

From: [Bart Catching](#)
To: [Jordan Winkler](#); [Jose Alvarez](#)
Cc: [Julia Winkler](#); [Jeffrey Delapena](#)
Subject: RE: Ridgefield Urban Growth Area Request, Tax Parcel 215139002
Date: Friday, December 6, 2024 9:21:09 AM

Jordan,
This is received. It will be added to the record.
Thank you.



Bart Catching
Planner III
COMMUNITY PLANNING

564.397.4909

From: Jordan Winkler <jordan@winklercompanies.com>
Sent: Friday, December 6, 2024 8:56 AM
To: Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Cc: Julia Winkler <julia@winklercompanies.com>
Subject: Re: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Hello Bart and Jose,

Please accept the attachment to this email , “Site Report and Land Analysis, Agricultural De-Designation Determination” as a submission to the record for the 2025 Comprehensive Growth Management Plan update process related to our parcel.

Thanks,
Jordan

--

Jordan Winkler
Winkler Development Corporation
210 SW Morrison St, Suite 600
Portland, OR 97204
jordan@winklercompanies.com
503.225.0701

From: Jordan Winkler <jordan@winklercompanies.com>
Date: Tuesday, October 22, 2024 at 9:55 AM
To: Bart Catching <Bart.Catching@clark.wa.gov>, Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Cc: Julia Winkler <julia@winklercompanies.com>
Subject: Re: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Hello Bart and Jose,

Just want to let you know that we have engaged a consultant to prepare the analysis supporting agricultural de-designation of parcel #215139002. The consultant's report should be ready by the end of this month, and we'll submit it to the City of Ridgefield. Ridgefield City Staff of course reached out to us a few weeks ago to share the County's request that property owners submit site-specific analysis for UGA expansion of their properties.

We ask that you not conduct your review of the UGA expansion request for our site until you've had a chance to review the report.

In the meantime, please let us know if we can be of assistance in your process.

Thanks much,
Jordan Winkler

--

Jordan Winkler
Winkler Development Corporation
210 SW Morrison St, Suite 600
Portland, OR 97204
jordan@winklercompanies.com
503.225.0701

From: Bart Catching <Bart.Catching@clark.wa.gov>
Date: Wednesday, October 2, 2024 at 1:12 PM
To: Jordan Winkler <jordan@winklercompanies.com>
Cc: Julia Winkler <julia@winklercompanies.com>, Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: RE: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Jordan,

I have "run it up the chain," so to speak.

There are some aspects of the resource de-designation process that under review by legal counsel so I do not have anything more at this time.

These questions are not particular to your property.
Thank you for your patience.



Bart Catching
Planner III
COMMUNITY PLANNING

564.397.4909

From: Jordan Winkler <jordan@winklercompanies.com>
Sent: Wednesday, October 2, 2024 1:05 PM
To: Bart Catching <Bart.Catching@clark.wa.gov>
Cc: Julia Winkler <julia@winklercompanies.com>
Subject: Re: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Hi Bart,

Just following up on our conversation last week. I recall that you were going to check with your colleagues to see if they had any further thoughts on the issues we discussed. Are there any updates or new thoughts about how the County may approach resource de-designation as part of the comp plan update (especially where the bulk of the sites adjacent to the existing urban land has that resource designation) that are worth chatting about?

Thanks,
Jordan

--

Jordan Winkler
Winkler Development Corporation
210 SW Morrison St, Suite 600
Portland, OR 97204
jordan@winklercompanies.com
503.225.0701

From: Jordan Winkler <jordan@winklercompanies.com>
Date: Thursday, September 26, 2024 at 8:08 AM
To: Bart Catching <Bart.Catching@clark.wa.gov>
Cc: Julia Winkler <julia@winklercompanies.com>
Subject: Re: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Bart,

That works.

Thanks

Jordan

--

Jordan Winkler

Winkler Development Corporation

210 SW Morrison St, Suite 600

Portland, OR 97204

jordan@winklercompanies.com

503.225.0701

From: Bart Catching <Bart.Catching@clark.wa.gov>

Sent: Thursday, September 26, 2024 8:03:52 AM

To: Jordan Winkler <jordan@winklercompanies.com>

Cc: Julia Winkler <julia@winklercompanies.com>

Subject: RE: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Jordan,

If it's not a problem I'll call you at around 10:30.

