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## COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

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### NOTICE OF PUBLIC HEARING Kemper Loop Planned Unit Development File No. PLZ-18-0107

<b>Date</b>	Application submitted: September 12, 2018 Application technically complete: October 24, 2018 Notice issued: November 9, 2018 <b>Hearing date: November 26, Ridgefield Community Center, 210 N Main Ave / Ridgefield, WA, 6:30 PM.</b>
<b>Proposal</b>	Develop 53 single-family residential lots in the RLD-6 zone, with associated infrastructure improvements and open space, using PUD provisions.
<b>Location</b>	No addresses. #54 and #73 of S20 T4N R1E WM. Assessors #213755000 (8.94 ac) and #213794000 (9.97 ac).
<b>Applicant</b>	Trevor Hayward, Lamar-Crab LLC 400 East Evergreen Blvd / Vancouver, WA 98660
<b>Applicant's Representative</b>	Thomas Ellis, Hayward Uskoski and Associates Inc. 1101 Broadway St #130 / Vancouver, WA 98660 Contact: 360.635.5478, thomas@huaconsulting.com
<b>Property Owner</b>	1. Richard and Deborah Avery, 2202 NW 124 <sup>th</sup> Ave / Vancouver, WA 98684 2. Michael and Linda McCanta, PO Box 215 / Ridgefield, WA 98642
<b>Zoning</b>	Residential Low Density - 6 (RLD-6)
<b>Applicable Criteria</b>	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.
<b>Public Hearing</b>	The city will conduct a public hearing on the project on <b>November 26, 2018 at the Ridgefield Community Center, 210 N Main Ave / Ridgefield, WA beginning at 6:30 PM.</b> 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.
<b>Availability of Materials</b>	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 November 19, 2018.

**Staff Contact**

Claire Lust, Associate Planner  
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**PROJECT LOCATION**

