

**From:** [Rebecca Messinger](#)  
**To:** [Gary Medvigy](#); [Glen Yung](#); [Michelle Belkot](#); [Karen Bowerman](#); [Sue Marshall](#)  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)  
**Subject:** FW: Letter for County meeting 12/6/24  
**Date:** Thursday, December 5, 2024 1:31:47 PM  
**Attachments:** [Urban Growth Boundary.docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Please see the below comments.



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



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**From:** Rick Jarchow <rjarchow@gmail.com>  
**Sent:** Thursday, December 5, 2024 10:18 AM  
**To:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Cc:** lightmeg2008@gmail.com  
**Subject:** Re: Letter for County meeting 12/6/24

**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.

Rebecca,  
I apologize, but I have to ask you to use this document instead of the other one. I made some corrections to the letter regarding the City of Washougal when it needed to be the Washougal school board.

Again I apologize and thank you for your assistance.

Rick Jarchow

On Thu, Dec 5, 2024 at 9:50 AM Rick Jarchow <[rjarchow@gmail.com](mailto:rjarchow@gmail.com)> wrote:

Rebecca,

I am sending you a letter on behalf of our neighborhood, Rodjk cluster, regarding an upcoming topic at the County Commissioners meeting tomorrow morning. We are asking that this letter become part of the meeting record. I have Copied Megan Light on this email because she gave me your email address, and she will be attending the meeting tomorrow to publicly speak to the same issue and concerns that our neighborhood has.

We appreciate your assistance.

Sincerely,  
Rick Jarchow.

To: Clark County Commissioners  
From: Rodjk Subdivision owners  
Subject: Washougal Urban Growth proposal of the  
Kysar Development/Rodjk Subdivision

Dear county commissioners,

We, the residents of the Rodjk cluster subdivision are writing this letter to request that it become a part of the Clark County Council meeting record being held on 12/07/2024 at 9:00 am.

We as a neighborhood (Rodjk subdivision) in the eastern part of Clark County have learned that the Washougal school district has intentions of buying the remaining 32 acres of land (lot 1) from Kysar Development LLC. This purchase as we understand it must be completed by 12/31/2024 with a closing by May of 2025.

The city's public statement is that they intend to use the land for a future school. We have also learned that the city's intention is to file for an inclusion of this property in their Urban Growth Boundary Plan (UGBP).

We as a community have numerous concerns with this plan.

1. First let's address the lack of transparency. Not one of us in this or the surrounding neighborhoods has been contacted by either Clark County, Washougal school district, or the City of Washougal regarding this inclusion into the UGBP. A few of the neighbors learned this by accident. We would expect the city, or county would have done the right thing and notified the citizens of the impacted area. This sets a tone of mistrust.
2. The listed sale price (\$1,002,000.00+/-) of these 32 acres is well below the average price of similar properties of the same size in the surrounding area. Again, this raises skepticism about the dealings between the Washougal school district, City of Washougal, Clark County and the landowner. The Rodjk cluster had an average per acre cost of \$200,000.00 +/- . That's 1.6 million for just 8 acres.
3. The intention of including these 40 acres into the UGBP doesn't make sense. There is no intention to include surrounding properties or developments. Just these 40 acres, plus a parcel on the corner of SE342<sup>nd</sup> Ave and 20<sup>th</sup> St. In previous attempts by the city to incorporate this parcel, it was mentioned in a county meeting record from 2/16/2016 that it was an island extension or expansion of property and not part of a larger inclusion. Why just this parcel?

4. According to the Washougal school board, the enrollment in schools is down. So why is there a need now to purchase land for future growth. Even if the city were to grow by 15%, there is still enough capacity with the existing schools. Again, from the county board meeting record of 2/16/2016, the City of Washougal reported to Clark County that it had enough land to accommodate the predicted growth through 2035. We can appreciate the school using good fiscal responsibility in investing for the future by buying property at today's price vs future costs. However, this parcel is far from ideal for a school. So that leads us to conclude that this is an investment purchase by the school board, and for the school board to realize the maximum financial benefit in the future, it will need to be moved into the UGBP for future sale to either the City of Washougal, or to a developer.
5. There have already been several attempts to rezone this parcel to R1-7.5. These would be 7500 sq ft lots. That's an additional 185 single family homes. This information comes from the county board meeting record of 2/16/2016. It also mentions that a comment was made by Washougal Community Director Mitch Kneipp "if it comes into the city, it will be 7500 sq ft lots". In the same meeting notes the Clark County planning commission recommended that the parcel not be included in the UGBP. This only reinforces our conclusions about the real intended future use of this parcel.
6. Regarding the environmental impact, the county and city are fully aware of what the consequences will be if this land is to be developed as intended. Again, from the meeting notes of 2016. In 2014 this property was designated as a Riparian habitat conservation area and designated as forest land. It is our understanding as part of the Rodjk cluster compromise agreement that the remaining 32 acres (lot 1) are to remain as forest land. The timber was harvested in 2018, and new trees were planted to rebuild the forest. However, the 75 ft setback for no logging area on each side of the creek was not adhered to, and very few mature trees were left as is typically required when logging a parcel of land. The trees that were left have virtually no limbs. These were supposed to be left for the wildlife to be able to use until the forest grows back. The wildlife seems stable and is potentially recovering from deforestation. We regularly see bald eagles, and numerous raptors within the 40-acre parcel. The deer are plentiful, and we enjoy bird migration every year. If this additional property is developed that will all go away.
7. Environmentally speaking the addition of potentially 185 additional homes, or a school for that matter will have a dire impact on storm water runoff, aquifer replenishment, and more contaminants into the Washougal River.
8. Lastly the infrastructure to support either development is grossly lacking. The local roads are barely 1.5 lane roads and are not paved, but rather chip sealed. The increased traffic will increase the likely hood of accidents, deer strikes, and noise pollution. The winters in this area are much more severe than in Washougal proper. There have been days when the roads are not fit for driving, and 32<sup>nd</sup> street is routinely shut down due to ice and snow drifts. Adding additional traffic is not conducive to public safety

In closing we are asking the County to reconsider or postpone this sale until more local resident input has been given. We are also adamant about halting all rezoning or UGBP request until we the residence have had an opportunity to have open dialogue with the Washougal school district, Clark County and City of Washougal. We should be working together and not forcing the residents into battling back door, under the table deals. We are confident that with resident involvement we can come up with a more equitable solution as was done in the past with the Rodjk cluster.

This letter was written by Rick Jarchow on behalf of the Rodjk cluster residents.

Sincerely,

Rick Jarchow

Resident of the Rodjk cluster.