

From: [Sonja Wiser](#)
To: [Gerald Jones](#); [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jenna Kay](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Jeffrey Delapena](#)
Subject: RE: 2025 Comprehensive Plan Update - EIS Scoping Input Form May 2024
Date: Thursday, May 30, 2024 8:03:37 AM
Attachments: [ClarkCompPlanFeedback.docx](#)
[412NW279thStMap.pdf](#)

Good morning Gerald. Thank you for your comments. I have forwarded to staff and will add to the Index of Record

From: Gerald Jones <zocaloranch1484@outlook.com>
Sent: Wednesday, May 29, 2024 2:35 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Gerald Jones <zocaloranch1484@outlook.com>
Subject: 2025 Comprehensive Plan Update - EIS Scoping Input Form May 2024

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please refer to the enclosed attachments.

Best Regards
Gerald Jones
360.601.5764

Sent from [Mail](#) for Windows

Gerald & Beverly Jones

MAIL ADDRESS: 1087 Lewis River Road PMB 313, Woodland, WA 98674

Phone: 360-601-5764

Email: zocaloranch1484@outlook.com

TO: comp.plan@clark.wa.gov

DATE: 5/29/24

SUBJECT: 2025 Comprehensive Plan Update – EIS Scoping Input Form

Thank all of you for the conducting the May 28th meeting held at the Ridgefield High School. I met several people but cannot remember all the names, some I did remember such as Bart Catching, Jose Alvarez, and Oliver Orjiako. I could not stay the entire meeting due to health issues with my wife.

I worked in the grocery store business for 35 years and experienced several issues where it cost a lot of money to resolve some environmental issues such as buying old fuel station locations, clothes cleaner locations, transformer contaminations, milk spills, etc. The legal and cleanup cost can go on for years. So, I respect all the work the State, County, and City are going to be doing for this 2025 plan.

The reason I wanted to attend the meeting was to learn more about the various processes of rezoning Ag land to the City of Ridgefield. I have seen several large farms rezoned into the City of Ridgefield since I retired in 2024, but we have never been able to make any progress. For example, the Walker farm on 10th Ave, and the dairy farm on Hillhurst were taken into the City – but we have been unable to make any progress to get our farm rezoned.

When we bought our farm in 1989, we purchased dairy calves from the local dairy farmers, and then resold them when the cow had their first calf. Now the dairy farmers are gone. We then sold hay, then later leased the farm for various berry crops.

My wife and I bought our small farm 35 years ago that is located at 412 NW 279th Street, Ridgefield, WA 98642. We still own this land, and lease ½ of it out for berry farming. We are in our early eighties and can no longer do the things we did 35 years ago. Due to our age, we had to move to a home in the City of Ridgefield that provided all the rooms we needed on one level.

For about 18 years, we leased our farm to Mr. Jerry Dobbins who farmed about 300-400 acres in Washington and Oregon. His farm was located in Woodland, WA. He grew strawberries, raspberries, and thornless black berries on our small farm. He had all the

equipment such as farm tractors/trailers, big rig trucks/refrigerated trailers, forklift, excavators, dozers, and the labor. Now they pick the berries by machine due to labor issues. A local small farmer bought the thornless black berries that are currently on our farm, and he operates a large landscape business. This farmer said he would go broke if he only farmed. Currently, we cannot find anyone who wants to farm our land. At this point in time, I'm not sure how long this local farmer will continue to farm our land. Small farmers cannot afford the cost of the various equipment, fertilizer, chemicals, fuel, labor, etc.

In the past, we have met 40 – 50 people who worked on our farm when they were children. They all knew the previous owner (Mr. & Mrs. Pittman) who grew beans. They would tell us about taking the school bus to the farm locations owned by the Pittman's, and other local farms such as the Claiborne's, Harlin Jones (no relation) to pick the beans. All most all would say – they used the money to buy school clothes. Times and practices have changed - today children cannot work in the field! We still know two men living in Clark County in their mid 60's who worked as children on the farm.

I grew up on a small farm in Georgia where my family grew corn, tomatoes, peanuts, peas, beans, etc. As a child, I worked in the fields chopping weeds, and helping to gather the crop. My dad farmed with mule and plows – and if an expensive piece of equipment was required – the cost was shared by neighbor farmers. I can remember when my Dad bought his first 8N Ford tractor. My wife grew up where her family ran a business selling flower and landscape plants in Colorado – as a child in high school she worked in the field planting and digging up plants.

As this comprehensive plan is developed, we would sincerely appreciate assistance from the State, County, and City to rezone our land into the City of Ridgefield. Due to the location of the Ridgefield Elementary School Site on 279th Street, we think the land would be ideal for affordable housing. However, the City may have other zoning needs to fill and we would appreciate being considered for any zoning that would help us, and the City of Ridgefield.

