



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

Crusan Property (PLZ-21-0067)

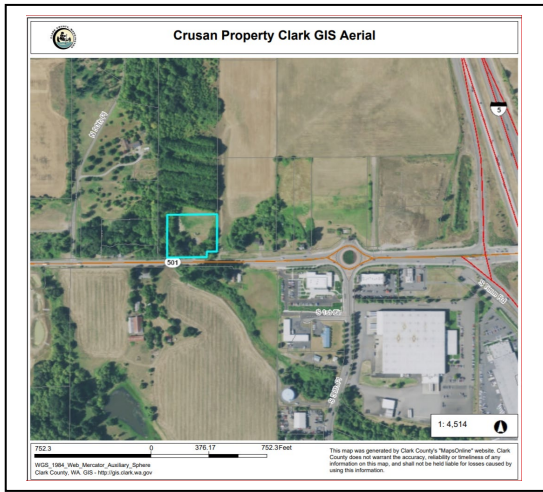
Conference Date: **Tuesday, October 12, 2021 at 1:00 pm**

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

Project Proposal	One new building and one future building, both being 7,812 square feet. Building #1 will house Mountain View Dental & building #2 is a speculative office or retail. 78 parking stalls. Open space, landscaping, and internal driveway system. Potential short plat.
Location	5284 Pioneer St., Ridgefield, WA 98642. #52 SEC 21 T4N R1EWM 2.17A; PIN 214001000
Applicant	CIDA, Inc. 15895 SW 72 nd Ave., # 202, Portland, OR 97224. Contact: Dustin Johnson, 503.226.1285, dustinj@cidainc.com
Property Owner	Benjamin and Kristi Crusan, 2 S. 65 th Place, Ridgefield, WA 98642. 360.624.6817, bencrusan@gmail.com
Public Access	Pioneer Street (SR 501)
Zoning	Commercial Regional Business (CRB)
Review Required	Pre-Application Conference for Type II Site Plan Review, Critical Areas Permit, SEPA, possible modification, and short plat
Potential Issues	Site plan, base zone standards, frontage improvements, vehicle trips, stormwater, utilities, and critical areas, archaeology), short plat and modifications.
Purpose	Discuss the proposed project, identify potential issues related to site planning, infrastructure, design, critical areas, permitting process, to facilitate 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, Contact: Eric Eisemann, Consulting Planner, 360.750.0038, e.eisemann@e2landuse.com
Date Issued	September 30, 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

