

City of Ridgefield
NOTICE OF
SEPA THRESHOLD DETERMINATION (DNS)
AND SITE PLAN REVIEW
Keller / Seton MX Subdivision (File No. PLZ-18-0035)

Notice: The City of Ridgefield invites public comment on the proposed TYPE III Preliminary Plat, Conditional Use and Preliminary Site Plan Review and SEPA/ DNS for the Keller / Seton MX Subdivision project. Written comments on the **SEPA / DNS** and land use applications must be submitted to the responsible official c/o the Ridgefield City Clerk by **5:00 PM on Wednesday, May 23, 2018**. The Ridgefield Hearing Examiner will conduct a **combined public hearing** on the proposed land use applications and SEPA DNS on **June 7, 2018, beginning at 6:30 PM at the Ridgefield Community Center, 201 N Main Ave** (small meeting room). The public is invited to attend and to testify.

Proposal: The applicant seeks to subdivide the parent parcel into three commercial lots, three residential tracts and an open space tract; for a total of seven anticipated phases. Locate Keller Supply on commercial Lots 2 and 3 and tentatively consolidated Lots 2 and 3 at the time of construction. Keller Supply project is subject to the base zone (E) and Conditional Use standards. Secure preliminary subdivision approval 126 residential lots for later development. Require the RMUO overlay for the residential subdivision and future development of Lot 1.

Project Location: 120 NE 65th Ave, Ridgefield, WA; #9 15-4-1 and #5A 16-4-1 38.40 (TL# 212544000). SW ¼ of Sec 15 and the SE ¼ of Sec 16 of T4N, R1E, WM, City of Ridgefield, Clark County, Washington, 38.4 acres more or less.

Applicant: Hinton Development, 14010-A NE 3rd Ct, Vancouver, WA 98685; Contact: Joe Melo, (360) 546-1220 Ext 18, joe@hintondevelopment.com

Applicant's Representative: Andy Nuttbrock, RLA, PBS Engineering and Environmental, 415 W. 6th Street, Suite 601, Vancouver WA 98660; Contact: (360) 695-3488, andy.nuttbrock@pbsusa.com and Maureen White, P.E., maureen.white@pbsusa.com

Owner: St. Elizabeth Ann Seton Catholic High School, 9000 NE 64th Ave, Vancouver, WA 98660; Contact: (360) 866-8033, Tricia Roscoe, TROSCOE@setonhigh.org

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
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