



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

65th and Pioneer Mixed Commercial

File No. PLZ-18-0105

REVISED DATE AND LOCATION

Conference Date: Meeting to be held **Tuesday, October 9th, 2018 at 2:30pm**

Conference Location: **Washington Dept. of Fish & Wildlife, 5525 S 11th St, Ridgefield,**

WA 98642

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| Project Proposal | Develop twelve buildings housing a mix of commercial uses, including retail, office, hotel, and restaurants with associated site improvements on 16 acres in the Commercial Regional Business (CRB) zone. |
| Location | 1. 109 S 65 th Ave/ Ridgefield WA 98642. #38 of S21 T4N R1E WM, Assessor's #213979000, 5.78 acres. 2. 201 S 65 th Ave. #50 of S21 T4N R1E WM, #213999000, 0.95 acres. 3. 299 S 65 th Ave. #45 and #71 of S21 T4N R1E WM, #213994000, 0.87 acres. 4. 457 S 65 th Ave. #44 of S21 T4N R1E WM, #214069000, 3.75 acres. 5. No address. #30 of S21 T4N R1E WM, #214006800, 0.43 acres. 6. No address. #68 of S21 T4N R1E WM, #214017000, 3.9 acres. |
| Applicant/Property Owner | Susie Pietz, E.P. Properties 201 NE Park Plaza Drive, Suite 200 / Vancouver, WA 98684 Contact: 360.253.8986, suzie@ep-properties.com, scott.vale@ep-properties.com |
| Applicant's Representative | Erin Toman or Jaclyn Smith, MacKay Sposito, Inc. 1325 Tech Center Drive, Suite 140 / Vancouver, WA 98683 Contact: 360.823.1335, etoman@mackaysposito.com, jwsmith@mackaysposito.com |
| Public Access | S 65 th Ave |
| Zoning | Commercial Regional Business (CRB) |
| Review Required | Type II Basic Site Plan Review, Critical Areas Review, SEPA with Archaeological Predetermination |
| Potential Issues | Commercial development standards, critical areas, traffic impacts, utilities |
| 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 | September 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