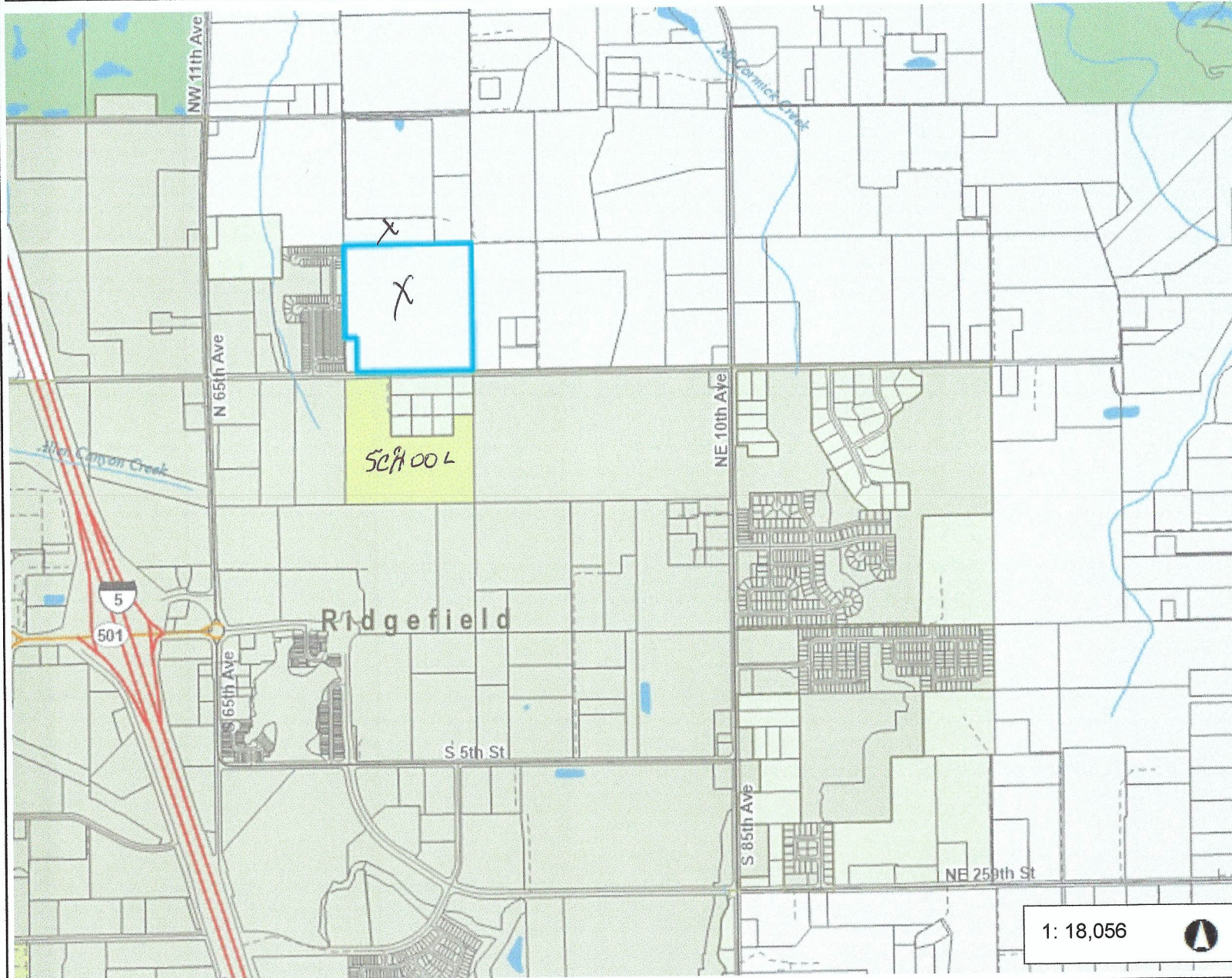
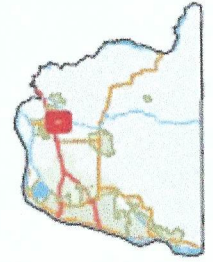
Attached is a site map for our property. Sewer has been installed on 279th Street for the future school project across from our 38 acres; and construction is currently taking place to extend the line on 279th Street going to the East to 10th Ave where a new pumping station will be installed.

