

**CITY of RIDGEFIELD  
TYPE I DECISION**

**SITE PLAN REVIEW - (SPR 99-08)**

**ESD # 122 UNION RIDGE MODULAR CLASSROOM**

TO:	<b>Mayor, and Members of the Ridgefield City Council and Planning Commission</b>
FROM:	<b>ERIC EISEMANN, Consulting Planning Director</b>
DATE:	<b>June 21, 1999</b>
SUBJECT:	<b>ESD # 122 Site Plan Review for one modular classroom</b>
LOCATION:	330 N. 5th Ave.. Sec. 19, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington. Tax Lots #18, 29 and 53. Assessor's Number: 67888.
APPLICANT & PROPERTY OWNER:	Tim Leavitt, Environmental Engineer [Applicant] C/O 2724 S. Hillhurst Road Ridgefield, WA 98642 (360) 660-1239  Ridgefield School District #122 2724 S. Hillhurst Road Ridgefield, WA 98642 (360) 887-0200
SITE AREA:	<b>NA</b>
ZONING DESCRIPTION:	<b>Urban Public</b>
COMPREHENSIVE PLAN:	<b>UP</b>
APPLICABLE LAW:	<u>RUACP.</u> <ul style="list-style-type: none"> <li>• Goal 9, Transportation, and</li> <li>• Goal 10, Sewer, Water &amp; Storm Drainage.</li> </ul> <u>Ridgefield Development Code (RDC)</u> <ul style="list-style-type: none"> <li>• RDC 13.08.020(A)(II)(7), Sewer System Development Charges,</li> <li>• RDC 18.260, Urban Public Districts,</li> <li>• RDC 18.500, Site Plan Review, and</li> <li>• RDC 18.750.030(B)(4), Institutional Parking.</li> </ul> <u>Engineering Standards.</u>
STAFF DECISION:	<b>Approve with conditions.</b>

***NARRATIVE***

**Application Request:**

The Ridgefield School District #122 proposes to place one (1) 28 foot by 64 foot modular classroom (1,792 sq. ft) immediately east of Union Ridge School Elementary School. The classroom will be located north of a school parking area. The classroom unit will be plumbed for water and sewer. A sidewalk and ADA approved access ramp are included in this project. The sidewalk is to be constructed north of the modular classroom, away from the adjacent parking lot. The City may approve a five-year temporary permit in this instance, subject to site plan review [RDC 18.260.020(A)(1 through 6), Urban Public Uses – Temporary School Buildings.]

**Procedural Facts:**

The City staff and consultants held a pre-application conference with Mr. Tim Leavitt, planning consultant to the school district, on April 9, 1999. The planning director circulated the pre-application conference staff report on May 10, 1999. The school district submitted an application for conditional use for one modular classroom on May 27, 1999. On June 4, 1999 the planning director reviewed the application materials submitted and found the application for Type I site plan review to be technically complete [RDC 18.310.050.]

**SEPA.**

School buildings, located outside of sensitive lands, which occupy less than 12,000 sq. ft. and which create fewer than 20 parking spaces, are exempt from SEPA. RDC 18.810.090(A)(3).

***APPLICABLE CODE REQUIREMENTS: RDC 18.500, Site Plan Review, and RDC 18.2650 Urban Public Districts.*****Urban Public District.**

Educational uses, such as public schools and attendant modular classrooms, are permitted uses in the Urban Public District (UP). [RDC 18.260.020(A).] The existing school use pre-dates the adoption of the Urban Public District in 1995. Site plan review is required for modifications to existing uses within the UP district. Uses within a UP district are subject to lot requirements found in RDC 18.260.070 as summarized below.

