



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 PUBLIC HEARING

Pioneer Village Master Plan

File No. PLZ-18-0037

Hearing Date	June 19th, 2018 beginning at 6:30 PM
Proposal	The proposal is to create a master plan consisting of approximately 13 commercial buildings including potential residential units, an approximately 10 acre community park, and a residential apartment development consisting of 300 residential units on two parcels to implement the Ridgefield Mixed Use Overlay designation.
Project Location	Southwest corner of Pioneer Street and S. 45 th Ave. SE ¼ SEC 20 T4N R1W WM; Assessor's PIN: 213741-000 and 213742-000
Property Owner/Applicant	P45, LLC., 2501 NE 129 th St., Vancouver, WA 98686/City of Ridgefield, 230 Pioneer St., Ridgefield, WA 98642 Contact: Jeff Niten, jeff.niten@ci.ridgefield.wa.us ; 360.857.5013
Applicant's Representative	City of Ridgefield. 230 Pioneer St., Ridgefield, WA 98642 Contact: Jeff Niten, Community Development Director, jeff.niten@ci.ridgefield.wa.us 360.857.5013
Zoning	Ridgefield - Commercial Community Business (CCB) and Residential Medium Density - 16 (RMD-16)
Review Type	Type III public hearing, Master Plan
SEPA Determination	Determination of Non-Significance
Applicable Criteria	RDC 18.310 (Procedures) and RDC 18.235.060 (Ridgefield Mixed Use Overlay)
Public Hearing	The city will conduct a public hearing on the project on Tuesday, June 19th, 2018 at Clark County Fire and Rescue, 911 N 65th Ave, Ridgefield, WA beginning at 6:30 PM. <u>The public is invited to present written comments or to testify.</u> Persons who appear orally or in writing at the hearing or while the record remains open and other persons who are adversely affected or aggrieved by the decision may appeal the decision within 21 days after the decision is issued.
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 4:30 PM. Printed copies of the application materials are available at a reasonable cost. A staff report will be available for review on June 8, 2018.
Staff Contact	Jeff Niten, Community Development Director Contact: jeff.niten@ci.ridgefield.wa.us , 360.857.5013

PROJECT LOCATION

