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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](http://www.ci.ridgefield.wa.us)

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### NOTICE OF PRE-APPLICATION CONFERENCE

**Eagle Ridge Estates**

File No. PLZ-18-0036

**Conference Date:** Meeting to be held Tuesday, April 10, 2018 at 1:00pm

**Conference Location:** Clark County Fire & Rescue, 911 N 65<sup>th</sup> Avenue, Ridgefield, WA 98642

<b>Project Proposal</b>	Develop 23 single-family lots, with associated infrastructure improvements, in the RLD-4 zone.
<b>Location</b>	2361 S Hillhurst Rd / Ridgefield, WA 98642 #82 of S29 T4N R1EWM Assessor's #215877000, 5 acres
<b>Applicant</b>	Joel Stirling, Sterling Design, Inc. 2208 E Evergreen Blvd / Vancouver, WA 98661 Contact: 360.759.1794, <a href="mailto:joel@sterlingdesign.biz">joel@sterlingdesign.biz</a>
<b>Applicant's Representative</b>	None
<b>Property Owner</b>	Wallace and Julie Stephenson 1170 S Hillhurst Rd / Ridgefield, WA 98642
<b>Public Access</b>	S Hillhurst Rd
<b>Zoning</b>	RLD-4 (Residential Low Density - 4)
<b>Review Required</b>	Planned Unit Development (PUD), SEPA with Archaeological Predetermination, Critical Areas Review
<b>Potential Issues</b>	Critical areas, single-family residential development standards, streets and circulation, utilities
<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 Community Development Director, City Building Official, City Staff Engineer, City Staff Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, and other interested persons.
<b>Staff Contact</b>	Claire Lust, Associate Planner, <a href="mailto:claire.lust@ci.ridgefield.wa.us">claire.lust@ci.ridgefield.wa.us</a> , 360.887.3908
<b>Date Issued</b>	March 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.