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

<b>RDC Section</b>	<b>Issue</b>	<b>RDC Standard</b>	<b>ESD #122 Proposal</b>	<b>Planning Director's Findings</b>
18.260.050	Maximum height	35 feet	Approx. 14 feet	This standard has been met.
18.260.070	Setbacks	20 feet from streets	Approx. 165 feet from street	This standard has been met.
18.260.070	Landscaping	Minimum 25% of site must be landscaped	See discussion on page 3	This standard has been met.
18.720.030	Off-street parking	One space per 400 sq. ft.	See discussion below under <i>Off-Street Parking</i>	See discussion on page 4.

**Procedure**

Minor site plan review can be accomplished through a Type I, Administrative Review, when (1) the proposed use does not involve more than 1,000 square feet of excavation or the creation of more than 1,000 square feet of new impervious surfaces; and (2) the site does not contain any Sensitive Lands. [RDC 18.500.030(B).] Type I administrative review does not require public notice [RDC 18.310.060.]

The school district proposes to remove sod and excavate for water and sewer, however, no grading plan is required. There are no Sensitive Lands in the project area. Therefore, the planning director finds that a Type I review is appropriate for reviewing the site plan for a modular classroom.

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

A single modular classroom unit will cover approximately 1,792 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:

***Fees***

As mentioned above, Paul Snoey, Superintendent of Public Works, indicated concern about the impact the addition of a modular classroom will make on the City of Ridgefield sewer system due to the increase in use as a result of expanded student enrollment. More specifically, Union Elementary School currently has an enrollment of 432 students for the 1998 /1999 school year. The school demographer estimates there will be an additional 63 students enrolled by 2003. This increase constitutes a substantial demand due to the additional student enrollment. Therefore, sewer system development charges shall be incurred by the applicant to handle the increase in demand on the City's sewage system.

This fee is calculated according to the language set forth in the RDC. [RDC 13.08.020(A)(II)(7).] More specifically, the fee is calculated using a rate based on equivalent dwelling units where the charge per unit equals \$4,000. One unit equals 12.5 students. The estimated increase in student population is 63 students, which translates to 5.04 units. In effect, unit cost multiplied by number of units yields the total fee to be charged. These sewer system development charges of \$20,000 shall be payable at the time of submittal of a "counter complete" construction permit application [RDC18.060.005.] This is consistent with the Ridgefield Municipal Code.

***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 will be impacted by the proposed classroom. Therefore, the planning director finds that the proposed classroom is consistent with the RCFP.

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

The City Engineer and the Superintendent of Public Works have had an opportunity to review the proposed site plan. Neither person has objected to the proposal. Therefore, the planning director finds that the proposed classroom is consistent with the City Engineering standards. Any improvements associated with this site plan approval shall be conducted in accordance with adopted City engineering standards.

***RDC 18.500.050(E) Screening and buffering;***

The planning director finds that due to the temporary nature of the proposal, surrounding buildings within the existing campus adequately screens the proposed classroom unit. See additional discussion under Landscaping Plans, below.

***RDC 18.500.050(F) Pedestrians, vehicular circulation and parking;***

The proposed temporary building will have a 5-foot sidewalk to the north, which will connect to the existing campus sidewalk system. No sidewalk connection is proposed to the existing parking lot to the south during the five-year temporary permit period. The proposed 5 foot wide sidewalk from the existing school sidewalk system to the modular classroom shall be installed prior to occupancy.

***RDC 18.500.050(G) Landscaping plans;***

Twenty-five percent (25%) of all sites within a UP district shall be landscaped. [RDC 18.260.070(B).] The Union Ridge Elementary School campus as a whole satisfies the 25% landscaping requirement. However, no landscaping between the modular unit and the existing school building is proposed other than existing plantings as shown on the site plan. The planning director finds that, because of the temporary nature of the proposal, requiring landscaping would not meet the intent of the development code.

