



# COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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## NOTICE OF PENDING REVIEW

### Zephyr Point Short Plat

File No. PLZ-17-0148

<b>Date</b>	Application submitted: December 18, 2017 Application technically complete: January 12, 2018 Public notice issued: January 19, 2018
<b>Proposal</b>	Develop 6 residential lots on 2.41 acres in the RLD-4 zone, with an administrative adjustment to reduce the area of Lot 1 by 6.6 percent from 10,890 to 10,170 square feet.
<b>Location</b>	No address; SW corner of S Hillhurst Rd and S 19 <sup>th</sup> Way Assessor's parcel #121051000 Knox & Abrams Acre TTS #2 Lot 2, 2.41 acres
<b>Applicant</b>	Zephyr Point - The Bradford Company 8002 NE Hwy 99 #426 / Vancouver, WA 98665 Contact: 360.798.9966, cesmithfield@q.com
<b>Applicant's Representative</b>	Ed Greer, Land Use Planner, Greer & Greer, Inc. 13023 NE Hwy 99 Ste 7-126 / Vancouver, WA 98686 Contact: 360.904.4964, ed@ed-greer.net
<b>Property Owner</b>	John C Studdard and Dena Allmaras 1113 NE 88 <sup>th</sup> Cir / Vancouver, WA 98662
<b>Zoning</b>	Residential Low Density (RLD-4)
<b>SEPA Determination</b>	DNS
<b>Review Type</b>	Type II Short Plat, Administrative Adjustment, SEPA Review
<b>Applicable Criteria</b>	RDC 18.205, Uses; 18.210, Residential Low Density Districts; 18.310, Procedures; 18.350, Modification to Standards; 18.600, Subdivisions-General; 18.610, Short Plats; 18.715, Exterior Lighting; 18.720, Off-Street Parking; 18.725, Landscaping; 18.740, Fences and Walls; 18.755, Erosion Control; 18.810, Environmental Standards (SEPA); 18.830, Native Plant List; and Ridgefield Engineering Standards for Public Works Construction.
<b>Public Comment</b>	The review authority will consider written comments received by the City within twenty-one (21) days from the date of the notice, until <b>4:30 PM on February 9, 2018</b> . Please mail comments to: City of Ridgefield, attn. PLZ-17-0148 PO Box 608 / Ridgefield, WA 98642 Written comments may also be delivered to the City Clerk at the Ridgefield City Hall, located at 230 Pioneer Street, Ridgefield.
<b>Availability of Materials</b>	The application materials are available for inspection on request at City Hall, 230 Pioneer St, 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.

