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## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF PRE-APPLICATION CONFERENCE Davis Short Plat (PLZ-17-0151)

**Conference Date:** Meeting to be held Tuesday, January 9, 2018 at 2:30pm

**Conference Location:** Clark County Fire & Rescue, 911 N 65<sup>th</sup> Avenue, Ridgefield, WA 98642

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<b>Project Proposal</b>	Develop 1.67 acres into 5 residential lots for single-family detached homes in the RLD-6 zone, with associated infrastructure improvements.
<b>Location</b>	420 S. 15 <sup>th</sup> Court, Ridgefield, WA 98642 SE ¼ of S19, T4N, R1E, WM Assessor's #219806000, 1.67 acres
<b>Applicant</b>	Sam and Tessa Davis 420 S. 15 <sup>th</sup> Court, Ridgefield, WA 98642 Contact: 360.791.3859, <a href="mailto:sam_davis@bio-rad.com">sam_davis@bio-rad.com</a>
<b>Applicant's Representative</b>	Rebecca Wahlstrom, Olsen Engineering 222 E. Evergreen Blvd., Vancouver, WA 98660 Contact: 360.695.1385, <a href="mailto:rebeccaw@olsonengr.com">rebeccaw@olsonengr.com</a>
<b>Property Owner</b>	Sam and Tessa Davis 420 S. 15 <sup>th</sup> Ct., Ridgefield, WA 98642
<b>Public Access</b>	S 15 <sup>th</sup> Court
<b>Zoning</b>	RLD-6 (Residential Low Density 6)
<b>Review Required</b>	Type II Preliminary Short Plat, SEPA with Archaeological Predetermination
<b>Potential Issues</b>	RLD-6 development and density standards, streets, utilities and stormwater
<b>Purpose</b>	Meet with applicant, identify potential site issues, discuss the appropriate application and permitting process, and help facilitate development review
<b>Conference Invitees</b>	Property Owner, Applicant, City Public Works Director, City Community Development Director, City Building Official, City Staff Engineer, City Staff Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, and other interested persons
<b>Staff Contact</b>	Jeff Niten, Community Development Director <a href="mailto:jeff.niten@ci.ridgefield.wa.us">jeff.niten@ci.ridgefield.wa.us</a> 360.857.5013
<b>Date Issued</b>	December 27, 2017

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Please review the enclosed information and be prepared to discuss at the scheduled pre-application conference. The file is available for review at the Ridgefield Community Development Department office at the address listed above. If you are unable to attend, please fax or e-mail written comments prior to the meeting date. Your comments and participation are welcomed and appreciated.