I'm working hybrid and my phone VOIP software doesn't always handle incoming calls very well.

Is the (503) 225-0701 number what I should use?

Thanks,

- Bart

From: Jordan Winkler <jordan@winklercompanies.com>

Sent: Wednesday, September 25, 2024 5:20 PM

To: Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>

Cc: Julia Winkler <julia@winklercompanies.com>

Subject: Re: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Great. Thank you. We'll call you at 564.397.4909 tomorrow at 10:30.

Jordan

--

Jordan Winkler

Winkler Development Corporation

210 SW Morrison St, Suite 600

Portland, OR 97204
jordan@winklercompanies.com
503.225.0701

From: Bart Catching <Bart.Catching@clark.wa.gov>
Date: Wednesday, September 25, 2024 at 5:14 PM
To: Jordan Winkler <jordan@winklercompanies.com>, Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Cc: Julia Winkler <julia@winklercompanies.com>
Subject: RE: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

We'll do.
Talk to you tomorrow.

- Bart

From: Jordan Winkler <jordan@winklercompanies.com>
Sent: Wednesday, September 25, 2024 4:56 PM
To: Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Cc: Julia Winkler <julia@winklercompanies.com>
Subject: Re: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Bart,

Thanks for the quick response. How about 10:30am?

Jordan

--

Jordan Winkler
Winkler Development Corporation
210 SW Morrison St, Suite 600
Portland, OR 97204
jordan@winklercompanies.com
503.225.0701

From: Bart Catching <Bart.Catching@clark.wa.gov>
Date: Wednesday, September 25, 2024 at 4:39 PM
To: Jordan Winkler <jordan@winklercompanies.com>, Jose Alvarez <Jose.Alvarez@clark.wa.gov>

Cc: Julia Winkler <julia@winklercompanies.com>

Subject: RE: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Jordan,

We received your voicemail.

What would be a good time tomorrow to call?

Thanks,



Bart Catching

Planner III

COMMUNITY PLANNING

564.397.4909

From: Jordan Winkler <jordan@winklercompanies.com>

Sent: Wednesday, September 25, 2024 4:23 PM

To: Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>

Cc: Julia Winkler <julia@winklercompanies.com>

Subject: FW: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

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.

Hello Jose,

I just left you a voicemail about this as well.

We heard from Claire Lust of Ridgefield that Clark County is requesting analysis supporting agricultural de-designation of our property, Parcel #215139002. It's great news that Clark County is considering bringing our site into Ridgefield's UGA. Before we draft the analysis, we would like to chat with you about where you are in the process and how our analysis will be used, etc.

Are you available to chat anytime soon?

Thanks much,

Jordan

--

Jordan Winkler

Winkler Development Corporation
210 SW Morrison St, Suite 600
Portland, OR 97204
jordan@winklercompanies.com
503.225.0701

From: Jordan Winkler <jordan@winklercompanies.com>

Date: Friday, March 15, 2024 at 3:10 PM

To: bart.catching@clark.wa.gov <bart.catching@clark.wa.gov>,
jose.alvarez@clark.wa.gov <jose.alvarez@clark.wa.gov>

Cc: Julia Winkler <julia@winklercompanies.com>

Subject: Ridgefield Urban Growth Area Request, Tax Parcel 215139002

Dear Bart and Jose,

Thank you for the opportunity to submit this site-specific request as part of the 2025 Comprehensive Growth Management Plan update. Attached please find a letter that serves as our submission for tax parcel 215139002.

Please let us know if you have any questions or would like to discuss further.

Regards,
Jordan Winkler

--

Jordan Winkler

HHF, LLC

210 SW Morrison St, Suite 600

Portland, OR 97204

jordan@winklercompanies.com

503.225.0701

Site Report and Land Analysis
Agricultural De-Designation Determination
1613 NE 259th Street, Ridgefield WA



Property Owner:
HHF, LLC
Julia Winkler & Jordan Winkler

As part of Clark County 2025 Update urban growth program, the property owners have formally expressed their request to include their 43.14 acre parcel within the Ridgefield Urban Growth Area. In support of this request, this site analysis is submitted to provide land use and urban growth factors involved to make a finding for agricultural de-designation of the property.

