

**From:** [Jeffrey Delapena](#)  
**To:** [Denise Gervais](#)  
**Cc:** [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Oliver Oriako](#); [Jose Alvarez](#)  
**Subject:** RE: Message from GERVAIS ALAN (+13608874755) parcel # 215820000  
**Date:** Friday, June 7, 2024 3:16:30 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

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Good day, Alan,

Apologies for the delayed response. I have forwarded this additional information to staff, and will add it to the Index of Records for consideration in the Comp Plan.

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**From:** Denise Gervais <[gervais7777@yahoo.com](mailto:gervais7777@yahoo.com)>  
**Sent:** Wednesday, June 5, 2024 5:05 PM  
**To:** Cnty 2025 Comp Plan <[comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)>  
**Subject:** Fwd: Message from GERVAIS ALAN (+13608874755) parcel # 215820000

Hello,

Please consider this additional information in addition to my comments, regarding lot segregation in the donut hole in Ridgefield Washington.

Thank you,

Alan Gervais

Begin forwarded message:

**From:** [alanrefresh@aol.com](mailto:alanrefresh@aol.com)  
**Date:** June 4, 2024 at 4:22:30 PM PDT  
**To:** [gervais7777@yahoo.com](mailto:gervais7777@yahoo.com)  
**Subject:** Fw: Message from GERVAIS ALAN (+13608874755) parcel # 215820000

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Monday, January 29, 2024, 10:50 AM, Shana Lazzarini  
<[Shana.Lazzarini@ridgefieldwa.us](mailto:Shana.Lazzarini@ridgefieldwa.us)> wrote:



*Shana Lazzarini*

Senior Planner | Community  
Development

360.887.6007

[www.ridgefieldwa.us](http://www.ridgefieldwa.us)

510 Pioneer St Ste B | PO BOX 608 |  
Ridgefield, WA 98642

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**From:** [alanrefresh@aol.com](mailto:alanrefresh@aol.com) <[alanrefresh@aol.com](mailto:alanrefresh@aol.com)>

**Sent:** Tuesday, January 23, 2024 4:37 PM

**To:** Shana Lazzarini <[Shana.Lazzarini@ridgefieldwa.us](mailto:Shana.Lazzarini@ridgefieldwa.us)>

**Subject:** Re: Message from GERVAIS ALAN (+13608874755) parcel  
# 215820000

Shana, thank you for the reply. I felt since the property has been in and under Clark county jurisdiction that the county might have a petition method to have this property relieved of the UH zone because of its apparent proximity and the fact that it is not eligible topographically or wetland for approval. So the property would not change even under an annexation, am I correct. If so, is there a petition Avenue available? UH was never a zoning for this property. It would seem that the county or the city made a mistake in the creation of this donut zone. Then to have the additional burden added to it would seem to be open to re-interpretation. Shana, thank you for any additional consideration or direction that you may be able to provide to me.

[Sent from the all new AOL app for iOS](#)

On Tuesday, January 23, 2024, 2:15 PM, Shana Lazzarini

<[Shana.Lazzarini@ridgefieldwa.us](mailto:Shana.Lazzarini@ridgefieldwa.us)> wrote:

Good afternoon, Alan.

In order for a property to become located within City of Ridgefield jurisdiction, the property owner would need to apply for an annexation request. I am including a link to the information required. Once the property annexation is approved, the UH overlay could be removed with either the final plat process or through another review process. The property will remain in Clark County jurisdiction until a request is submitted to Ridgefield, by the property owner.

Annexation -

<https://ridgefieldwa.us/DocumentCenter/View/290/Intent-or-Petition-of-Annexation-PDF>

Please reach out if you have any additional questions.

Kind regards,

<image003.png>

*Shana Lazzarini*

Senior Planner | Community  
Development

360.887.6007

[www.ridgefieldwa.us](http://www.ridgefieldwa.us)

510 Pioneer St Ste B | PO BOX 608 |  
Ridgefield, WA 98642

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**From:** Bart Catching <[Bart.Catching@clark.wa.gov](mailto:Bart.Catching@clark.wa.gov)>

**Sent:** Tuesday, January 23, 2024 10:23 AM

**To:** [alanrefresh@aol.com](mailto:alanrefresh@aol.com)

**Cc:** Claire Lust <[Claire.Lust@ridgefieldwa.us](mailto:Claire.Lust@ridgefieldwa.us)>; Shana Lazzarini <[Shana.Lazzarini@ridgefieldwa.us](mailto:Shana.Lazzarini@ridgefieldwa.us)>

**Subject:** RE: Message from GERVAIS ALAN (+13608874755) parcel # 215820000

Alan,

My name is Bart Catching. I'm a long-range planner for Clark County Community Planning.

I have read your email below and I understand your concerns. I am cc'ing folks in the Ridgefield Community Development Department so they understand your questions if you reach to the city.

The development of subdivisions within the city limits of Ridgefield is not within the County's control. The density and

residential development standards you mentioned are based on city zoning, not the county.

Along these lines, your property, as well as the other properties in the “doughnut hole,” are inside the Ridgefield Urban Growth Area (UGA). Therefore, when and how this area is brought into the Ridgefield city limits is determined by the city, not the county. As you rightly point out, this will depend on the availability of utilities, including sewer service. Also, keep in mind that this area is all covered by the county’s UH-10 Urban Holding overlay. The purpose of the Urban Holding is specifically to ensure that when the area is brought within the city limits there has not been intervening development that would conflict with the future urban zoning.

