



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE OF PRE-APPLICATION CONFERENCE Meadowview Ridge PUD (PLZ-18-0088)

Conference Date: Meeting to be held Tuesday August 14, 2018 at 1:00 pm

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

Project Proposal	The Applicant is proposing a 21 lot medium density Planned Unit Development (PUD) on 3.11 acres with associated improvements and open space
Location	No site address; West side of N 50 th Place, north of Pioneer St.; Abbreviated legal description #42 SEC 21 T4N R1EWM 3.11A; Assessor's PIN 213991000. Survey: Book 9 page 198 https://gis.clark.wa.gov/PDFbuilder/tiff2pdf.aspx?doctype=survey&imageto=/bk9/09_19801
Applicant	Krippner Homes, LLC, 6715 NE 63 rd St., STE 213, Vancouver, WA 98661. Contact Mason Wolfe: 360.907.9588, mason@wolfepm.com
Applicant's Representative	Greer and Greer, 13203 NE Highway 99, STE 7-126, Vancouver, WA 98686. Contact: Ed Greer, 360.904.4964, ed@ed-greer.net
Property Owner	Jeffrey & Francis Fandell, 610 E Raison Ct., Kuna, ID 83634
Public Access	N 50 th Place
Zoning	RMD-16/Urban Medium
Review Required	Pre-Application Conference: Type III preliminary plat and subdivision
Potential Issues	Preliminary subdivision, Planned Unit Development, critical areas (critical aquifer recharge area, Hydric soils (https://gis.clark.wa.gov/maponline/?site=Environmental&ext=1), open space Neighborhood Park "G" and trail "T-13), archaeological pre-determination, SEPA review, N 5 th St. cross circulation, utilities and stormwater.
Purpose	Meet with applicant to discuss the proposed project, identify potential site, utility, 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 and Emma Johnson, Planning Consultant, BergerABAM, 360.823.6135, Emma.Johnson@abam.com
Date Issued	July 25, 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.