As per the Washington Growth Management Act (GMA), lands are designated agricultural if they meet the criteria of agricultural resource lands which are:

- (a) The land is not already characterized by urban growth.
- (b) The land is used or capable of being used for agricultural production (based on physical characteristics).
- (c) The land has long-term commercial significance for agriculture. (WA 365-190-050)

This analysis provides the site-specific and surrounding area factors involved to address the applicable provisions from WA 365-190-050, including:

- Characterization of urban growth around the subject property
- Determining if the subject property is primarily devoted to commercial agriculture production.
- Analysis of the long-term commercial significance of agricultural production at the subject property
- Review of the criteria for agricultural resource lands in the context of the subject property
- Recommendations for de-designation of the subject property.

SUMMARY

The subject property is located adjacent to the existing Ridgefield Urban Growth Boundary along its entire north boundary, a distance of approximately 1/3rd a mile in length. The property is a lot in a subdivision plat with additional lots in the subdivision served by an improved road, NE 18th Ct., that runs through a portion of the property. NE 18th Ct. has a public water line located within it that runs through the subject property. New subdivisions within the Ridgefield city limits have been recently constructed. Additional subdivisions and new residence homes are being constructed within a quarter mile of the property.

In addition to public water being available within NE 259th St. and NE 18th Ct., there is existing public sanitary sewer adjacent to the northwest area of the subject property. With extensive frontage on NE 259th St., transportation connectivity to the west through the existing Ridgefield warehouse availability of public facilities and services is mixed at the subject property.

The entire 43-acre subject property contains a long-running and well-established equestrian facility use. The soils on the subject property are primarily of two soils, one a Class VI soil and the other a Class III that is best suited for hay or pasture agricultural uses. The property is fully improved and committed to the existing equestrian facility use and given the number of existing arenas, barns, outbuildings and field fenced exercise area, the property cannot and does not support full scale farming operations.

As established in the current Clark County 2025 Update urban growth planning effort, Clark County continues strong population growth and trends for continued need for residential

housing. The subject property uniquely located adjacent to the existing Ridgefield City Limits and Urban Growth Boundary for 1/3rd a mile distance. The property is served by an urban Collector transportation system adjacent to its north boundary that provides direct, multi-modal connectivity through the existing warehouse employment district 900 feet west of the property and then continuing west to the existing Interstate 5 interchange.

For these reasons, the subject property does not meet the three criteria in Washington Growth Management Act for designation as agricultural resource land therefore the owner's respectfully request de-designation of their property.

THE PROPERTY & PARCEL SIZE

The subject property is located at 1613 NE 259th St, Ridgefield WA and is Clark County Property Identification Number 215139002 and is Lot 1 of Spring Estates Sub 97.

The property totals 43.14 acres in size. As per the Clark County Assessor, the subject site is the largest parcel when compared to those existing parcels adjacent to the west, south and east (see Exhibit 1) which range in size from the smallest at 1.62 acres to the larger parcel adjacent to the south which is approximately 39.5 acres in size.

