

City of Ridgefield

NOTICE OF Minimum Lot Frontage Adjustment Kemper Grove PUD (File No. PLZ-18-0131)

Notice: The City of Ridgefield invites public comment on the proposed Adjustment to the minimum lot frontage standards for the pending Kemper Grove PUD application (PLZ-18-0080). The Ridgefield Hearing Examiner will issue a final decision on the proposed minimum lot frontage adjustment request as part of the TYPE III land use hearing process for the Kemper Grove PUD. (RDC 18.350.020.B)

Comments on the must be submitted to the Ridgefield City Clerk by 5:00 PM on December 21, 2018.

Proposal: Kemper Grove Preliminary Subdivision/PUD proposes to subdivide the 29.54 acres of RLD-6 and RMD-16 zoned land into 188 single-family attached and detached lots. The land use application is pending review before the Ridgefield Hearing Examiner. The PUD code establishes the minimum lot frontage requirements of residential lots. (RDC 18.401.090.I) The minimum frontage standards may not be adjusted through the PUD modification process. (RDC 18.401.100) Therefore, the applicant proposes to adjust the minimum lot frontage width through the Adjustment process in RDC 18.350.020 and must meet the applicable approval standards in RDC 18.350.030. The proposal would reduce the minimum frontage requirement on 56 detached unit lots from 35 feet to 32 feet and on 7 attached unit lots from 25 feet to 20 feet.

Project Location: Smythe Road and N 32nd Street, Ridgefield, WA 98642. #5 OF SEC 20 T4NR1EWM 5A; #26 OF SEC 20 T4NR1EWM 5A; #14 A OF SEC 20 T4NR1EWM 5A; #14B OF SEC 20 T4NR1EWM 7.48A; #28 OF SEC 20 T4NR1EWM 1A; #29 OF SEC 20 T4NR1EWM .47A; #83 SEC 20 T4N R1EWM 4.17A; #13 & #15 OF SEC 20 T4NR1EWM 2.38A, City of Ridgefield, Clark County, Washington. **Assessor's PIN:** 213708000, 213729000, 213718000, 213719000, 213731000, 213732000, 213804000, and 213716000.

Owners' Representative: Hinton Development, 14010-A NE 3rd Court, Vancouver, WA 98685 Contact: Joe Melo, 360.546.1220 Ext 18, joe@hintondevelopment.com

Applicant's Representative: SGA Engineering; 2005 Broadway, Vancouver WA 9866. Contact: Scott Taylor, 360.993.0911, staylor@sgaengineering.com

Applicable Review Criteria: Ridgefield Development Code (RDC) 18.310, Procedures; 18.350, Modifications to Standards; and 18.401, Planned Unit Developments (PUD).

Availability of Materials: The application materials are available for inspection on request at City Hall, 230 Pioneer St, Ridgefield, WA, during normal weekday business hours, Monday through Friday from 8:00 AM through 5:00 PM. Printed copies of the application materials are available at a reasonable cost.

Staff Contact: Jeff Niten, Community Development Director; jeff.niten@ci.ridgefield.wa.us, 360.857.5013

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By: Yonya DeShiell
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