




---

## COMMUNITY DEVELOPMENT DEPARTMENT

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

---

### NOTICE OF PRE-APPLICATION CONFERENCE RSD Elementary School (PLZ-18-0028)

**Conference Date:** Meeting to be held Tuesday, March 27, 2018 at 1:00 pm

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

<b>Project Proposal</b>	Construct a new elementary school campus on 27.36 acre site. The campus would be sized for approximately 600 students and would include a main building, parking lot(s), fire access, outdoor play areas, supporting utilities, site lighting, and landscaping.
<b>Location</b>	South side of N 10th St, approx. 1,500' east of N 65th Ave; NW ¼, Sec. 22, T04N, R01E, W. M., Clark County; Clairborne Acres Lot 1, 27.36A SUB 94; Assessor's serial # 214214002
<b>Applicant</b>	Ridgefield School District, 2724 Hillhurst Road, Ridgefield, WA 98642 Contact: Dr. Nathan McCann, <a href="mailto:Nathan.mccann@ridgefieldsd.org">Nathan.mccann@ridgefieldsd.org</a> , (360) 619- 1302
<b>Applicant's Representative</b>	Robertson Engineering, PC, 610 Esther Street, Suite 102, Vancouver, Washington 98660 Contact: Jeremy Fick, P.E., <a href="mailto:jeremy@robertsonengineering.us">jeremy@robertsonengineering.us</a> , (360) 831-0067
<b>Property Owner</b>	Jones Gerald & Jones Beverly Trust, 1087 Lewis River Rd #313, Woodland, WA 98674
<b>Public Access</b>	N 10th St
<b>Zoning</b>	Commercial Neighborhood Business (CNB)
<b>Review Required</b>	Pre-Application Conference
<b>Potential Issues</b>	Type III annual Comprehensive Plan and Zone amendment (Application due by July 1, 2018.) Site plan review, critical areas and covenant, SEPA, limited site access, stormwater, sanitary sewer, CPU water, traffic impacts
<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 Building Official, City Engineer, City Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, and other interested persons
<b>Staff Contact</b>	Eric Eisemann, Planning Consultant, E <sup>2</sup> land Use Planning Services, LLC, 360.750.0038, <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a>
<b>Date Issued</b>	March 12, 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.