

**CITY of RIDGEFIELD  
TYPE I DECISION**

**SITE PLAN REVIEW – (SPR 99 - 10)**

**PDM MOLDING INC. PHASE II EXPANSION**

TO:	<b>Mayor, and Members of the Ridgefield City Council and Planning Commission</b>
FROM:	<b>Eric Eisemann</b>
DATE:	<b>July 7, 1999</b>
SUBJECT:	<b>PDM Molding Inc., Phase II Expansion</b>
LOCATION:	1415 NW 262 <sup>nd</sup> Street Ridgefield, Washington 98642
APPLICANT & PROPERTY OWNER:	VLMK Consulting Engineers [Applicant] 3933 SW Kelly Ave. Portland, Oregon 97201-4393 (503) 222-4453  PDM Molding Inc. [Property Owner] 603 S.E. Victory Avenue, #100 Vancouver, Washington 98661
SITE AREA:	11.71 acres
ZONING DESCRIPTION:	Industrial Park (IP)
COMPREHENSIVE PLAN:	Employment District
APPLICABLE LAW:	<u>Ridgefield Development Code (RDC)</u> <ul style="list-style-type: none"> <li>• RDC 18.240, Employment District</li> <li>• RDC 18.310.040 and 18.310.050, Complete Application, and</li> <li>• RDC 18.500, Site Plan Review</li> </ul> <u>Engineering Standards</u>
<b>STAFF DECISION</b>	<b>Approve with conditions</b>

**1) *NARRATIVE***

**Application Request:**

PDM Molding Inc., is a plastic goods manufacturer located on an 11.71-acre lot on the northwest side of Timm Road, south of Ridgefield junction. PDM is proposing to construct phase II and make modifications to phase III and IV of their project previously approved through Clark County's Site Plan Review process. This proposed phase II expansion includes an approximate 69,640 square feet expansion of an existing 67,660 square feet building, as well as an addition of 73,700 square feet exterior storage area. The storage area is proposed in an area previously approved for the phase III and IV building. Construction of phase II will consist mainly of concrete tilt-up walls with metal canopies over the dock areas. Building and architectural elements will match the existing building. Parking, maneuvering areas, and landscaping will be provided on the balance of the site totaling 39,185 square feet.

**Procedural Facts:**

This development was originally zoned Clark County Light Industrial (ML), outside Ridgefield city limits but within the urban growth boundary. The City of Ridgefield offered review and comments on the originally proposed development. On August 30, 1996, the City recommended that the County approve the master plan prepared for the PDM Molding Inc. site. This development received

final site plan approval [Site Plan Review #97-072] from Clark County on May 7, 1997. As of January 4, 1999, the subject property is now under Ridgefield jurisdiction due to annexation. The site is currently zoned IP, Industrial Park. The City will honor and administer the site plan approval granted by Clark County.

The Ridgefield consulting planning director interpreted the Ridgefield Development Code (RDC) to allow a waiver of a pre-application conference for the implementation of a previously approved binding site plan. [RDC 18.500.020(D).] The City waived the pre-application conference requirements on April 20, 1999. VLMK Engineers submitted a site plan review application on behalf of PDM Molding Inc. on May 19, 1999. On June 8, 1999, the planning director reviewed the application materials submitted and found the application for Type I minor site plan review to be technically complete. [RDC 18.310.050.] On June 24<sup>th</sup>, the City Engineer requested additional information, which the applicant provided on July 6<sup>th</sup>.

**SEPA:**

The County approved site plan review included a State Environmental Protection Act (SEPA) checklist submitted to Clark County with the initial application. [Clark County Site Plan Review #97-072, p.15, # I. SEPA (CCC 20.50).] The County issued a Determination of Nonsignificance (DNS) on September 5, 1996. There are no additional significant and adverse impacts as a result of the initiation of the phase II expansion.

***APPLICABLE CODE REQUIREMENTS: RDC 18.240, Employment District, RDC 18.310.040 and 18.310.050, Complete Application, and RDC 18.500, Site Plan Review.***

**Employment District**

Accessory Uses such as the proposed outdoor storage, are permitted in the Employment District (IP and MPBP). [RDC 18.240.030(D)(5).] Site plan review is required for modifications to existing uses within the Employment District. Uses within an IP and MPBP zoning district are subject to lot requirements found in RDC 18.240 as summarized in Table 1 below.

**Table 1: Summary of Applicable Standards and Planning Director's Findings**

<b>RDC Section</b>	<b>Issue</b>	<b>RDC Standard</b>	<b>Phase II Expansion</b>	<b>Planning Director's Findings</b>
18.240.030(D)(5)	Outdoor Storage	Must be directly related to a permitted use	Construct 73,700 sq. ft. storage area on proposed phase III and IV building site	This standard has been met.
18.240.020(D)(1)	Screening	6' to 8' high fence with sight-obscuring slats	See discussion on page 5.	This standard has been met.
18.240.060(A)	Maximum height	50 feet	Same as existing phase I building	This standard has been met.
18.240.090(A)(2)	Landscaping	Minimum 10% of site must be landscaped	Total landscaped area will be 20.2%.	See discussion on page 3.
18.720.030(E)(1)	Off-street loading and parking	One space per 500 sq. ft of gross floor area	81 spaces provided on site plan.	See discussion on page 4.