Figure 1 Tax Assessor Map

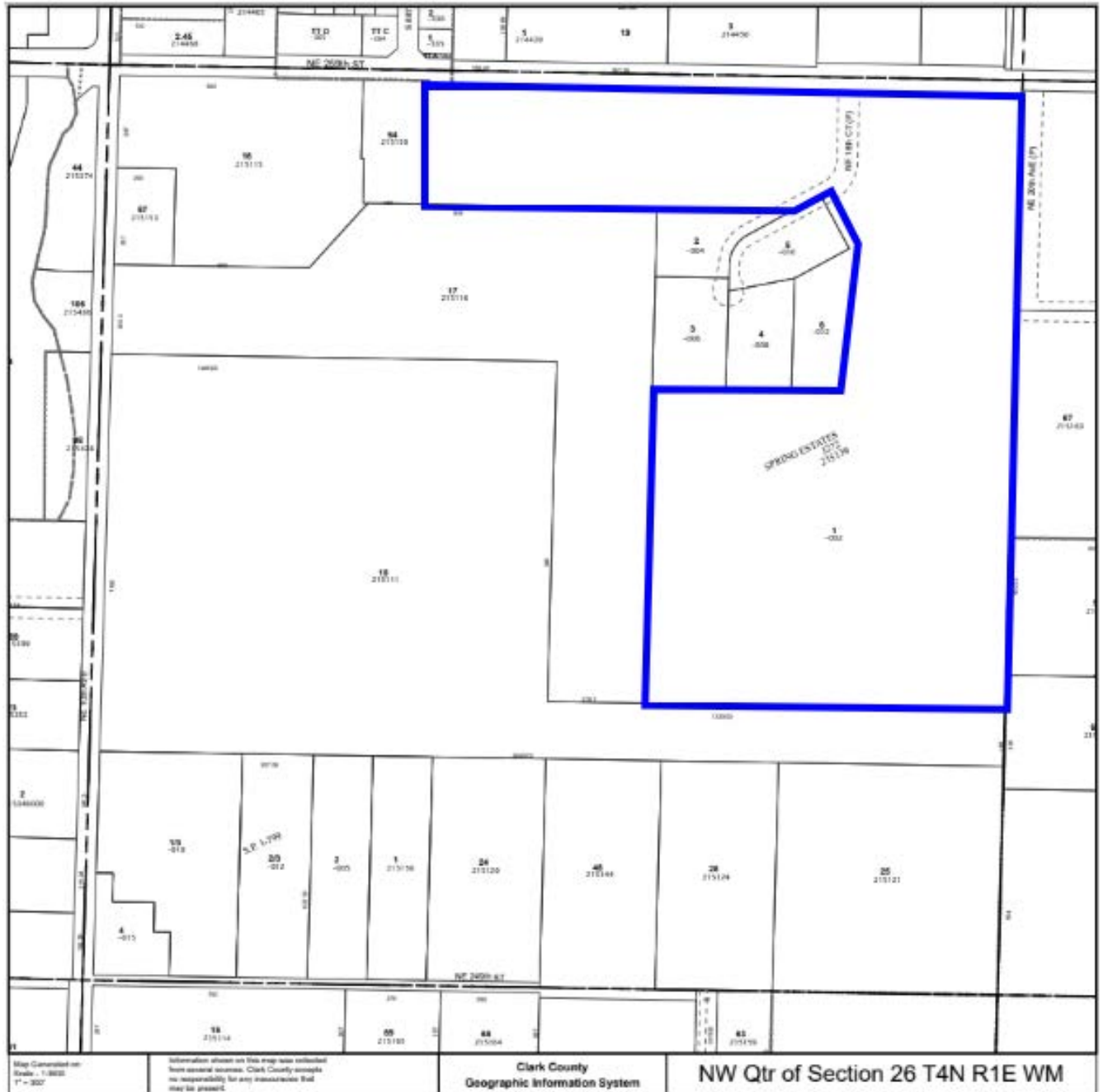
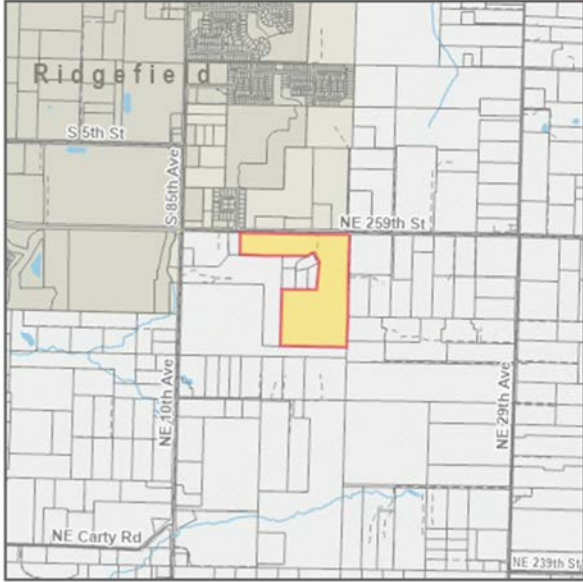


