

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

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 19, 2018, beginning at 7:30 PM at Clark County Fire and Rescue, 911 N 65<sup>th</sup> Ave, Ridgefield, WA**. 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 65<sup>th</sup> 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 3<sup>rd</sup> Ct, Vancouver, WA 98685; Contact: Joe Melo, (360) 546-1220 Ext 18, [joe@hintondevelopment.com](mailto:joe@hintondevelopment.com)

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

Owner: St. Elizabeth Ann Seton Catholic High School, 9000 NE 64<sup>th</sup> Ave, Vancouver, WA 98660; Contact: (360) 866-8033, Tricia Roscoe, [TROSCOE@setonhigh.org](mailto: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](mailto:jeff.niten@ci.ridgefield.wa.us), 360.857.5013

Published May 2, 2018

By: Yonya DeShiell  
April 23, 2018



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## COMMUNITY DEVELOPMENT DEPARTMENT

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

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### NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) and LAND USE APPLICATIONS

Keller / Seton MX Preliminary Subdivision, CUP, Site Plan

Review File No. PLZ-18-0035

**REVISED DATE, TIME, LOCATION**

File Name: Keller / Seton MX Subdivision, CUP and Site Plan Review

File Number: PLZ-18-0035

Date Published: May 2, 2018

Today's Date: April 23, 2018

Attached is an environmental **Determination of Non-significance (DNS)** and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency, the City of Ridgefield, as required by WAC 197-11. You may comment on this determination and or the Land Use Applications within twenty-one (21) days of the **DNS notification date of May 2, 2018**. The lead agency will not act on the DNS until after the close of the 21-day comment period which ends at **5:00 PM on May 23, 2018**. The Ridgefield Hearing Examiner will conduct a **combined public hearing** on the proposed land use applications and SEPA DNS on **June 19, 2018, beginning at 7:30 PM at Clark County Fire & Rescue, 911 N 65th Ave**. The public is invited to attend and to testify.

Please address any correspondence to: Ridgefield Community Development Dept.

*RE:* SEPA – PLZ-18-0035 – Keller/ Seton MX Subdivision, CUP and Site Plan Review  
P.O. Box 608  
Ridgefield, WA 98642

#### **DISTRIBUTION:**

U.S. Army Corps of Engineers - SEPA Review

U.S. Fish & Wildlife Service, Ridgefield, WA

U.S. Postmaster, Ridgefield, WA

WA Department of Commerce - SEPA Review

WA Department of Ecology, SEPA/GMA Coordinator

WA Department of Ecology - SEPA Review

WA Department of Fish & Wildlife - SEPA Review

WA Department of Natural Resources - Olympia

WA Department of Natural Resources - Castle Rock

WA DOT, SW Region - SEPA Review

WA Office of Archaeology & Historic Preservation

C-TRAN – Environmental Review

Clark County Dept. of Community Development

Clark County Environmental Public Health

Clark County Public Works

Clark County Public Utilities – SEPA Coordinator

Clark County Fire & Rescue

Lower Columbia Fish Recovery Board

Port of Ridgefield

Ridgefield Junction Association

Ridgefield Police Department

Ridgefield Public Library

Ridgefield School District # 122 - SEPA Review

Chinook Tribe- SEPA Review

Cowlitz Tribe - SEPA Review

Yakima Tribe - SEPA Review

The Reflector

Comcast - SEPA Review

Grey & Osborne - SEPA Review

NW Natural Gas – SEPA Review

Qwest Communications – SEPA Review



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## COMMUNITY DEVELOPMENT DEPARTMENT

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### NOTICE OF SEPA THRESHOLD DETERMINATION (DNS) and LAND USE APPLICATIONS

Keller / Seton MX Preliminary Subdivision, CUP, Site  
Plan Review

Date: May 31, 2018

**REVISED DATE, TIME, LOCATION**

**Proponent:** Hinton Development, Joe Melo

**Description of 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. **Location:** #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, 35.48 acres.

**Project Proponent & Contact Persons:**

**Applicant:** Hinton Development, 14010-A NE 3<sup>rd</sup> Court / Vancouver, WA 98685; Contact: Joe Melo, (360) 546-1220 Ext 18, [joe@hintondevelopment.com](mailto:joe@hintondevelopment.com)


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

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

**Lead Agency:** The lead agency for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment as a result of compliance with adopted City standards, including grading and erosion control standards. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist, the proposed plan document, and other information on file with the lead agency. Information is available to the public on request at Ridgefield City Hall, 230 Pioneer St, Ridgefield, WA during normal business hours.

This DNS is issued under WAC 197-11. You may comment on this determination and or the Land Use Applications within twenty-one (21) days of the **DNS notification date of May 2, 2018**. The lead agency will not act on the DNS until after the close of the 21-day comment period which ends at **5:00 PM on May 23, 2018**. The Ridgefield Hearing Examiner will conduct a **combined public hearing** on the proposed land use applications and SEPA DNS on **June 19, 2018, beginning at 7:30 PM at Clark County Fire & Rescue, 911 N 65th Ave, Ridgefield, WA**. The public is invited to attend and to testify.

**Responsible official:** Jeff Niten  
**Position/title:** Community Development Director **Phone:** (360) 857-5013  
**Address:** P.O. Box 608, 301 N 3<sup>rd</sup> Ave  
Ridgefield, WA 98642  
jeff.niten@ci.ridgefield.wa.us

**Signature:**   
Jeff Niten, Community Development Director

**Issued:** May 2, 2018

**Appeal:** An appeal of the City's SEPA Threshold Determination must be submitted to the Community Development Department within fourteen (14) calendar days after the date issued. An appeal of the land use decision must be filed with Superior Court within 21-days of the issuance of the final decision. An appeal must be written and make specific factual objections to the City's threshold determination or land use decision. An appeal of the DNS shall be conducted in conformance with RDC 18.810.205 (Appeals) and any required fees pursuant to RDC 18.810.205.F shall be paid at time of appeal submittal.