**Procedure:**

The City of Ridgefield generally reviews a site plan application as a Type II basic site plan review if the proposal results in the excavation or creation of more than 1,000 square feet of soil or

impervious surface. [RDC 18.500.030(A).] This proposal will result in the excavation or creation of more than 1,000 square feet of soil or impervious surface. However, the City will process the proposed application as a Type I minor site plan review for the following reasons and under the following terms:

The proposed modification of phase II from the approved area of 43,960 square feet to approximately 65,000 square feet will result in the creation of more than 21,000 square feet of impervious surface or excavation. This modification would normally require a Type II review. However, the site plan approval for phases I – IV is for 203,143 square feet of building area. The additional 21,000 square feet proposed as a modification to the approved phase II structure will bring the total building area to 121,150 square feet. This is well below the approved 203,143 square feet initially proposed. The proposed expansion of phase II to 65,000 square feet of building area may be reviewed as a Type I minor site plan review. Therefore, the planning director finds that a Type I review is appropriate for reviewing the site plan for this proposal.

## 2) ANALYSIS

### **Site Plan Review Criteria** (RDC 18.500.050)

This Type I minor site plan review refers only to phase II warehouse expansion and the modification to phase III and IV which replaces a building with an outdoor storage facility. More specifically, the phase II building expansion will cover 65,000 square feet. The proposal modifies phase III and IV to replace the initially proposed building with an exterior storage area covering 73,700 square feet. The applicant has submitted site plans in compliance with RDC 18.500.040 and the planning director has reviewed the plans for compliance with RDC 18.500.050, Review Standards. In summary, in addition to other applicable code standards (Table 1), site plan review requires compliance with the following:

### ***RDC 18.240.020 Master Planning and siting standards and RDC 18.240.030 Uses permitted subject to site plan approval;***

The applicant proposes to expand phase II as well as make modifications to phases III, and IV. Modifications to phase III and IV include constructing a 73,700 square feet exterior storage area in place of a proposed building. The Ridgefield Development Code permits outdoor storage as an Accessory Use in the IP zone if materials stored are directly related to a permitted use. [RDC 18.240.030(D)(5).] More specifically, PDM Molding, Inc. will use the outdoor storage area for the temporary storage of finished product and casting molds for the facility. However, development must comply with specific conditions.

All operations in the IP zone that are not indoors must be effectively screened from public view. The applicant may achieve this by constructing a sight-obscuring fence with a minimum height of six feet, a maximum height of eight feet. [RDC 18.240.020(D)(1).] The site plan indicates this criterion is met; the applicant proposes a six feet high chain link fence with three strands of barbed wire and sight obscuring slats. Although not typically used in Ridgefield, the applicant may use barbed wire in an Employment District and it shall be placed on top of a fence so as not to exceed a maximum height of eight feet. Therefore, the planning director finds that the proposed exterior storage area and screening are consistent with RDC.

### ***RDC 18.240.090 Landscaping;***

Any development within the Employment District is subject to the review and approval of a landscape plan by the planning director through the review process. [RDC 18.500.050(G).] Additionally, the IP zoning district requires that a minimum of ten percent of the lot shall be landscaped. [RDC 18.240.090(A)(2).] Prior to occupancy permits for each phase of development, screening and buffering requirements for this proposal shall be consistent with Clark County's Site

Plan Review Approval as per #4 *Landscape Plan, page 5, SPR 96-072 PDM Molding, November 1, 1996* [CCC 18.402A.030(F).]

The Ridgefield Development Code requires a minimum of five feet wide landscaped strip along the west and south lot lines adjacent to other industrially zoned lots. The City shall adopt and rely the Clark County's Code landscaping requirements for width and level of service in the preapproved site plan review. [CCC 18.402A.030(F).] The applicant shall provide landscaping to include a 10 – 20 feet wide landscaped strip with trees at 25 feet on center along the west and south lot lines. [RDC 18.500.050(B).] Landscaping for the phase II expansion will bring the total landscape coverage of the site to 20.2 percent. The applicant must install and maintain landscaping as required by City standards. [RDC18.500.050(H).] See condition #5. Therefore, the planning director finds that the existing and proposed landscaped area is consistent RDC.

***RDC 18.500.050(C). Implementation of Required Capital Facilities Plan (CFP) projects;***

There are no roads, parks, trails, sewer or water lines, or other improvements identified in the Ridgefield Capital Facilities Plan (RCFP) which are impacted by the proposed phase II expansion. Timm Road and N.W. 262<sup>nd</sup> Avenue are classified as Secondary Industrial 2-lane roadways and are two major legs of an industrial loop as indicated in the RCFP. Prior to placing permanent structures where phase III and IV currently exist, the applicant shall consult with City engineers in order to determine what improvement, if any, shall be made to Timm Road due to impacts from increased activity on the site. See condition #7. The planning director finds that the proposed developments are consistent with the RCFP.

