

**City of Ridgefield**  
**NOTICE OF**  
**SEPA (DNS), PUD/SUBDIVISION PRELIMINARY PLAT, and PUBLIC HEARING**  
**Union Ridge Ranch (File No. PLZ-18-0024)**

Notice: The City of Ridgefield invites public comment on the proposed TYPE III Preliminary Plat and SEPA/DNS for the Union Ridge Ranch Preliminary PUD/Subdivision. Comments on the **SEPA / DNS** and Preliminary Plat Subdivision application must be submitted to the responsible official c/o the Ridgefield City Clerk by **5:00 PM on Wednesday, April 25, 2018.**

The public is invited to comment in writing or in person during the **Public Hearing to be held on Tuesday, May 1, 2018 at the Clark Fire and Rescue Building, 911 NE 65<sup>th</sup> Ave, Ridgefield, WA, 98660 beginning at 6:30 PM.**

Proposal: Develop 67 residential lots on 14.8 acres in the RLD-6 zone, with associated open space, street, and utilities improvements, using Planned Unit Development (PUD) provisions. An existing single-family residence will be relocated on-site and others torn down. This proposal is a revision to the 2006 Emerald Heights project (PLZ 06-0095). It also entails right-of-way established with the Ridgefield Homesites subdivision (1926). The applicant requests three adjustments: a 20% reduction of the dimensions for the Minimum Street Side Setback (RLD-6 Zone) to 12FT versus the 15FT standard; a modification of the 500' block length standard to approximately 628' along the eastern boundary of the site; and a modification to an L3 Landscape Buffer in lieu of the L4 Standard for the north and west lines of the commercial portions of this site.

Project Location: 2014, 2134, 2065, and 2127 N 3rd Way / Ridgefield, WA 98642; Ridgefield Homesites (1926) Lots 10, 11, 6, and 7; Assessor's numbers 120968000, 120950000, 120962000, and 120963000, 14.8 AC

Owner: Joel Stalder, contract buyer, 4400 NE 77th Ave Ste 275 / Vancouver, WA 98662, Contact: 360.903.9877, joel@stalderrealtygroup.com

Applicant's Representative: Joel Stirling, Sterling Design, Inc., 2208 E Evergreen Blvd / Vancouver, WA 98661; Contact: 360.759.1794, [joel@sterlingdesign.biz](mailto:joel@sterlingdesign.biz)

Availability of Materials: 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 5:00 PM. Printed copies of the application materials are available at a reasonable cost.

Staff Contact: Jeff Niten, Community Development Director; jeff.niten@ci.ridgefield.wa.us, 360.857.5013

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By: Yonya DeShiell  
March 28, 2018