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## COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642  
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### NOTICE OF PRE-APPLICATION CONFERENCE

#### Carty Road Pump Station (PLZ-23-0038)

**Conference Date:** **Tuesday, June 13, 2023 at 1:00 pm**

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

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<b>Project Proposal</b>	Pre-application conference to development Carty Road Regional Pump Station. The pump station will be in the north portion of the subject site and will ultimately be within an easement that will be granted to Clark Regional Wastewater District (CRWWD). The future easement will encompass all site improvements requiring access for CRWWD. The site plan will include a concrete pad to house the pump station elements and a paved access road with a hammerhead turnaround.
<b>Location</b>	2307 NW Carty Road / Ridgefield, WA 98642 #4 #42 SEC 33 T4N1EWM #6 SEC 28 T4N 1EWM, PIN 216675000, 26.58 Acres
<b>Applicant</b>	Pahlisch Homes at Sanderling Park, LP/210 SW Wilson Ave, Suite 100/ Bend, OR 97702 Contact: Mike Morse, 541.385.6762, <a href="mailto:mikem@pahlisch.com">mikem@pahlisch.com</a>
<b>Applicant's Representative</b>	AKS Engineering & Forestry / 9600 NE 126 <sup>th</sup> Ave, Suite 2520/ Vancouver, WA 98682 Contact: Michael Andreotti, 360.882.0419, <a href="mailto:andreottim@aks-eng.com">andreottim@aks-eng.com</a>
<b>Property Owner</b>	Wendy Higgins & Richard Young / 2307 NW Carty Road / Ridgefield, WA 98642 Contact: Richard Young, 360.624.6350, <a href="mailto:rich@onyxcontractinginc.com">rich@onyxcontractinginc.com</a>
<b>Public Access</b>	NW Carty Road
<b>Zoning</b>	Single Family Residential (R1-10) / Urban Holding-10 (UH-10)
<b>Land Use Review Required</b>	Pre-application conference for a new pump station on NW Carty Road
<b>Potential Issues</b>	Residential development standards, landscaping, critical areas, access and traffic impacts
<b>Purpose</b>	Discuss the proposed project, identify potential site, utility, design, and environmental 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 interested persons.
<b>Staff Contact</b>	Shana Lazzarini, Planner II Contact: <a href="mailto:shana.lazzarini@ridgefieldwa.us">shana.lazzarini@ridgefieldwa.us</a> , 360.887.6007
<b>Date Issued</b>	May 24, 2023

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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

