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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](http://www.ci.ridgefield.wa.us)

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### NOTICE OF PRE-APPLICATION CONFERENCE Meadowview Ridge PUD (PLZ-18-0110)

**Conference Date:** Meeting to be held Tuesday September 25, 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 to divide 7.30 (or 8.27) acres into a 50 lot Subdivision and Planned Unit Development (PUD). The site is zoned MDR-16. The medium density housing development would contain detached single family residences at a proposed density between 8-16 units per net acre. The existing residence will be placed on an adjusted lot using the Boundary Line Adjustment procedure. Critical areas (wetlands) are present on the site and abutting the property. Access will be onto SR 501, Pioneer Street via existing N 50th Place.	
<b>Location</b>	N 50 <sup>th</sup> Place, north of SRT 501, Pioneer St. No site address; #42 SEC 21 T4N R1EWM 3.11A; PIN 213991000	No Situs Address #78 SEC 21 T4N R1EWM 2.66A PIN: 214027000  204 N 50 <sup>th</sup> PL, Ridgefield #79 SEC 21 T4N R1EWM 2.5A PIN: 214028000
<b>Applicant</b>	Survey: Book 9 page 198 <a href="https://gis.clark.wa.gov/PDFbuilder/tiff2pdf.aspx?doctype=survey&amp;imageto=/bk9/09_19801">https://gis.clark.wa.gov/PDFbuilder/tiff2pdf.aspx?doctype=survey&amp;imageto=/bk9/09_19801</a> Krippner Homes, LLC, 6715 NE 63 <sup>rd</sup> St., STE 213, Vancouver, WA 98661. Contact Mason Wolfe: 360.907.9588, <a href="mailto:mason@wolfepm.com">mason@wolfepm.com</a>	
<b>Applicant's Representative</b>	Greer and Greer, 13203 NE Highway 99, STE 7-126, Vancouver, WA 98686. Contact: Ed Greer, 360.904.4964, <a href="mailto:ed@ed-greer.net">ed@ed-greer.net</a>	
<b>Property Owner</b>	Lot 213991000 Jeffrey & Francis Fandell, 610 E Raison Ct., Kuna, ID 83634	Lots 214027000 & 214028000 Donald and Dawn Januik PO Box 1087 Ridgefield, WEA 98642
<b>Public Access</b>	N 50 <sup>th</sup> Place	
<b>Zoning</b>	RMD-16/Urban Medium	
<b>Review Required</b>	Pre-Application Conference: Type III preliminary subdivision and preliminary PUD	
<b>Potential Issues</b>	Preliminary subdivision & PUD, intersection spacing and cross circulation, SR 501 access and improvements, utilities and stormwater, critical areas (critical aquifer recharge area, wetlands, hydric soils ( <a href="https://gis.clark.wa.gov/maponline/?site=Environmental&amp;ext=1">https://gis.clark.wa.gov/maponline/?site=Environmental&amp;ext=1</a> ),	

	reduction in required open space, reclassify N 50 <sup>th</sup> PL, Neighborhood Park "G" and trail (T-13), archaeological pre-determination, SEPA review,
<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>	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> and Emma Johnson, Planning Consultant, BergerABAM, 360.823.6135, <a href="mailto:Emma.Johnson@abam.com">Emma.Johnson@abam.com</a>
<b>Date Issued</b>	September 17, 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.