

From: [Sonja Wiser](#)
To: [Cnty 2025 Comp Plan](#); [Bart Catching](#); jade2171@aol.com
Subject: RE: Comprehensive Plan Update Comments
Date: Tuesday, February 27, 2024 10:00:45 AM

Dear Julie: Thank you for your comments related to the 2025 Comp Plan/Parcel #212584-000. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, February 27, 2024 7:11 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 02/27/2024 - 7:11 AM

First Name

Julie

Last Name

McPherson

Email Address

jade2171@aol.com

Phone Number

[360-921-4536](tel:360-921-4536)

Address

609 NW 289th St
Ridgefield, Washington. 98642

Message Subject

Zoning request

Parcel Number

212584-000

Comments

We are submitting a Site-Specific Request to include our property in the 2025 Ridgefield Urban Growth Area plan.

Our property is 20.04 acres and is currently designated Agriculture. We have lived here since 1994 and currently use only a small portion as pasture for a few horses. With retirement soon, we feel it's important that we be proactive in the plans for our property, which is why we are submitting this request.

Our parcel has the following benefits and characteristics:

- It is close to and within view of the area's recent development, McCormick Creek, and has a direct sight line to the new elementary school, soon to be built. Our southern property line borders Gerald and Beverly Jones' properties (tax parcels 212566-000, 986047-199 and 212590-000), who are also asking to be included into the RUGA.
- Our parcel is one of the smaller of the neighboring AG parcels in this area, and it is surrounded by multiple 6-acre, 5-acre and even a few smaller home sites. Its location and proximity to a variety of parcel sizes makes rezoning to a R-5, to flow with the other neighboring parcels, a favorable choice.
- It is nearly a perfect square and there is a straight line to the urban services currently at NW 279th Street to the south. This could make zoning continuity with the Jones' parcels (noted above) a logical plan.

We are requesting a zoning change to R-5 to remain living on one of the parcels, however, finding continuity with the three Jones parcels could be the most logical step and we defer to the planners for best use designation.

Thank you for your consideration.