



## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF PUBLIC HEARING and SEPA DNS

#### Urban Downs PH 2 Preliminary PUD, Critical Area, SEPA

File No. MASTER-22-0015, PLZ-22-0024-0027

<b>Public Hearing Date</b>	November 15, 2022, beginning at 6:00 PM Attend in person at 510 Pioneer Street, Ridgefield, WA 98642 or online via the link posted at: <a href="https://ridgefieldwa.us/government/city-departments/community-development/community-development-calendar/">https://ridgefieldwa.us/government/city-departments/community-development/community-development-calendar/</a>
<b>SEPA comment period</b>	October 7, 2022 through 5:00 PM October 21, 2022
<b>Proposal</b>	Planned Unit Development (PUD) and subdivision of 33.02 acres into 151 residential lots including 36 single-family attached townhome lots and 115 single-family detached lots. Access will be from NE 10th St. via S. 88th Ave. and will eventually connect to Greely Farms subdivision to the north. Cross circulation must be provided to adjacent properties. Wetlands, a non-fish bearing stream, and 5-year wellhead zone of travel are present. Park amenities are proposed.
<b>Location</b>	26603 NE 10th Ave., Ridgefield, WA 98642; # 55 Sec 23 T4NRIE 33.49 ac. WM Clark County, WA; PIN #: 214470000.
<b>Applicant's Representative</b>	Sterling Design, Inc. 2208 E Evergreen Blvd., Vancouver, WA 98661. Contact: Joel Stirling, 360.759.1795, <a href="mailto:joel@sterlingdesign.biz">joel@sterlingdesign.biz</a>
<b>Property Owner</b>	Urban Downs LLC, 1004 W. 13th St., Suite 240, Vancouver, WA 98660. Contact: Troy Downs, 360.600.4425, <a href="mailto:troy@urbannw.com">troy@urbannw.com</a>
<b>Zoning</b>	Low Density Residential (RLD-6)
<b>Applicable Criteria</b>	RDC 18.205 Uses; 18.210 Residential Low-Density Districts; 18.280 Critical Areas Protection; 18.410 Planned Unit Development; 18.600-18.630 Subdivisions; 18.710 Signs; 18.715 Exterior Lighting; 18.720 Off-Street Parking; 18.725 Landscaping; 18.740 Fences and Walls; 18.810 Environmental Standards (SEPA); Ridgefield Engineering Standards for Public Works Construction and Development Agreement.
<b>Public Hearing</b>	The City will conduct a <b>public land use hearing on November 15, 2022</b> , beginning at 6:00 PM. The public is invited to participate in the public hearing in writing, virtually, or in person. Prior to the hearing, please submit written comments to Cristy May, <a href="mailto:cristy.may@ridgefieldwa.us">cristy.may@ridgefieldwa.us</a> or PO Box 608, Ridgefield, WA 98642 Attn: PLZ-22-0024-0027. Persons who testify in writing, at the hearing, or while the record remains open after the hearing and other persons who are adversely affected or aggrieved may appeal the decision.
<b>Availability of Materials</b>	Information is available to the public by appointment at Ridgefield Administrative and Civic Center (RACC), 510-B Pioneer Street, Ridgefield, WA, during normal business hours, Monday through Friday from 8:00 AM through 4:30 PM. Printed copies of the application materials are available at a reasonable cost. A staff report will be available for review at least 7 days prior to the hearing.
<b>Staff Contact</b>	Claire Lust, Community Development Director, 360.857.5024, <a href="mailto:Claire.lust@ridgefield.wa.us">Claire.lust@ridgefield.wa.us</a>

