



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 PRE-APPLICATION CONFERENCE Kemper Loop PUD (PLZ-18-0062)

Revised time

Conference Date: Meeting to be held Tuesday, July 10, 2018 at 3:30 pm Conference

Location: Clark County Fire & Rescue, 911 N 65th Avenue, Ridgefield, WA

Project Proposal	Subdivide parcels two parcels totaling 19 acres into 59 single family detached residential lots and approximately seven acres of active and passive open space with appurtenant pavement, utility, stormwater management and frontage improvements.	
Location	(No Situs) N 32 nd Ct, Ridgefield, WA 98642; # 736 SEC 20 T4N R1E,WM and #54 SEC 20 T4N R1E, WM; Assessor's PIN 213755000 and 213794000	
Applicant	Hayward/Uskoski and Associates, 400 E Evergreen Blvd, Suite 112, Vancouver, WA 98660 Contact: Trevor Hayward, 360.771.6314 and Mary Dempsey, 907.830.1528, mary@huaconsulting.com	
Applicant's Representative	Same	
Property Owner	Michael & Linda McCanta PO Box 215 Ridgefield, WA 98642	Richard & Deborah Avery 2202 NE 124 th Ave Vancouver, WA 98684
Public Access	N 32 nd Ct	
Zoning	RLD-6/UL	
Review Required	Pre-Application Conference	
Potential Issues	Planned Unit Development, preliminary plat, density transfer, mandatory neighborhood meeting, critical areas, SEPA, site access, stormwater, sanitary sewer, traffic impacts	
Purpose	Meet with applicant, identify potential site issues, discuss the appropriate application and permitting process, and help facilitate development review	
Conference Invitees	Property Owner, Applicant, City Public Works Director, City Building Official, City Engineer, City Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, Clark Regional Wastewater District, and other interested persons	
Staff Contact	Eric Eisemann, Planning Consultant, E ² land Use Planning Services, LLC, 360.750.0038, e.eisemann@e2landuse.com (Pre-App Conference leader, Jeff Niten)	

Date Issued

June 20, 2018

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.