



---

## COMMUNITY DEVELOPMENT DEPARTMENT

510-B 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)

---

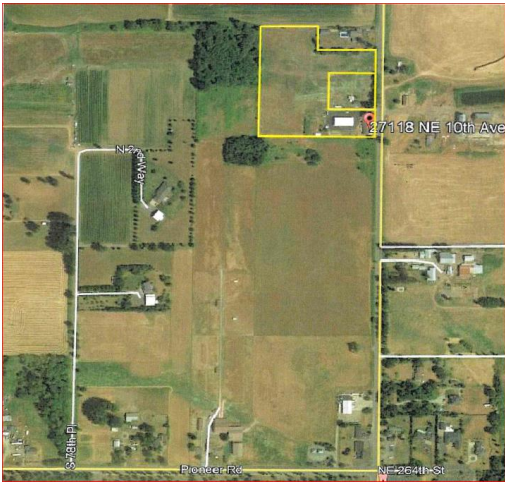
### NOTICE OF PRE-APPLICATION CONFERENCE Energy Electric Short Plat (PLZ-19-0099)

**Conference Date:** Meeting to be held **Tuesday September 24, 2019 at 1:00 pm**

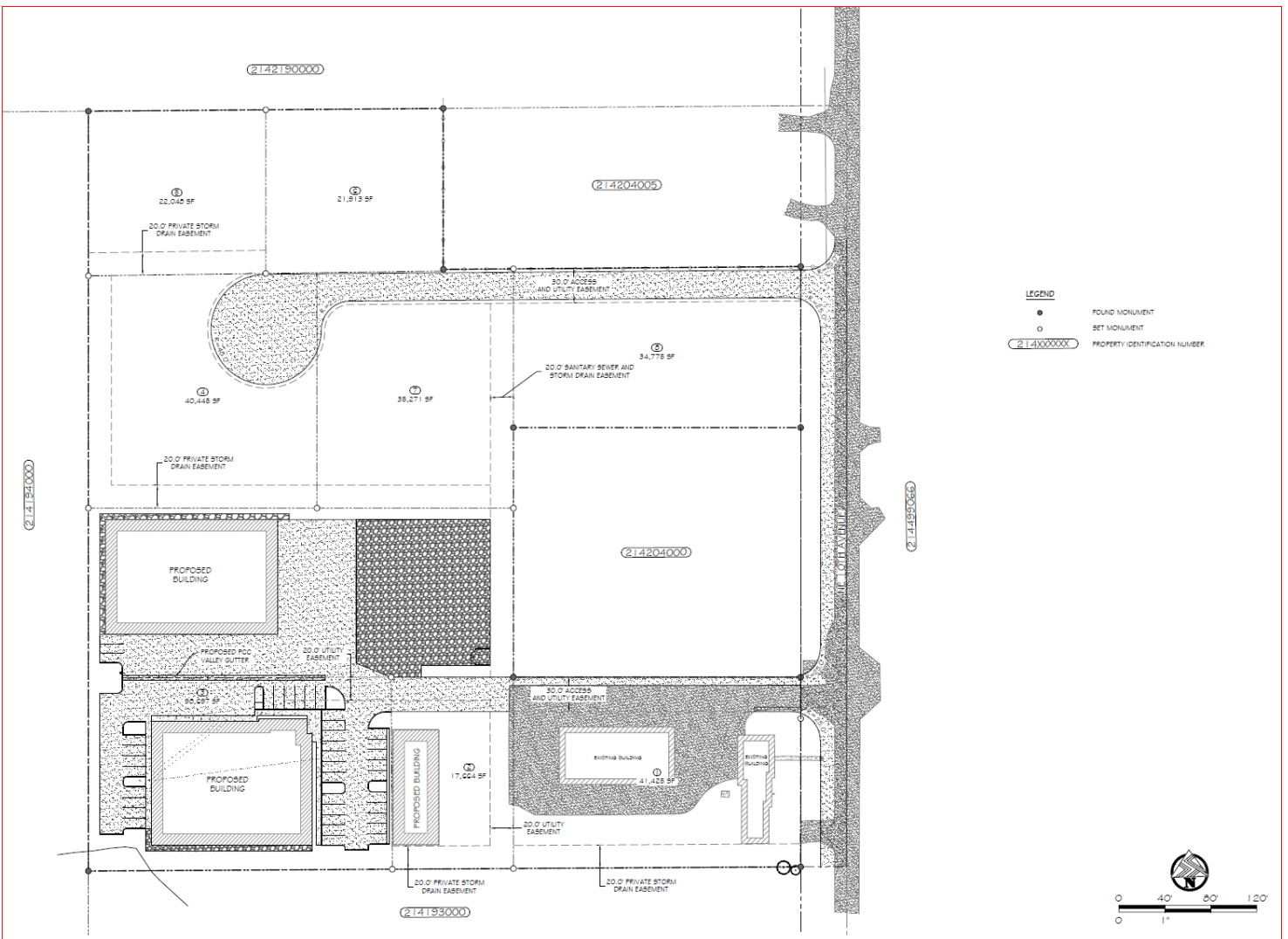
**Conference Location:** 510 Pioneer Street, Ridgefield Administrative and Civic Center, Enterprise Room,  
Ridgefield, WA

<b>Project Proposal</b>	Short Plat two (2) lots into eight (8) lots for future use as manufacturing and light industry. 7.12 acres total
<b>Location</b>	27118 NE 10 <sup>th</sup> Ave, Ridgefield, WA 98642, Assessor's PIN 214204000 and 27108 NE 1th Ave, Assessor's PIN 214204010; NE ¼ SEC 22 T4NR1E, WM
<b>Applicant/Representative</b>	Project Delivery Group, LLC, 200 Hawthorne Ave. SE, Suite A-100, Salem, OR 97301. Contact: Mark Ferris, 503.364.4004, <a href="mailto:markf@pdgnw.com">markf@pdgnw.com</a>
<b>Property Owner</b>	John Rosenlund, Energy Electric, 27118 NE 10 <sup>th</sup> Ave., Ridgefield, WA 98642 Contact: 360.773.8604; <a href="mailto:johnr@energyelec.net">johnr@energyelec.net</a>
<b>Public Access</b>	27118 NE 10 <sup>th</sup> Ave. and 27108 NE 10 <sup>th</sup> Ave., Ridgefield, WA 908642
<b>Zoning</b>	Employment (E)/EM
<b>Review Required</b>	Pre-Application Conference
<b>Potential Issues</b>	Short Plat, capital facilities, street system, employment district
<b>Purpose</b>	Meet with applicant, identify potential site 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 other interested persons
<b>Staff Contact</b>	Bryan Kast, Public Works Director, 360.857.5023, <a href="mailto:bryan.kast@ci.ridgefield.wa.us">bryan.kast@ci.ridgefield.wa.us</a> 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>	September 4, 2019

Please review the materials submitted by the applicant. The intent of the pre-application meeting is for staff to provide the applicant technical and design information necessary prior to a formal application. The meeting is open to the public, but no public testimony will be received at the meeting and the discussion will only be among the applicant, city staff, and representatives of other agencies in attendance. If you are unable to attend the meeting to observe but would like to comment on the proposal, please submit your comments by mail or email to the staff contact listed above prior to the meeting date. Please note that there will be an official commenting period for you to submit your concerns and comments again once the applicant submits a formal application.



Location: NE 10<sup>th</sup> Ave.



Proposed short plat