***RDC 18.500.050(D) Compliance with City engineering standards;***

Dean Hergesheimer, Ridgefield City Engineer, consulted with John Barbieri, civil engineer for the Port District, in order to determine if the storm water generated by the proposed amendments to the site plan for PDM Molding, Inc. could be accommodated by the Port District's storm water retention facility. John Barbieri indicated that the stormwater generated by the proposed would be accommodated by the facility. See condition # 7. The applicant shall work directly with Dean Hergesheimer through the permitting process to resolve any outstanding engineering issues.

***RDC 18.720 Off-street Loading and Parking:***

The City requires employee-parking spaces at the same ratio as Clark County. More specifically, the number of spaces of off-street parking required shall be equal to one space per five hundred square feet of gross floor area. [RDC 18.720.030(E)(1).] There were 155 spaces in the site initially approved by Clark County. In phase II expansion, PDM Molding proposes to increase its parking from 155 to 158 spaces. Table 2 below shows the number of parking spaces allotted to already existing phase I as well as each proposed phase of development. There will be a loss of nine spaces already provided under phase I resulting in a balance of 61 spaces. Phase II requires 35 spaces for employee parking.

The City requires a minimum of 96 spaces for phase I and II. Currently, the site plan shows 81 spaces leaving a deficit of 15. The planning director may not modify this standard through a Type I review. See condition # 4. The applicant must provide 15 additional spaces along the east line of the new phase II development limit.

**Table 2. Summary of Required Parking for PD M Molding Phases II – IV.**

Phase of Project	Existing Spaces	Required Spaces	Provided Spaces
Phase I	70	61	70 less 9 = 61
Phase II	0	35	20
<b>Current Phase I and II</b>	<b>81</b>	<b>96</b>	<b>Need 15</b>
Phase III and IV	0	46	62
<b>Total</b>			<b>158</b>

**Fire District Review.**

Mr. Larry Bartel, Chief of Clark County Fire Protection District 12, has indicated that the applicant shall provide a paved fire road twenty feet wide along the south and west sides of the phase II building expansion. See condition #6.

**Public Works Review.**

Mr. Paul Snoey, Superintendent of Public Works, indicates that the applicant may be responsible for future improvements to Timm Road if a permanent structure were constructed and the nature of activity at the site increased and impacts Timm Road. However, at this time, there are no improvements required as a result of this proposed development.

**City Engineer's Review.**

Ridgefield City Engineer, Dean Hergesheimer, in reliance upon the attached letter from John Barbieri, civil engineer for the Port District, determined that the Port District's storm water retention facility will accommodate any new storm water generated by the proposed amendments to the site plan for PDM Molding, Inc. The applicant shall work directly with Dean Hergesheimer through the permitting process to resolve any outstanding engineering issues.

**3) Findings and Conditions of Approval:**

The planning director finds that the PDM Molding Inc. site plan review application for phase II expansion has satisfied, or with conditions can satisfy, approval standards of the RDC and City Engineering Standards. The City will honor the site plan approval granted by Clark County. However, modifications of the approved site plan require application of applicable Ridgefield development standards. Therefore, the planning director recommends approval of site plan dated May 19, 1999 with the following conditions:

1. Unless otherwise specified herein, at all times the developer shall comply with all applicable plans, policies, regulations, and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, the Stormwater Management Manual for the Puget Sound Basin, etc.
2. Development may commence at the time the City issues construction or development permits.
3. The applicant has indicated that all operations in the storage area include the temporary storage of finished product and casting molds for the facility and are directly related to the permitted use. The applicant shall effectively screen these stored materials from public view. The applicant shall erect a sight-obscuring fence as indicated on the site plan with a minimum height of six feet, maximum height of eight feet, including barbed wire.
4. The City of Ridgefield shall require the number of employee parking spaces at the same ratio as Clark County. More specifically, the number of spaces of off-street parking required shall be equal to one space per five hundred square feet of gross floor area. Due to the deficiency in parking spaces provided for phase I and II, the applicant must provide 15 additional spaces along the east line of the new phase II development limit. Other off-street parking

requirements shall include spaces for loading berths, vans, and shall meet ADA space requirements.

5. The City adopts the landscaping requirements preapproved by Clark County. The applicant shall install and maintain landscaping for all phases of development as shown on the site plan and according to City standards. The applicant shall provide landscaping to include a 10 – 20 feet wide landscaped strip with trees at 25 feet on center set along the west and south lot lines adjacent to other industrially zoned lots.
6. The applicant shall provide a paved fire road no less than twenty feet wide along the south and west sides of the phase II building expansion to Clark County standards.
7. Prior to modifications to the site plan resulting in placement of permanent structures where phase III and IV currently exist, the applicant shall consult with City engineers in order to determine what improvements, if any, shall be made to Timm Road due to impacts from increased activity on the site.

***Appeal Rights***

If the applicant or any person living within three hundred feet of the residence feels aggrieved by the decision to grant or deny the occupation permit, then the aggrieved party may appeal to the planning commission. A written appeal must be filed with the City Clerk within 14 working days after written notice of the decision is mailed. [RDC 18.310.100.]

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Eric L. Eisemann,  
Consulting Planning Director

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Date