Figure 2 Property Fact Sheet

General Information	
Property Account	215139002
Site Address	1613 NE 259TH ST, RIDGEFIELD, WA 98642
Legal Desc	SPRING ESTATES LOT 1 43.14A SUB 97
Owner	HHF LLC
Mail Address	210 SW MORRISON STE 600 PORTLAND OR , 97204 US
Tax Status	Regular
Property Status	Active
Area (approx.)	1,879,178 sq. ft. / 43.14 acres
Section-Township-Range	NW 1/4,S26,T4N,R1E
Assessment (2024 Values for 2025 Taxes)	
Land Value	\$837,943.00
Building Value	\$564,907.00
Total Property Value	\$1,402,850.00
Total Taxable Value	\$1,402,850.00
Most Recent Sale	
Sale Date	08/23/2006
Document Type	D-QCD
Sale Number	0597503
Sale Amount	\$0.00
Administrative	
Jurisdiction	Clark County
Land Use Planning	
Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Agriculture-20 (AG-20)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	404.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a
Public Safety	
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO West
Schools	
School District Name	Ridgefield
Elementary School Attendance Area	South Ridge
Middle School Attendance Area	View Ridge
High School Attendance Area	Ridgefield
Transportation	
C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	2119
Utilities	
CPU Lighting Utility District	n/a
Last Street Sweeping	n/a
Sewer District	Rural/Resource
Waste Collection Provider	n/a
Water District	Clark Public Utilities

	
Environmental Public Health	
Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2
Wetlands and Soil Types	
Critical Aquifer Recharge Area	Category 1 Recharge Areas Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0216D 53011C0217D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeE Hydric / OdB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Watershed	Gee Creek
Sub Watershed	Gee Creek (Upper)
Wetland Class	R4SBC
Wetland Inventory	Presence
Geological Hazards	
Geological Hazard	Areas of Potential Instability Slopes > 15%
Liquefaction	Very Low to Low
NEHRP Class	C D
Slope Stability	
Development Moratorium	
	none
Cultural Resources	
Archaeological Probability	Moderate-High High
Archaeological Site Buffer	Yes
Historic Site	INV -
Habitat and Species Resources	
Habitat and Species Impacts	Yes
Species Area:	Waterfowl Concentrations
Adjacent to Species Area:	Waterfowl Concentrations
Riparian Habitat Area:	Fish Habitat Stream Seasonal Stream

The subject property currently contains site improvements and buildings involved with an equestrian facility use on the property, see Figure 3. This current iteration of equestrian use operated by the current owners has been on the property for over 20 years, see Figures 5-7.

Figure 3 Property Access Driveway onto NE 259th St.



Figure 4 Aerial Photo of Property



There are two natural drainageways traversing through the northwest area of the property (tree lined areas along both sides of arena buildings) which have been and continue to be protected from site development and equestrian use by the property owner.

Figure 5 Property in 2005 – Equestrian Use

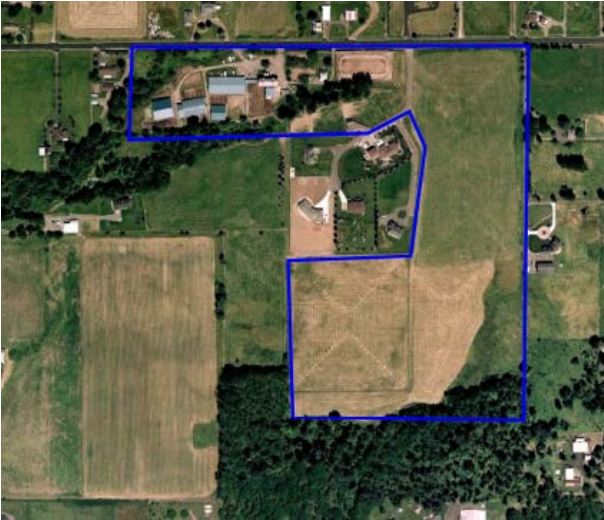


Figure 6 Property in 2011 – Equestrian Use



Figure 7 Property in 2023 – Equestrian Use



The property is Lot 1 of the Spring Estates subdivision and the remaining five lots in this subdivision are located within the “notch” area adjacent to the west property line of the property. Access to these five lots is provided via a paved street through the subject property via NE 18th Ct. which is an access easement, see Figure 8.

