



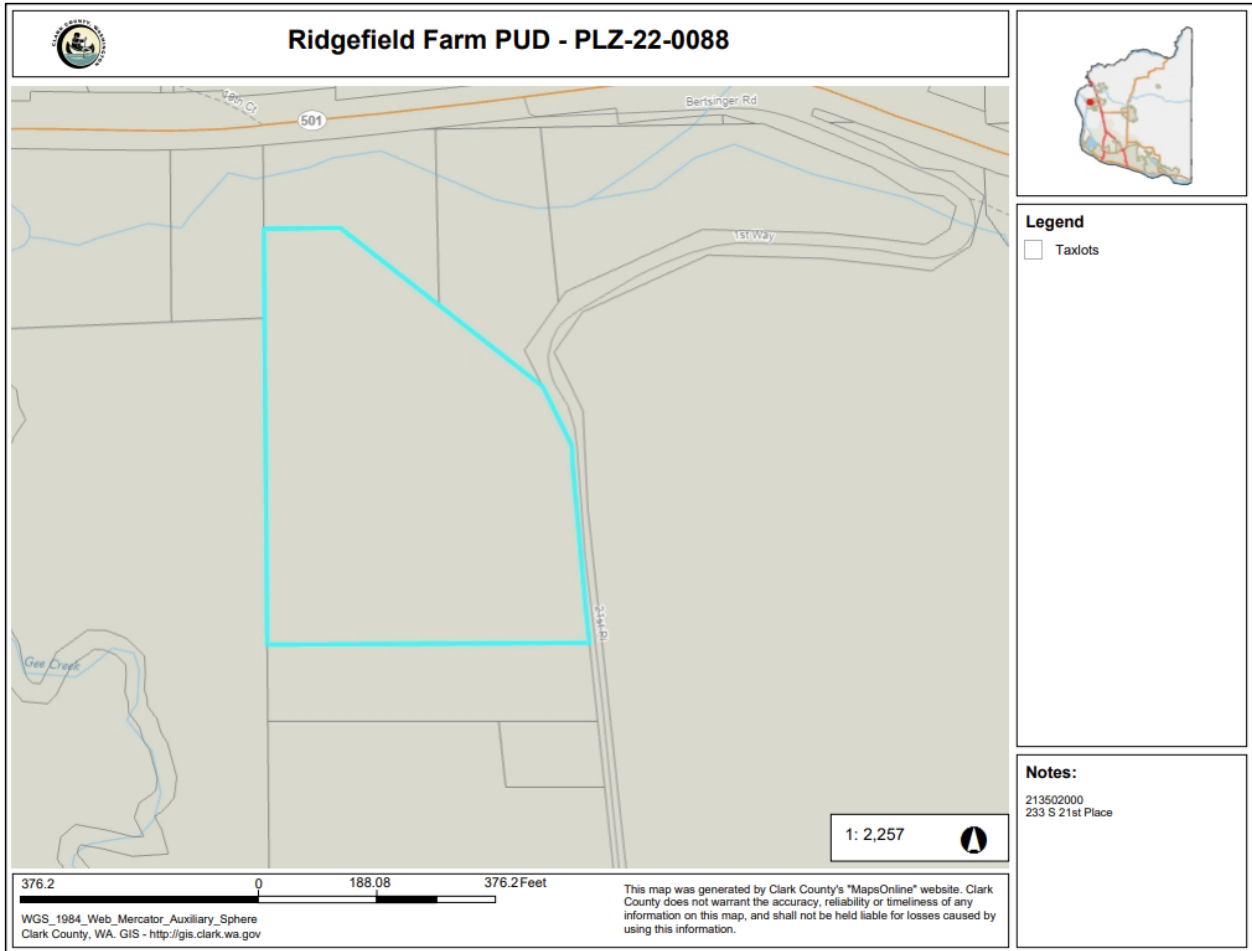
COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
360.857.5024 | Fax: 360.887.0861 | www.ridgefieldwa.us