Aside from this background information, I can offer you the opportunity to submit a comment for the 2025 Comprehensive Plan Periodic Update process. The link to submit comments, including requests about specific properties, is here: <https://clark.wa.gov/community-planning/comp-plan-comments>

If you submit a comment it will become part of the comprehensive plan update public record and you will be added to the comp plan update notice list.

Please let me know if you have any other questions about your property, etc.

Respectfully,



**Bart Catching, CFM**  
Planner III  
COMMUNITY PLANNING

564.397.4909

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**From:** Sonja Wiser <[Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov)>

**Sent:** Thursday, January 18, 2024 9:19 AM

**To:** Cnty CommDev Land Use <[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)>; Cnty Community Planning <[CommunityPlanning@clark.wa.gov](mailto:CommunityPlanning@clark.wa.gov)>

**Cc:** [alanrefresh@aol.com](mailto:alanrefresh@aol.com); Bart Catching <[Bart.Catching@clark.wa.gov](mailto:Bart.Catching@clark.wa.gov)>

**Subject:** RE: Message from GERVAIS ALAN (+13608874755) parcel # 215820000

I will forward Alan's inquiry to Bart Catching. Thank you

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**From:** Cnty CommDev Land Use <[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)>  
**Sent:** Thursday, January 18, 2024 8:27 AM  
**To:** Cnty Community Planning  
<[CommunityPlanning@clark.wa.gov](mailto:CommunityPlanning@clark.wa.gov)>  
**Cc:** [alanrefresh@aol.com](mailto:alanrefresh@aol.com)  
**Subject:** RE: Message from GERVAIS ALAN (+13608874755)  
parcel # 215820000

Good morning Community Planning,

I believe Alan is looking for information regarding when the UH-10 overlay might be lifted from his property, parcel 215820000. Is this something you can speak to him about?

Thank you,



**Marion Bateman** she/her  
Clark County Land Use  
[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)  
564.397.4489

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**From:** [alanrefresh@aol.com](mailto:alanrefresh@aol.com) <[alanrefresh@aol.com](mailto:alanrefresh@aol.com)>  
**Sent:** Wednesday, January 17, 2024 5:41 PM  
**To:** Cnty CommDev Land Use <[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)>  
**Subject:** Re: Message from GERVAIS ALAN (+13608874755)  
parcel # 215820000

**CAUTION:** 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.

Hello, I've been the landowner out here in Ridgefield for near 40 years. My property crosses GEE Creek and Ridgefield. I have shown to be a good landowner and tree farmer for many years. Adjacent to the north across the street from my property Lennar homes has scheduled 150+

homes , homes with 5 foot property lines. This comes on top of the Royal Road development and the Wells development. All within a half of mile of my property and across the creek towards the high school. This vacant lot that has been in the family for years I would like to at least make two parcels out of 3 1/2+ acres. The sewer is not readily available because of distance, if it came off S. 10th Ave. Going to the north would cross a wet stream tributary and would be probably be violating existing Washington state laws. This parcel has kept up a gravity feed approved septic system already, and the soil is extremely good for another system because of the size of the lots involved This lot sits adjacent to the S. 10th way. I would rather have this property split into two parcels for my family, if for no other reason than it, would preclude multiple homes, possibly in the future when this Clark county doughnut originated, doughnut, gets resolved by annexing to Ridgefield. Currently 5000sq ft Lots issue seems years away, all the while, higher taxes and land restrictions play a part on what is right and proper. I asked to be included in any considerations to lift the Urban hold boundary on this parcel. Please examine this parcel on your maps to see that it is unique. Thank you for your considerations.

[Sent from the all new AOL app for](#)

On Wednesday, January 17, 2024, 3:22 PM, Cnty CommDev Land Use <[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)> wrote:

Good afternoon,

I was nice speaking with you this afternoon. So what I found out was your property and the properties around you used to be rural. (which you already knew) Then is was changed to Urban (R1-10 zone with UH-10 Overlay). This was to ensure that public sewer and water would be available to someday become part of the City of Ridgefield.

I think you should reach out to County Long Range planning [communityplanning@clark.wa.gov](mailto:communityplanning@clark.wa.gov) and see if your property is part of the comp plan update (which could lift the UH-10 overlay) that is happening next year. Also contact the City of Ridgefield to see if/when your property may

become part of the City of Ridgefield.  
Let me know if you have any other questi  
Thank you,

[<image005.png>](#)

**Holly Tinker-Peabody**

Clark County LandUse  
Planning Technican II  
COMMUNITY DEVELOPMENT  
564.397.5071

Join us for Community Development's **Learning Lab**

Learn more at [clark.wa.gov/community-development/learning-lab](http://clark.wa.gov/community-development/learning-lab)

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**From:** Cisco Unity Connection Messaging System

[<unityconnection@esxvm254.clark.wa.gov>](mailto:unityconnection@esxvm254.clark.wa.gov)

**Sent:** Wednesday, January 17, 2024 11:07 AM

**To:**

[land\\_use\\_msg\\_cntr@esxvm254.clark.wa.gov](mailto:land_use_msg_cntr@esxvm254.clark.wa.gov)

**Subject:** Message from GERVAIS ALAN (+13608874755)

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