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## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

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### NOTICE OF PUBLIC HEARING

#### Greely Acres Planned Unit Development

File No. PLZ-17-0049

<b>Date</b>	Application submitted: May 11, 2017 Application technically complete: Jan 05, 2018 Notice issued: February 14, 2018
<b>Proposal</b>	Develop 97 single-family residential lots from 4,700 to 11,500 SF at 6.7 units per net developable acre as part of a larger 103.78-acre project consistent with the terms of a previously approved Development Agreement and Master Plan. This portion of the project will be developed as two sub-phases, and will include a 2.1-acre park, local street improvements, frontage improvements along NE 10 <sup>th</sup> Ave (N 85 <sup>th</sup> Ave), water, sewer and stormwater infrastructure. The project area includes a wetland buffer, which will be incorporated into the park facility and will not be impacted by development.
<b>Location</b>	27201 NE 10 <sup>th</sup> Ave, Ridgefield, WA 98642. Helens View Phase 2 Lot 26 Sub 98 T4N R1E S23 NW1/4, Assessor's #214499066, 19.04 ac Nearest intersection: NE 10 <sup>th</sup> Ave (N 85 <sup>th</sup> Ave) & NE 279 <sup>th</sup> St (N 10 <sup>th</sup> St)
<b>Applicant</b>	Randy Rutherford, Holt Opportunity Fund (Parallel 1) 2013 LP P.O. Box 61426 /Vancouver, WA 98666 Contact: 360.718.5413, randy@holtgroupinc.com
<b>Applicant's Representative</b>	Stacy Kysar, Olson Engineering, Inc. 222 E Evergreen Blvd / Vancouver, WA 98660 Contact: 360.695.1385, stacyk@olsonengr.com
<b>Property Owner</b>	Rian Tuttle, Holt Opportunity Fund (Parallel 1) 2013 LP P.O. Box 61426 /Vancouver, WA 98666 Contact: 360.718.5413, rian@holtgroupinc.com
<b>Zoning</b>	Residential Low Density (RLD-6)
<b>Applicable Criteria</b>	RDC 18.205, Uses; RDC 18.210, Residential Low Density Districts; RDC 18.280, Critical Areas Protection; RDC 18.310, Procedures; RDC 18.401, Planned Unit Developments; RDC 18.600, Subdivisions – General; RDC 18.620, Procedure for Subdivision; RDC 18.630, Design Requirements; RDC 18.710, Signs; RDC 18.715, Exterior Lighting; RDC 18.720, Off-Street Parking and Loading; RDC 18.725, Landscaping; RDC 18.740, Fences and Walls; RDC 18.810, SEPA Checklist; RDC 18.830, City of Ridgefield Native Plant List; and Ridgefield Engineering Standards for Public Works Construction.
<b>Public Hearing</b>	The city will conduct a public hearing on the project on <b>February 28, 2018 at the Ridgefield Community Center, 210 N. Main Ave., Ridgefield, WA beginning at 6:30 PM.</b> The public is invited to present written comments or to testify. Persons who appear orally or 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.

**Availability of Materials**

The application materials are available for inspection on request at Community Development Department, 301 N 3<sup>rd</sup> Ave, Ridgefield, WA, during normal weekday 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 on February 21, 2018.

**Staff Contact**

Claire Lust, Associate Planner  
Contact: [claire.lust@ci.ridgefield.wa.us](mailto:claire.lust@ci.ridgefield.wa.us), 360.887.3908

**PROJECT LOCATION (SW corner of highlighted parcel)**

