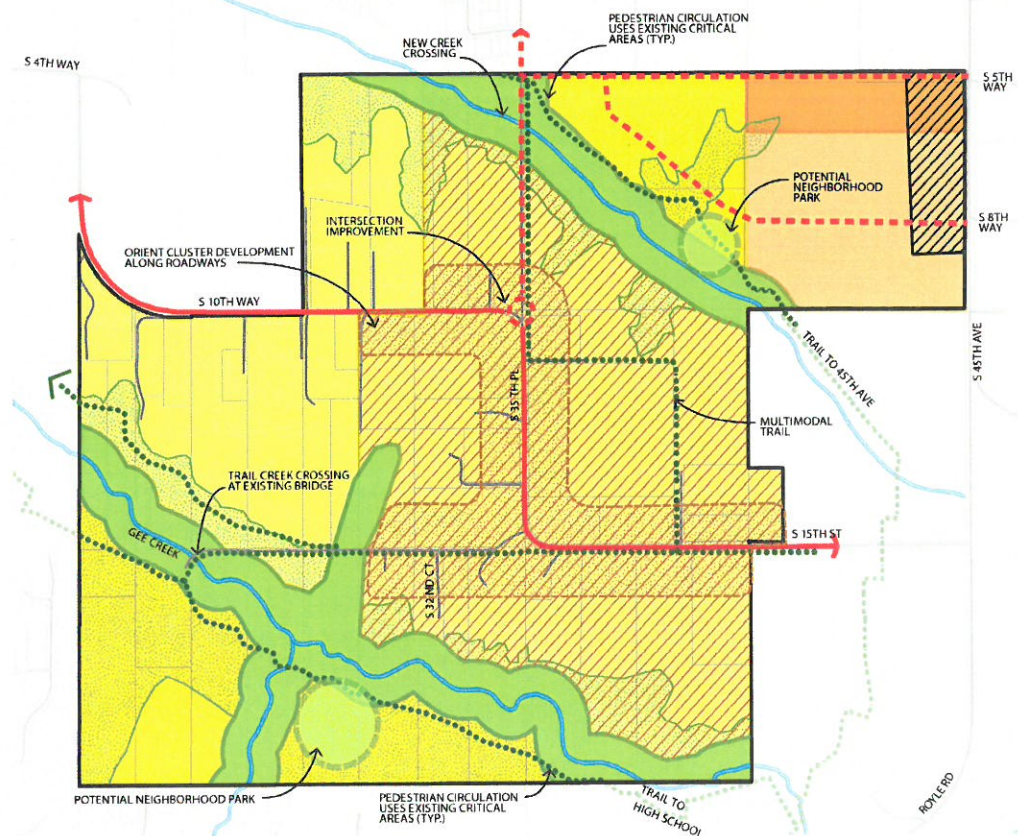
The City and the consultant team developed a concept plan based on the vision and guiding principles, as well as the information collected during the framework phase. The SAG evaluated the concept plan at its second and third meetings and a preferred concept plan was prepared.

The preferred plan identifies low-density residential development throughout the subarea, with higher density residential in the northeast corner of the subarea adjacent to 45th Avenue. A new residential low-density cluster overlay zone (RLD-C) is applied in portions of the subarea in order to maintain the area's rural character and protect agricultural and grazing land.

### Concept Map Legend

-  Gee Creek Study Area
-  Neighborhood Parks (2-5 Ac.)
-  Cluster Development
- Proposed Circulation**
  -  Existing Road
  -  Collector Improvements
  -  Proposed Collector
  -  Multimodal Trail
- Overlays**
  -  Residential Cluster
  -  Mixed Use\*
  -  Open Space
- Zoning Designations**
  -  Open Space/Park
  -  Residential Low Density - 4
  -  Residential Low Density - 6
  -  Residential Low Density 8\*
  -  Residential Medium Density 16\*

Note: \* Included in 45th & Pioneer Subarea Plan



The density of the underlying zone, four units per net acre, will apply and new residential construction will require approval under a cluster planned unit development (PUD) to ensure the retention of large portions of land for open space, agriculture, or grazing.

To address connectivity within and beyond the subarea, which stakeholders identified as a key consideration, the preferred concept plan uses existing critical areas to provide off-street trail connections and includes recommended transportation improvements through the redevelopment of 5th Street and 8th Way and an extension of South 35th Place.

## Implementation - Next Steps

Gee Creek Plateau is a special place - rural ambiance, scenic views, and agricultural uses make this a unique area within the growing Ridgefield community. To ensure these characteristics are maintained for future generations, this plan establishes a regulatory framework that supports a unique development pattern compatible with the existing rural character and agricultural.



The following steps are recommended to implement the subarea plan.

### Adoption

The first step is to adopt the Gee Creek subarea plan and incorporate it into the comprehensive plan. The preferred alternative will be adopted as the subarea concept plan map. Through the adoption of the subarea plan, the City and property owners can ensure future development is consistent with the Gee Creek guiding principles, including the preservation of agricultural uses within the plan area.

### Code Amendments

In order to integrate the subarea plan elements into the Ridgefield Development Code (RDC), amendments are recommended. Amendments will include establishing the new low-density residential overlay zone (RLD-C), additional use categories to address the keeping of animals and commercial uses associated with agriculture, and specific clustering standards within the planned unit development ordinance.

### Annexation

The petition method of annexation, pursuant to RCW 35A.14.120, is anticipated to be used for the subarea. Under this method, annexation is initiated by landowners with 60 percent or more of the assessed property value within the proposed annexation area. An annexation petition will require City Council review and approval.

Annexation can occur in phases or the entire subarea can be annexed at one time. The timing and sequence of annexation will be driven by property owners' interest in developing their property and connecting to City services.

### Capital Improvements

Capital improvements, including water, sewer, and transportation infrastructure, are required in conjunction with subarea development. Sewer pump stations are preliminarily proposed within the Gee Creek corridor within the subarea. A collection sewer is also proposed along 35th Avenue, 30th Place, 15th Street, and within the Gee Creek corridor with force mains proposed to connect the collection sewer to pump stations. A water line is proposed through the subarea along 15th Street, 35th Avenue, and 10th Way. Transportation improvements include improvements to 35th Avenue/Place, 5th Street, and 8th Way.

### Attachments

The following technical documents support the Gee Creek plateau subarea plan and are on file with the Ridgefield Community Development Department.

- Stakeholder Interview Summary
- Stakeholder Advisory Group and Open House Meeting Summaries
- Existing Conditions Analysis
- Market Assessment
- Implementation Strategies Memorandum
- Recommended Design Guidelines