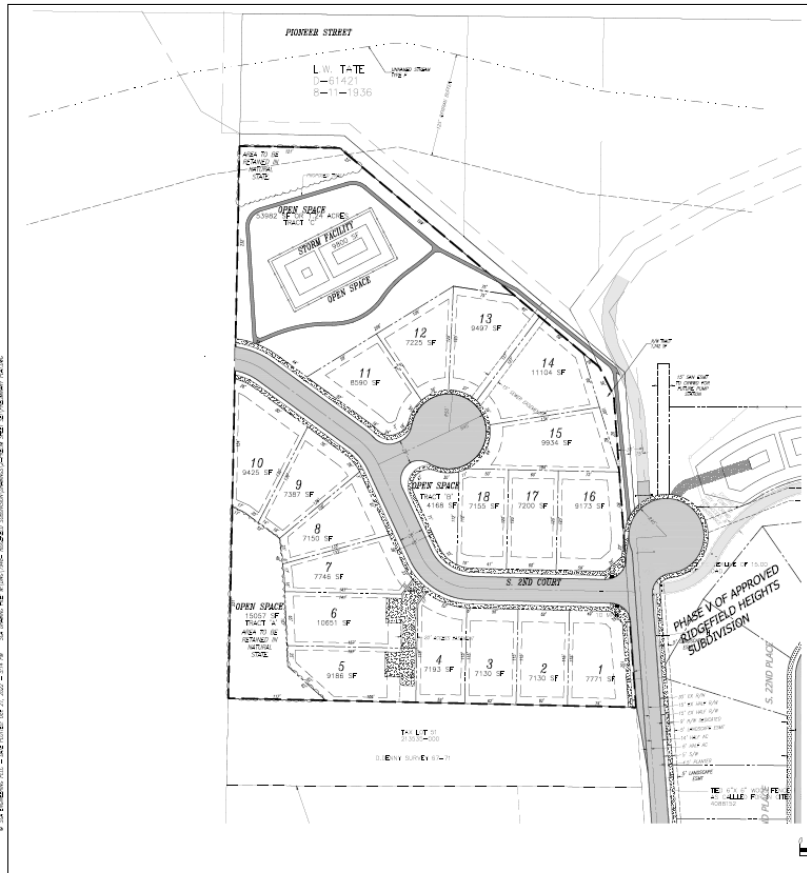
NOTICE OF PUBLIC HEARING and SEPA DNS Ridgefield Farm Preliminary Planned Unit Development, SEPA Review, Archaeological Pre-Determination, Critical Areas Review File Nos. PLZ 22-0088 through 22-0091 (Master-22-0062)

