



RE: Ridgefield Building / Code Violation Clark County WA

1 message

Steve Stuart <Steve.Stuart@ridgefieldwa.us>

Thu, Nov 20, 2025 at 4:02 PM

To:

Good afternoon,

Thanks for reaching out to us. Our City Councilors forwarded me your email and asked me to have our team look into it. Our Building Official had one of his team follow up, including trying to reach you directly with what he found, but was unsuccessful. What he was going to convey is that the property owners of 3311 S 2nd Way recently constructed a retaining wall at the back of the property which was permitted and has gotten final approval. They now are in the process of constructing a shed, which is under 120 square feet and not over the property line, so no permit is required. While there does seem to be an original retaining wall that seems to have been taken apart, that would be a civil matter between you and the neighbor. Regarding the GIS system not showing our permits, unfortunately none of the City's permits show up in the County's GIS system. We'll follow up with the County to see if that's possible to add in the future.

Again, thank you for reaching out to us, and please do let me know if there are other questions that I/we can help answer.

Best,

Steve

*Steve Stuart*

City Manager | City Hall

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From:**Sent:** Tuesday, November 18, 2025 3:37 PM**Subject:** Ridgefield Building / Code Violation Clark County WA

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Hello,

I hope you are doing well. I am reaching out because I have some serious concerns about construction and digging that has been happening right next to my property at **3311 S 2nd Way**. I am not trying to cause trouble for my neighbor, but the situation has become unsafe and I'm worried something could collapse or damage my yard.

To make things easier to review, I have attached:

- **My full written complaint (PDF)**
- **My original complaint from August 2025 (PDF)**
- **Photos showing the shed, retaining wall, excavation, and the condition near my fence**

The shed appears to be placed extremely close to my fence, possibly over the line, and was built right after a retaining wall went in. I've since learned that sheds and stored items on top of a retaining wall create what's called a "surcharge," and that retaining walls with a surcharge usually need a permit and engineering. I'm not sure if that was done, which makes me very nervous for the safety of both properties.

Today I discovered that soil was dug out directly next to my fence, and loose blocks were stacked leaning toward my yard to hold the soil back. Construction materials have also been placed on my fence without permission. My fence was not built to handle that weight, and I'm afraid this could cause the soil or fence to fail.

I want to be clear that I'm not angry—I'm just worried. I don't have a background in construction, and I'm trying my best to understand the risks. With winter weather approaching, I'm concerned something might shift or collapse unexpectedly.

If possible, I am kindly requesting:

1. An inspection of the shed, retaining wall, and recent digging
2. Confirmation of whether permits were issued
3. Clarification on setback and property line rules
4. Advice on what steps may be needed to keep the area safe

I really appreciate everything your departments do, and I'm thankful for any help you can provide. Please let me know if you need any additional photos, information, or details from me.

Thank you again for your time and attention.

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