



## 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

#### Crusan Property (PLZ-21-0028)

**Conference Date:** **Tuesday, April 13, 2021 at 1:00 pm**

**Conference Location:** Microsoft Teams video conference; link and dial-in number available on calendar invitation or upon request

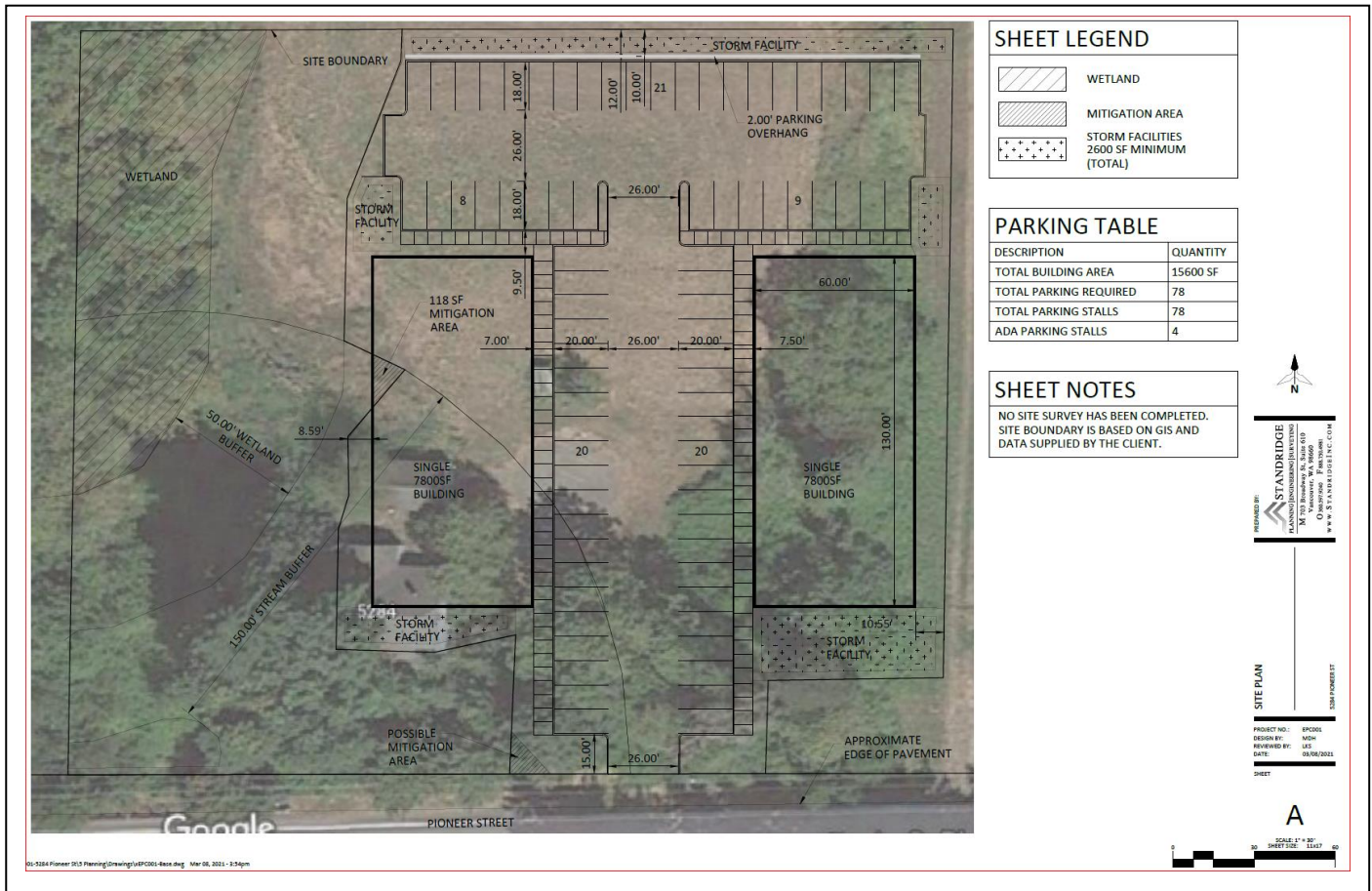
<b>Project Proposal</b>	The applicant proposes two 7,800 square foot medical office buildings and parking, open space, landscaping, and internal driveway system.
<b>Location</b>	5284 Pioneer St., Ridgefield, WA 98642. #52 SEC 21 T4N R1EWM 2.17A; PIN 214001000 .
<b>Applicant</b>	Emmet Phair Construction, 6305 SW Rosewood St, Suite E, Lake Oswego, OR 97035. Contact: Scott Emmet, 503.932.4476.
<b>Applicant's Representative</b>	Standridge, Inc. 703 Broadway, Suite 610, Vancouver, WA 98660. Contact: Greta Holmstrom, 360.7218745, <a href="mailto:great.holmstrom@standridgeinc.com">great.holmstrom@standridgeinc.com</a>
<b>Property Owner</b>	Benjamin and Kristi Crusan, 21105 NW 3 <sup>rd</sup> Ct., Ridgefield, WA 98642.
<b>Public Access</b>	Pioneer Street
<b>Zoning</b>	Commercial Regional Business (CRB)
<b>Review Required</b>	Pre-Application Conference for Type II Site Plan Review, Critical Areas Permit, SEPA
<b>Potential Issues</b>	Site plan and base zone standards, frontage improvements, vehicle trips, stormwater, utilities, and critical areas (riparian, wetland, buffers, and archaeology).
<b>Purpose</b>	Discuss the proposed project, identify potential issues related to site, utility, parking, design, and 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>	E <sup>2</sup> Land Use Planning, Contact: Eric Eisemann, Consulting Planner, 360.750.0038, <a href="mailto:e.eisemann@e2landuse.com">e.eisemann@e2landuse.com</a>
<b>Date Issued</b>	March 23, 2021

*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.*

# Crusan Property - 5284 Pioneer St., Ridgefield, WA



## Preliminary Site Plan



### SHEET LEGEND

- WETLAND
- MITIGATION AREA
- STORM FACILITIES  
2600 SF MINIMUM (TOTAL)

### PARKING TABLE

DESCRIPTION	QUANTITY
TOTAL BUILDING AREA	15600 SF
TOTAL PARKING REQUIRED	78
TOTAL PARKING STALLS	78
ADA PARKING STALLS	4

### SHEET NOTES

NO SITE SURVEY HAS BEEN COMPLETED.  
SITE BOUNDARY IS BASED ON GIS AND DATA SUPPLIED BY THE CLIENT.

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STANDRIDGE  
PLANNING/ENGINEERING/ARCHITECTURE  
1000 Commercial Ave. Suite 400  
Oregonator, Portland, OR 97208  
www.standridgeplanning.com

SITE PLAN

PROJECT NO.: EP002  
DESIGN BY: MGH  
REVIEWED BY: LSE  
DATE: 09/08/2021  
SHEET

A

SCALE: 1" = 30'  
SHEET SIZE: 11x17