



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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REVISED NOTICE OF PUBLIC HEARING

Holsinger Mixed Use Master Plan

File No. PLZ-18-0120

Date	<p>Application submitted: October 30, 2018 Application technically complete: November 14, 2019 Notice issued: February 25, 2019 Cancelled hearing date: March 11, 2019, Ridgefield Administrative and Civic Center, Columbia Assembly Room, 510-A Pioneer St / Ridgefield, WA, 7:30 PM. Revised notice issued: March 11, 2019 Rescheduled hearing date: April 1, 2019, Ridgefield Administrative and Civic Center, Columbia Assembly Room, 510-A Pioneer St / Ridgefield, WA, 6:30 PM.</p>
Proposal	Develop two commercial buildings, eight multi-family apartment buildings, and associated site improvements using a Ridgefield Mixed Use Overlay (RMUO) master plan.
Location	<p>1. 536 S 45th Ave / Ridgefield WA 98642. #16 of S21 T4N R1E WM, Assessor's #213967000, 3.45 acres. 2. 4519 S 5th Way. #59 of S21 T4N R1E WM, #214008000, 6.52 acres. 3. 4698 S 5th Way. #61 of S21 T4N R1E WM, #214010000, 2 acres. 4. No address. #76 of S21 T4N R1E WM, #214025000, 1.64 acres. 5. No address. #62 of S21 T4N R1E WM, #214011000, 0.25 acres. 6. No address. #112 of S21 T4N R1E WM, #986044174, 0.14 acres.</p>
Applicant	<p>Paul Williams, Engineering Northwest PLLC 7504 NW 10th Ave / Vancouver, WA 98665 Contact: 360.931.3122, paulwilliamspe@gmail.com</p>
Applicant's Representative	None
Property Owner	<p>Don Holsinger, Holsinger LLC 204 SE Park Plaza / Vancouver, WA 98684 Contact: 360.281.0987, dg.holsingerllc@gmail.com</p>
Zoning	Commercial Community Business (CCB), Employment (E), Residential Medium Density (RMD-16)
Applicable Criteria	<p>RDC 18.205, Uses; RDC 18.220, Residential Medium Density Districts; RDC 18.230, Commercial Districts; RDC 18.235, Mixed-Use Districts; RDC 18.240, Employment Districts; RDC 18.280, Critical Areas Protection; RDC 18.310, Procedures; RDC 18.350, Modifications to Standards; RDC 18.500, Site Plan Review; 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,</p>

	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 April 1, 2019 at the Ridgefield Administrative and Civic Center, 510-A Pioneer St / 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 March 25, 2019.
Staff Contact	Claire Lust, Associate Planner Contact: claire.lust@ci.ridgefield.wa.us , 360.857.5024

PROJECT LOCATION

