



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

Paradise Planned Unit Development

File No. PLZ-18-0095

Date	Application submitted: August 14, 2018 Application technically complete: November 13, 2018 Notice issued: December 4, 2018 Hearing date: December 18, 2018, Ridgefield Community Center, 210 N Main Ave / Ridgefield, WA, 6:30 PM.
Proposal	Develop 296 single-family residential lots including two cottage clusters, with associated infrastructure improvements, using PUD provisions.
Location	28216 NW 31 st Ave / Ridgefield, WA 98642 #73-90 of S17 T4N R1E WM Assessor's #213065000-213082000, 111.72 acres
Applicant	Joel Stirling, Sterling Design, Inc. 2208 E Evergreen Blvd / Vancouver, WA 98661 Contact: 360.759.1794, joel@sterlingdesign.biz
Applicant's Representative	None
Property Owner	Milton O. Brown 8320 NE Hwy 99 / Vancouver, WA 98665 Contact: 360.771.8800, mobinv@comcast.net
Zoning	Residential Low Density - 4 (RLD-4)
Applicable Criteria	RDC 18.205, Uses; RDC 18.210, Residential Low Density Districts; RDC 18.280, Critical Areas Protection; RDC 18.310, Procedures; RDC 18.401, Planned Unit Developments; RDC 18.600, Subdivisions - General; RDC 18.620, Procedure for Subdivision; RDC 18.630, Design Requirements; RDC 18.710, Signs; RDC 18.715, Exterior Lighting; RDC 18.720, Off-Street Parking and Loading; RDC 18.725, Landscaping; RDC 18.740, Fences and Walls; RDC 18.810, SEPA Checklist; RDC 18.830, City of Ridgefield Native Plant List; and Ridgefield Engineering Standards for Public Works Construction.
Public Hearing	The city will conduct a public hearing on the project on December 18, 2018 at the Ridgefield Community Center, 210 N Main Ave / Ridgefield, WA beginning at 6:30 PM. The public is invited to present written comments or to testify. Persons who appear orally or in writing at the hearing or while the record remains open after the hearing and other persons who are adversely affected or aggrieved may appeal the decision.
Availability of Materials	The application materials are available for inspection on request at Ridgefield 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 December 11, 2018.

Staff Contact

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PROJECT LOCATION

