



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 Journey's Edge PUD (PLZ-18-0128)

Conference Date: Meeting to be held Tuesday November 27, 2018 at 1:00 pm

Conference Location: Clark County Fire & Rescue, 911 N 65th Avenue, Ridgefield, WA

Project Proposal	The Applicant is proposing to divide 2.3 acres into a 6 lot Subdivision and Planned Unit Development (PUD). The housing development would contain 5 new single family lots and would allow the existing dwelling to remain. Critical areas (wetlands) are present on the site and abutting the property; consequently PUD review is required. Access will be onto SR 501, Pioneer Street via N 20 th Place.
Location	229 N 20 th Place, Ridgefield, WA 98642; Lot 5 Ridgefield Homesites; Assessors PIN: 120960000; Survey: Book D/P55 https://gis.clark.wa.gov/PDFbuilder/tiff2pdf.aspx?doctype=subdiv&imageto=\bkD\D_05502 and https://gis.clark.wa.gov/PDFbuilder/tiff2pdf.aspx?doctype=survey&imageto=\bk19\19_07201
Applicant/Owner	Debbie McCloud, 5841 SE Columbia Way, Unit 102, Vancouver, WA 98661. Contact: debbiemccloud@umpquabank.com
Applicant's Representative	Greer and Greer, 13203 NE Highway 99, STE 7-126, Vancouver, WA 98686. Contact: Ed Greer, 360.904.4964, ed@ed-greer.net
Public Access	N 20 th Place
Zoning	RLD-6 Low Density Residential
Review Required	Pre-Application Conference: Preliminary subdivision and preliminary PUD
Potential Issues	Access and cross circulation, road improvements, utilities and stormwater, archaeological pre-determination, SEPA, critical areas (critical aquifer recharge area and riparian buffer to type Np or Ns stream, https://gis.clark.wa.gov/maponline/?site=Environmental&ext=1)
Purpose	Discuss the proposed project, identify potential site, utility, and environmental issues; discuss the appropriate application and permitting process, and help facilitate development review.
Conference Invitees	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, and interested persons
Staff Contact	Eric Eisemann, Planning Consultant, E ² land Use Planning Services, LLC, 360.750.0038, e.eisemann@e2landuse.com
Date Issued	November 9, 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.