



# COMMUNITY DEVELOPMENT DEPARTMENT

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## NOTICE OF PRE-APPLICATION CONFERENCE GREELY FARM PH 3 PUD (PLZ-18-0130)

**Conference Date:** Meeting to be held Tuesday, December 11, 2018 at 2:30 pm

**Conference Location:** Clark County Fire & Rescue, 911 N 65<sup>th</sup> Avenue, Ridgefield, WA

<b>Project Proposal</b>	The Applicant requests subdivision approval of Greely Farm, Phase 3, consisting of 30.15 acres of the Ridgefield East Master Plan Subdivision, into 138 single family detached lots, common open space, and related infrastructure. The property is subject to a Development Agreement (D.A.). Land use applications submitted during the term of the D.A. must be consistent with the provisions of the D.A.
<b>Location</b>	East of N 85th Avenue, south of NE 279th Street Ridgefield, Washington, and further identified as parcel: 214427000 NW ¼, Sec. 23, T4N R1E W.M. See, <a href="https://gis.clark.wa.gov/gishome/property/?pid=FindSN&amp;account=214427000">https://gis.clark.wa.gov/gishome/property/?pid=FindSN&amp;account=214427000</a>
<b>Owner</b>	William Roher , 26821 NE 10 <sup>th</sup> Ave., Ridgefield, WA 98642
<b>Applicant</b>	Holt Opportunity Fund (Parallel 1) 2013 LLP, PO Box 61426, Vancouver, WA 98666. Contact: Randy Rutherford, 360.718.5413, <a href="mailto:randy@holtgroupinc.com">randy@holtgroupinc.com</a>
<b>Applicant's Representative</b>	Olson Engineering, 222 E Evergreen Blvd., Vancouver, WA 98660. Contact: Rebecca Wahlstrom, 360.695.1385, <a href="mailto:rebeccaw@olsoneng.com">rebeccaw@olsoneng.com</a>
<b>Public Access</b>	Access will be onto NE 10 <sup>th</sup> Avenue
<b>Zoning</b>	RLD-6 Low Density Residential and CNB, Commercial Neighborhood Business
<b>Review Required</b>	Pre-Application Conference: Preliminary subdivision and preliminary PUD, D.A.
<b>Potential Issues</b>	Development Agreement, parks, access and cross circulation, road improvements, utilities and stormwater, archaeological pre-determination, SEPA, critical areas (critical aquifer recharge area and wetlands) <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>
<b>Purpose</b>	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, and 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>
<b>Date Issued</b>	November 12, 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.