Public Hearing Date	Public Hearing: February 21, 2023 beginning at 6:00 PM. Attend in person at 510 Pioneer Street or virtually; a Zoom link and dial in number will be posted on the Community Development calendar: https://ridgefieldwa.us/government/city-departments/community-development/community-development-calendar/
Proposal	The applicant requests Planned Unit Development (PUD) and subdivision approval to divide 6.09 acres into 18 single-family detached lots, common open space, and related infrastructure.
Location	233 S 21st Place / Ridgefield, Washington 98642 / Auditor's PIN: 213502000, Tax lot 19, SE ¼, Sec. 19, T4N R1E W.M.
Applicant's Representative	SGA Engineering, PLLC / 2005 Broadway Street / Vancouver, WA 98663 Contact(s): Samuel Moss, 360.993.0911, smoss@sgaengineering.com ; Scott Taylor, 360.993.0911, staylor@sgaengineering.com
Applicant/Property Owner	Andrew Nguyen / 3165 NW Circle A Drive / Portland, OR 97229 Contact: 503.866.1455, andrew.nguyen3579@gmail.com
Zoning	Residential Low Density District-4 (RLD-4)
Applicable Criteria	RDC 18.205 Uses; 18.210 Residential Low Density Districts; 18.280 Critical Areas Protection; 18.401 Planned Unit Development; 18.600-18.630 Subdivisions; 18.710 Signs; 18.715 Exterior Lighting; 18.720 Off-Street Parking; 18.725 Landscaping; 18.740 Fences and Walls; 18.810 Environmental Standards (SEPA) and Ridgefield Engineering Standards for Public Works Construction.
Public Hearing	The City will conduct a public land use hearing on February 21, 2023, beginning at 6:00 PM. The public is invited to participate in the public hearing in writing, in person, or virtually. Please submit written comments prior to the hearing to PO Box 608, Ridgefield, WA 98642 OR to cristy.may@ridgefieldwa.us OR in person at 510-B Pioneer St. Persons who appear orally or in writing at the hearing or while the record remains open after the hearing and other persons who are adversely affected or aggrieved may appeal the decision.
Availability of Materials	Information is available to the public by appointment at the Ridgefield Administrative and Civic Center (RACC), 510-B Pioneer Street, during normal business hours (Monday through Friday from 8:00 AM through 4:30 PM). Printed copies of the application materials are available at a reasonable cost. A staff report will be available for review at least 7 days prior to the hearing.
SEPA DNS comment period	January 4, 2023 through 5:00 PM January 18, 2023
Contact	Shana Lazzarini, Planner II, 360.887.6007, Shana.Lazzarini@ridgefieldwa.us

PROJECT LOCATION



PRELIMINARY PLAT



RIDGEFIELD FARM PUD SUBDIVISION

APPLICANT: [Name], PROPERTY OWNER, ADDRESS: [Address]

DATE OF PLAT: [Date]

PROPOSED LOTS:

- LOT 1: 7771 SF
- LOT 2: 7100 SF
- LOT 3: 7100 SF
- LOT 4: 7100 SF
- LOT 5: 9188 SF
- LOT 6: 10001 SF
- LOT 7: 7748 SF
- LOT 8: 7150 SF
- LOT 9: 7387 SF
- LOT 10: 9420 SF
- LOT 11: 8090 SF
- LOT 12: 7225 SF
- LOT 13: 9497 SF
- LOT 14: 11704 SF
- LOT 15: 9934 SF
- LOT 16: 9173 SF
- LOT 17: 7200 SF
- LOT 18: 8168 SF

PHASE V OF APPROVED RIDGEFIELD HEIGHTS SUBDIVISION

PROPOSED LOT DIMENSIONS

LOT	LENGTH	WIDTH	AREA
1	1125'	7771'	8741 SF
2	1125'	7100'	7987 SF
3	1125'	7100'	7987 SF
4	1125'	7100'	7987 SF
5	1125'	9188'	10331 SF
6	1125'	10001'	11251 SF
7	1125'	7748'	8716 SF
8	1125'	7150'	8019 SF
9	1125'	7387'	8323 SF
10	1125'	9420'	10598 SF
11	1125'	8090'	9108 SF
12	1125'	7225'	8128 SF
13	1125'	9497'	10683 SF
14	1125'	11704'	13161 SF
15	1125'	9934'	11183 SF
16	1125'	9173'	10315 SF
17	1125'	7200'	8093 SF
18	1125'	8168'	9197 SF

VICINITY MAP

ENGINEERING & ARCHITECTURE

CIVIL ENGINEERING - LAND PLANNING
 DEVELOPMENT SERVICES
 LANDSCAPE ARCHITECTURE

PLANNING & ZONING

PHASE V OF APPROVED RIDGEFIELD HEIGHTS SUBDIVISION

RIDGEFIELD FARM PUD SUBDIVISION

CITY OF RIDGEFIELD

PRELIMINARY PLAT

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: SAT/SEM
 DRAWN BY: SAT/SEM
 CHECKED BY: JSM
 SCALE: 1" = 50'

JOB NUMBER: 1948 SHEET: PRE2.0