Figure 8
NE 18th Ct Located upon and through Property
(as seen from intersection with NE 259th St)

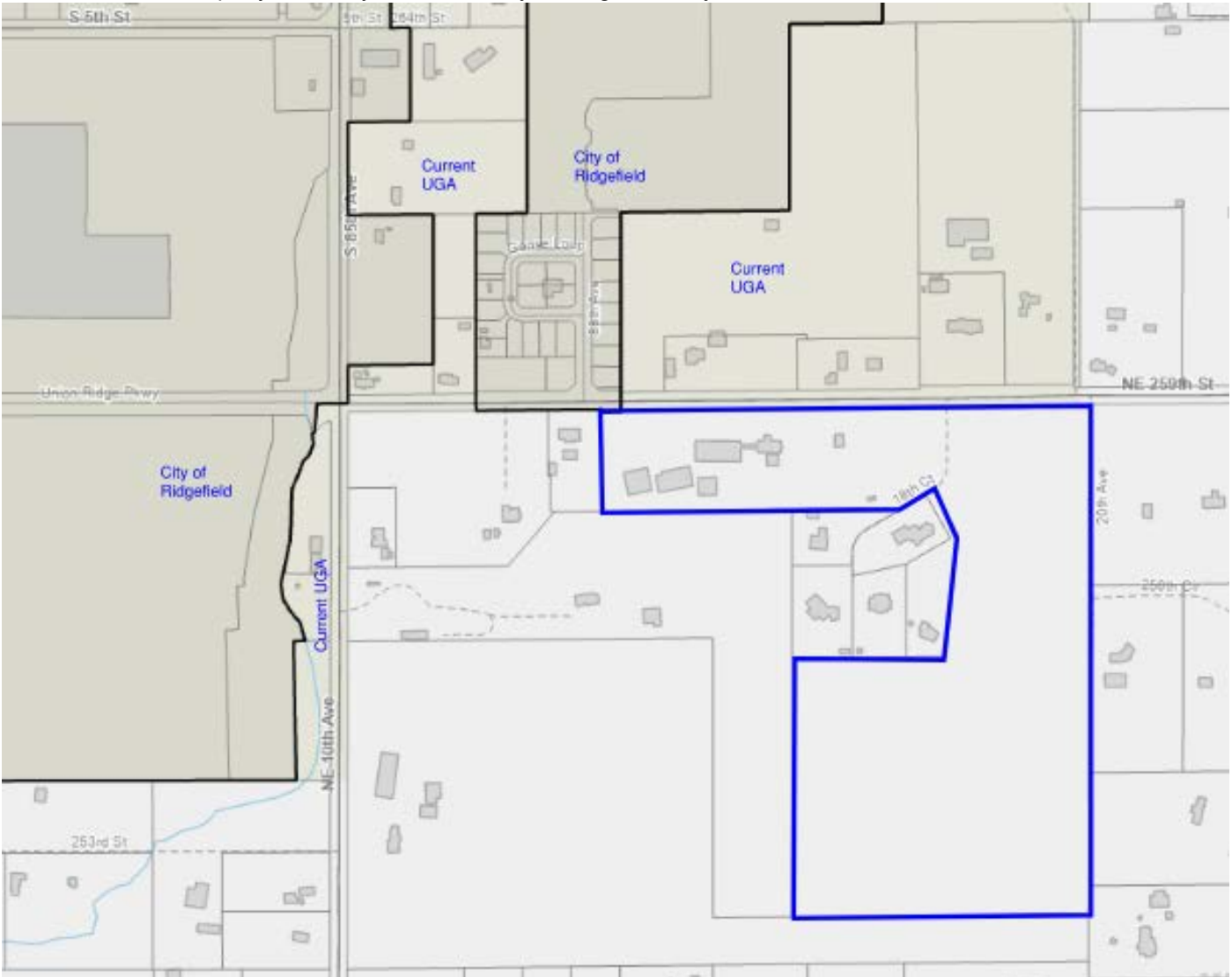


PROXIMITY TO URBAN GROWTH

The north boundary of the subject property is NE 259th Street and is approximately 1721 feet in distance. As per Figure 9, the entire north boundary of the subject property, approximately 1/3rd mile distance, is adjacent to the current Ridgefield Urban Growth Boundary. The properties north of NE 259th St. are located within the current Ridgefield Urban Growth Area.

To the west of the subject property, approximately 900' distance, NE 10th Ave. is the current Ridgefield Urban Growth Boundary. As per Figure 9, the northwest corner area of the subject property is adjacent to the existing Ridgefield city limits.

Figure 9
Property Proximity to Current City of Ridgefield City Limits and Urban Growth Area



Land Use Patterns and Surrounding Land Uses

The current Comprehensive Plan designation for the subject property is Agriculture. As per Figure 7, the area surrounding the subject property is a mix of urban and rural designations.

