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## COMMUNITY DEVELOPMENT DEPARTMENT

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### NOTICE OF PRE-APPLICATION CONFERENCE Nye Subdivision and PUD (PLZ-18-0101)

**Conference Date:** Meeting to be held Tuesday September 11, 2018 at 1:00 pm

**Conference Location:** Clark County Fire & Rescue, 911 N 65<sup>th</sup> Avenue, Ridgefield, WA

<b>Project Proposal</b>	The Applicant is proposing a 68 lot subdivision and Planned Unit Development (PUD) on 19.97 acres with associated public works improvements and open space
<b>Location</b>	27805 NW 51 <sup>st</sup> Ave., Ridgefield, WA; #7 of Sec 20, T4NR1EWM 9.97 ac, PIN 213710000 (RLD-6 & RMD-16); and #14 of Sec 20, T4NR1EWM 10 ac, PIN 213717000 (RLD-6)
<b>Applicant</b>	Hinton Development LLC, 14010-A, NE 3 <sup>rd</sup> Ct., Suite 106, Vancouver, WA 98685: Contact Joe Melo, 360.921.7410; <a href="mailto:joe@hintondevelopment.com">joe@hintondevelopment.com</a>
<b>Applicant's Representative</b>	PLS Engineering, 208 C St., Vancouver, WA 98663. Contact: Travis Johnson, 360.944.6819, <a href="mailto:travisd@plsengineering.com">travisd@plsengineering.com</a>
<b>Property Owner</b>	Richard Nye, 27805 NW 51 <sup>st</sup> . Ave, Ridgefield, WA 98642. Contact: 360.887.8162, <a href="mailto:silverich57@gmail.com">silverich57@gmail.com</a>
<b>Public Access</b>	N 51 <sup>st</sup> Court
<b>Zoning</b>	RMD-16/Urban Medium and RLD-6/Low density residential
<b>Review Required</b>	Pre-Application Conference: Type III preliminary plat and PUD, critical areas, SEPA
<b>Potential Issues</b>	Preliminary subdivision, Planned Unit Development, split zoning, critical aquifer recharge area, hydric soils and wetlands, riparian areas and buffers, sever erosion hazard, archaeological pre-determination, ( <a href="https://gis.clark.wa.gov/mapsonline/?site=Environmental&amp;ext=1">https://gis.clark.wa.gov/mapsonline/?site=Environmental&amp;ext=1</a> ), open space, Neighborhood Park "F" and "J" and Trail "T-12), archaeological pre-determination, SEPA review, transportation, cross circulation, utilities and stormwater.
<b>Purpose</b>	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
<b>Conference Invitees</b>	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
<b>Staff Contact</b>	Brenda Howell, City Engineer, 360) 857-5022. <a href="mailto:bjohnson@ci.ridgefield.wa.us">bjohnson@ci.ridgefield.wa.us</a> ; Eric Eisemann, Planning Consultant, E <sup>2</sup> land Use Planning Services, LLC, 360.750.0038, <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a> & Emma Johnson, Planning Consultant, BergerABAM, 360.823.6135, <a href="mailto:Emma.Johnson@abam.com">Emma.Johnson@abam.com</a>
<b>Date Issued</b>	August 21, 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.