



COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Weber Pioneer Planned Unit Development

File No. PLZ-17-0136

Date	Application submitted: November 22, 2017 Application technically complete: April 3, 2018 Notice issued: April 25, 2018 Hearing date: May 9, 2018, Clark County Fire and Rescue, 911 N 65th Ave, Ridgefield, WA, 6:30 PM.
Proposal	Develop 47 single-family lots on a 20-acre site in the RLD-8 zone, with associated site improvements including landscaping and utilities.
Location	3807 Pioneer St / Ridgefield, WA98642 Assessor's parcel #213740000, #39 of S20 T4N R1E WM, 20 acres
Applicant	Joe Melo, Ridgefield Weber, LLC 14010-A NE 3 rd Ct, Ste 106 / Vancouver, WA 98685. Contact: 360.921.7410, joe@hintondevelopment.com
Applicant's Representative	Scott Taylor, SGA Engineering 2005 Broadway / Vancouver, WA 98663 Contact: 360.993.0911, staylor@sgaengineering.com
Property Owner	Ridgefield Weber, LLC 14010-A NE 3 rd Ct, Ste 106 / Vancouver, WA 98685 Contact: 360.546.1220, rob@hintondevelopment.com
Zoning	Residential Low Density (RLD-8)
Applicable Criteria	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.
Public Hearing	The city will conduct a public hearing on the project on May 9, 2018 at Clark County Fire and Rescue, 911 N 65th Ave, Ridgefield, WA beginning at 6:30 PM. 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 rd 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 May 2, 2018.

Staff Contact

Claire Lust, Associate Planner

Contact: claire.lust@ci.ridgefield.wa.us, 360.887.3908

PROJECT LOCATION

