



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

NOTICE OF PRE-APPLICATION CONFERENCE Port of Ridgefield Wisdom Ridge Business Park (PLZ-20-0023)

Conference Date: Meeting to be held Tuesday, April 14, 2020 at 1:00 pm

Conference Location: Ridgefield Administrative and Civic Center, Enterprise Room, 510 Pioneer Street, Ridgefield, WA 98642

Pending ability to meet in person. Conference attendees will be notified if the meeting needs to be conducted via video conference or postponed.

Project Proposal	Two light industrial pre-engineered metal buildings, each roughly 21,600 SF. Parking and public improvements.
Location	5645 S 11 th St., Ridgefield, WA. PIN# 986033599. Lot 5 SP 4-16 3.49A
Applicant/Property Owner	Port of Ridgefield, PO Box 55, Ridgefield, WA 98642 Contact: Brent Grening, 360.887.3873, bgrening@portridgefield.org
Applicant's Representative	Mackenzie, 101 E 6 th St. Suite 200, Vancouver, WA 98660 Contact: John Floyd, 360.695.7879, jfloyd@mcknze.com
Public Access	S 11 th St
Zoning	Employment (E)
Review Required	Pre-Application Conference for Type II Site Plan Review, SEPA
Potential Issues	Site Plan and base zone standards, parking along frontage, vehicle trip vesting, stormwater and utilities
Purpose	Discuss the proposed project, identify potential site, utility, design, 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	E ² Land Use Planning, 215 W 4 th St., # 201, Vancouver, WA 98642. Contact: Eric Eisemann, Consulting Planner, 360.750.0038, e.eisemann@e2landuse.com Anne McNamara, Associate Planner Contact: 360.857.5047, anne.mcnamara@ci.ridgefield.wa.us
Date Issued	March 23, 2020

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.

Project Location