THANKS IN ADVANCE

Gerald and Beverly Jones



Property Address: 412 NW 279th St. Ridgefield, Wa



Legend

Taxlots

Notes:

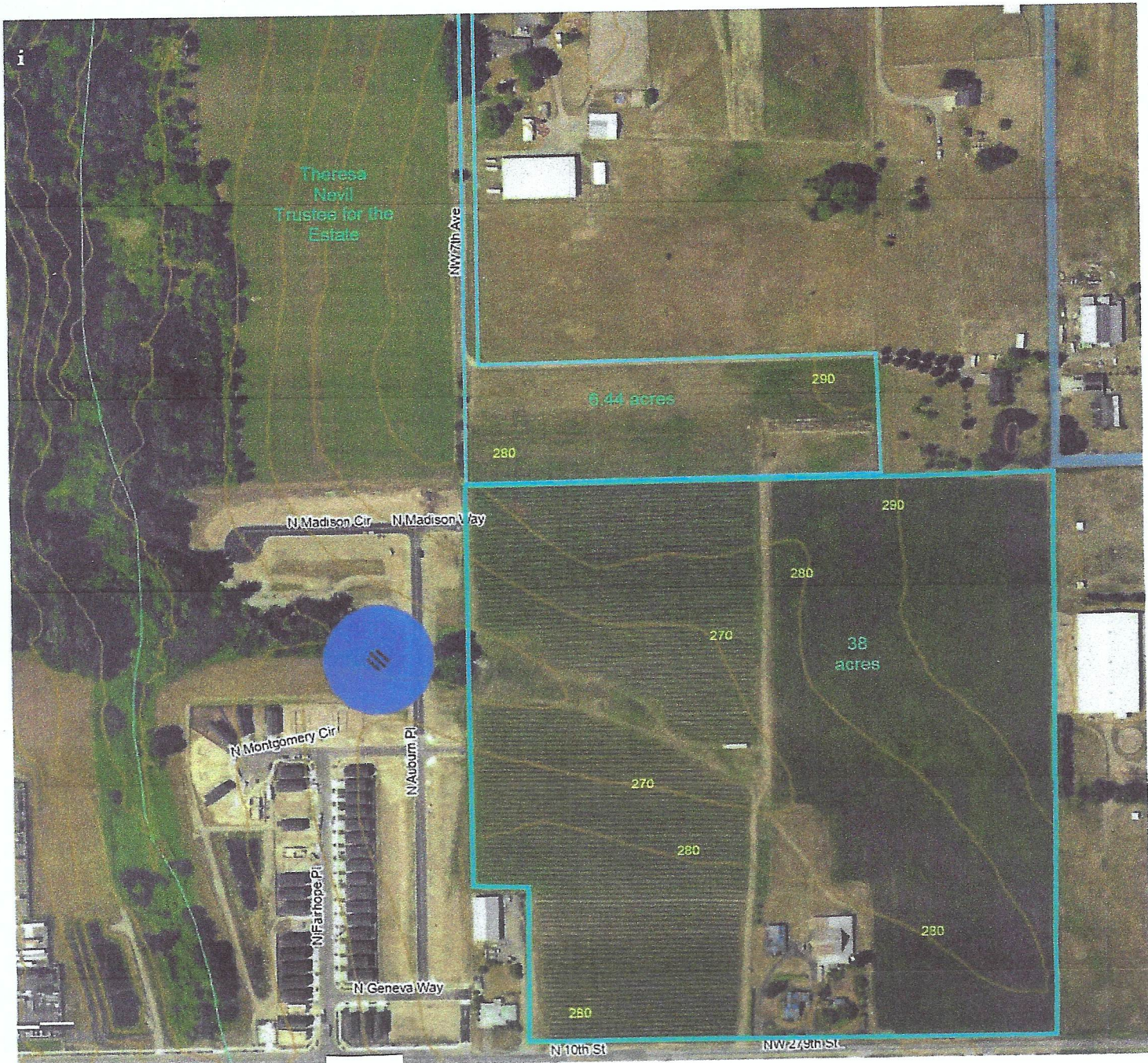
1: 18,056



3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



Theresa
Nevil
Trustee for the
Estate

6.44 acres

290

290

280

270

280

280

280

280

38
acres

N Madison Cir N Madison Way

N Montgomery Cir

N Auburn Pl

N Fairhope Pl

N Geneva Way

N 10th St

NW 279th St

^ North
< West > East
v South

<< McCormick Creek housing developn

<< Sewer line

Gerald & Beverly Jones 360.601.5764	
Email: zocaloranch1484@outlook.com	
412 NW 279th St, Ridgefield, WA 98642	# Acres
Parcel 212566000 (two homes); AG	38.24
Parcel 986047199 (City comm)	0.24
Parcel 212590000	6.44
contiguous parcels - Ridgefield, WA	44.92

: Future Ridgefield School