***RDC 18.720 Off-Street Parking;***

Elementary and junior high school buildings are required to provide one parking space for every 400 square feet of gross floor area. [RDC 18.720.030(B)(4)] The existing area of the school is 38,165 square feet; adding a modular classroom brings the gross floor area to 39,975 square feet. Based on the RDC parking requirement the school should have 100 parking spaces. The school currently has 33 marked parking spaces. According to school district staff, the current number of spaces is providing adequate service for the 40 staff that work at this school. The school is and will continue to be below code standards for the number of parking spaces. See Table 2.

**Table 2: Summary of Required Parking for Union Ridge Elementary School**

	<b>Union Ridge Elementary School (Sq. Ft.)</b>	<b>Parking Required (1 space/400 sq. ft.)</b>	<b>Parking Provision (No. of spaces)</b>
<b>Existing</b>	38,165	95	33
<b>One Modular</b>	1,792	5	0
<b>Total</b>	<b>39,975</b>	<b>100</b>	<b>33</b>

Because the proposed modular unit may only be approved for a five-year period, the planning director does not require compliance with the RDC 18.720, at this time. At the end of the five-year approval period the school district shall either remove the modular unit or apply to make it a permanent structure. Any land use request for permanent use of the modular unit shall be accompanied by a demonstration of compliance with the parking standards and landscaping standards in place at the time of the application.

**Fire District Review.**

The Clark County Fire Protection District 12 has not stated any objections to the one modular classroom as proposed.

**Public Works Review.**

Mr. Paul Snoey, Superintendent of Public Works, indicated concern about the impact the addition of a modular classroom will make on the City of Ridgefield sewer system due to the increase in use as a result of expanded student enrollment. See discussion under Fees.

**City Engineer's Review.**

The City Engineer, Dean Hergesheimer, has not stated any objections to the one modular classroom as proposed.

***Findings and Conditions of Approval***

The planning director finds that the Ridgefield School District #122 has satisfied the applicable approval standards of the Ridgefield Development Code and City Engineering Standards. The director finds that the placement of this modular classroom is not expected to impact pedestrians, vehicular circulation and parking. Additionally, there will be no significant impact to existing property and landscaping, with the exception of an access walk and ADA ramp. Except for conditions listed below, the proposal complies with the applicable criteria for site plan approval. Therefore, the modular classroom may be placed on the Union Ridge Elementary School site pursuant to the site plan dated May 19, 1999, and subject to the following conditions:

1. Prior to occupancy, the applicant shall construct a sidewalk 5 feet wide connecting the existing building to the modular unit along the north side of the building away from the parking lot as indicated in the site plan approved on May 11, 1999.

2. Due to the increase in new impervious surface generated by the installation of a modular classroom (1,792 sq. ft.), the applicant shall provide splash blocks to be used to channel newly created storm water runoff as it runs off site. In addition, the applicant shall place riprap at the outfall of the 12" ADS storm culvert located north of the proposed modular classroom identified on the site plan in order to displace newly created storm water flow. Please consult with Mr. Paul Snoey prior to making this improvement.
3. The applicant shall pay \$20,000 in sewer system development charges at the time of construction permit application. The charges shall be calculated at \$4,000 per equivalent dwelling unit [RDC 13.08.020(A)(II)(7).]
4. Appropriate exterior lighting shall be placed next to the modular class room as well as lighting the sidewalk that connects the modular classroom to the existing walkway network, as shown on the approved site plan.
5. The approval of the modular classroom shall be temporary in nature and shall expire five (5) years after the date of issuance of this final decision. Temporary approval may be extended only once for a period of twelve (12) months immediately following expiration of the original approval, providing the applicant is able to demonstrate that:
  - A. The review standards and approval conditions of the original decision are still met;
  - B. The temporary units will either be replaced by a permanent facility or removed from the site at the close of the 12-month permit extension period.
6. Any land use request for use of the modular beyond the approval period provided for in condition #5 above shall be accompanied by a demonstration of compliance with the parking standards and landscaping standards in place at the time of the future application.
7. All development activities shall comply with applicable City development standards, engineering standards, building codes, and life safety codes unless otherwise exempted herein.

***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 the decision 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