



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 PRE-APPLICATION CONFERENCE Rosauers Discovery Ridge Fueling Station (PLZ-18-0071)

Conference Date: Meeting to be held Tuesday July 24, 2018 at 1:00 pm

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

Project Proposal	The Applicant is proposing a 4-lot, 1-tract short plat with associated improvements, including but not limited to development of a Rosauers fueling station, a drive-through coffee shop (undetermined tenant), and supporting infrastructure.
Location	448 S 45 th Avenue, Ridgefield, WA 98642; SW ¼ SEC 21 T4NR1E, WM; Assessor's PIN 213970000
Applicant	Rosauers Supermarkets, Inc. 1815 West Garland Avenue, Spokane, WA 99205 Contact: Ken Groh, 509.326.8900 Ext 154; KenG@rosauers.com
Applicant's Representative	Maul Foster and Alongi, 400 East Mill Plain Blvd, Suite 400, Vancouver, WA 98660 Contact: Zachary Pyle, 360.433.0221; Zpyle@maulfoster.com
Property Owner	Port of Ridgefield, P.O. Box 820528, Vancouver, WA 98685 Contact: Brent Grening, Manager, 360.887.3873; bgrening@portridgefield.org
Public Access	SE 3 rd Street (future public street off of 45 th Avenue), and S 46 th Avenue (future public street)
Zoning	Commercial Community Business (CCB) and Employment (E)
Review Required	Pre-Application Conference
Potential Issues	Site plan review, critical areas (critical aquifer recharge area), SEPA review, vehicle queuing, building department review, and stormwater.
Purpose	Meet with applicant to discuss the proposed project, identify potential site and environmental issues, discuss the appropriate application and permitting process, and help facilitate development review
Conference Invitees	Property Owner, Applicant, City Public Works Director, City Building Official, City Engineer, City Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, Clark Regional Wastewater District, Washington State Department of Transportation, and other interested persons
Staff Contact	Eric Eisemann, Planning Consultant, E ² land Use Planning Services, LLC, 360.750.0038, e.eisemann@e2landuse.com Ryan Crotty, Planning Consultant, BergerABAM, 360.823.6127 Ryan.Crotty@abam.com

Date Issued

July 5, 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.