



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE OF PRE-APPLICATION CONFERENCE

Holsinger Mixed Use

File No. PLZ-18-0067

Conference Date: Meeting to be held Tuesday, July 10, 2018 at 2:30pm

Conference Location: Clark County Fire & Rescue, 911 N 65th Avenue, Ridgefield, WA 98642

Project Proposal	Develop a mixed-use project with 1.3 acres commercial retail development and 12.3 acres apartment development with associated site improvements.
Location	1. 536 S 45 th Ave / Ridgefield WA 98642. #16 of S21 T4N R1E WM, Assessor's #213967000, 3.45 acres. 2. 4519 S 5 th Way. #59 of S21 T4N R1E WM, #214008000, 6.52 acres. 3. 4698 S 5 th Way. #61 of S21 T4N R1E WM, #214010000, 2 acres. 4. No address. #76 of S21 T4N R1E WM, #214025000, 1.64 acres. 5. No address. #62 of S21 T4N R1E WM, #214011000, 0.25 acres. 6. No address. #112 of S21 T4N R1E WM, #986044174, 0.14 acres.
Applicant	Don Holsinger, Holsinger LLC 204 SE Park Plaza / Vancouver, WA 98684 Contact: 360.281.0897, dg.holsingerllc@gmail.com
Applicant's Representative	James Clark, Clark Land Design, PLLC 9901 NE 7 th Ave, Suite A-214 / Vancouver, WA 98685 Contact: 360.921.4445, jclark@clarklanddesign.com
Property Owner	Don Holsinger, MCD Properties 536 S 45 th Ave / Ridgefield, WA 98642 Contact: 360.281.0897, dg.holsingerllc@gmail.com
Public Access	S 45 th Ave
Zoning	Commercial Community Business (CCB)
Review Required	Type II Basic Site Plan Review, Critical Areas Review, SEPA with Archaeological Predetermination
Potential Issues	Ridgefield Mixed Use Overlay, commercial development standards, critical areas
Purpose	Meet with applicant, identify potential site issues, discuss the appropriate application and permitting process, and help facilitate development review
Conference Invitees	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.
Staff Contact	Claire Lust, Associate Planner, claire.lust@ci.ridgefield.wa.us , 360.857.5024
Date Issued	June 25, 2018

Please review the application 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 301 N 3rd Ave, Ridgefield, WA 98642. If you are unable to attend, please mail or e-mail written comments prior to the meeting date. Your comments and participation are welcomed and appreciated.

PROJECT LOCATION