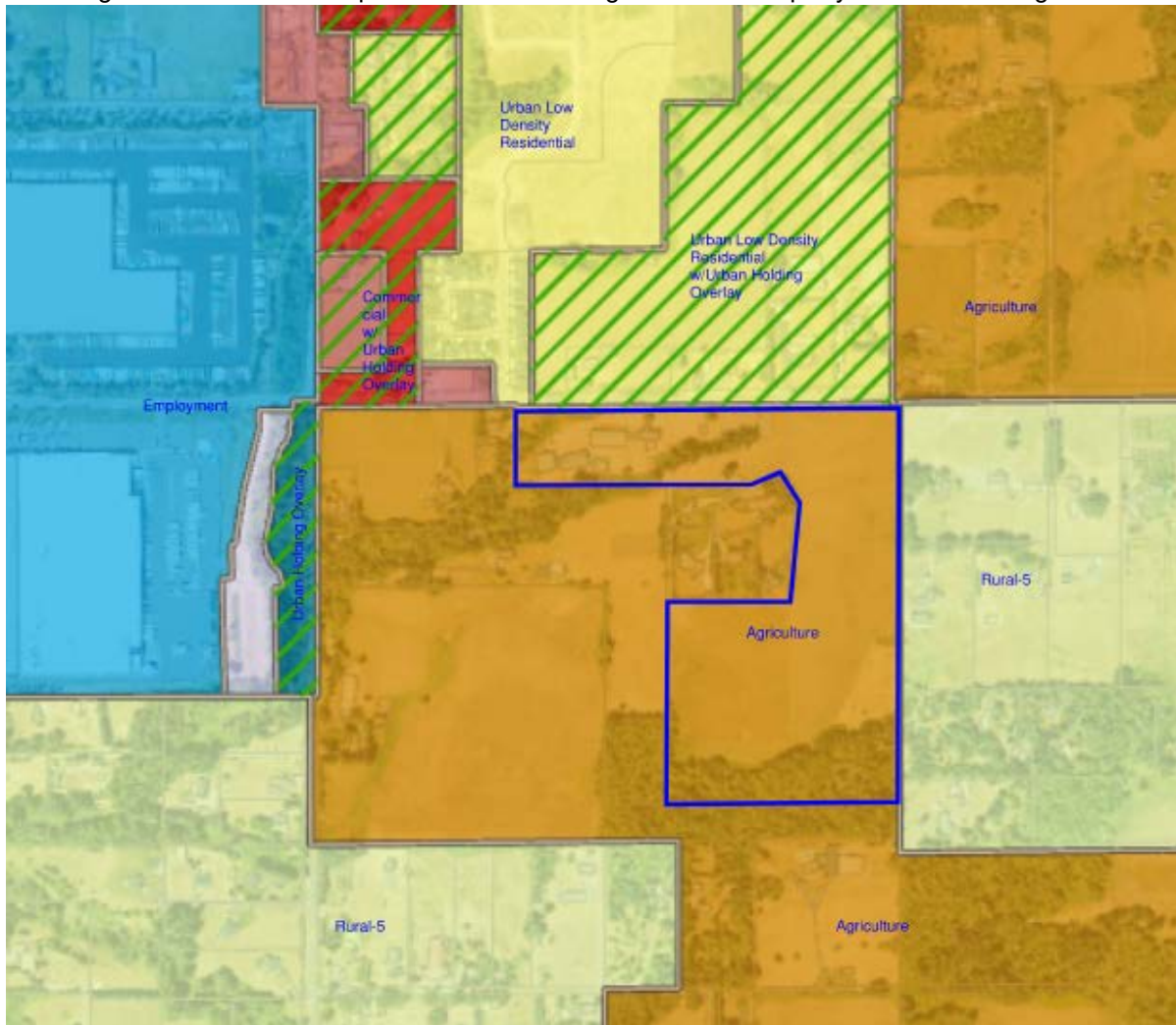
- Adjacent to the north the lands are designated Urban Low Density Residential and include a recent residential subdivision within the City of Ridgefield, as well as numerous properties that with the Urban Holding Overlay.
- To the east lands are designated Rural-5 and the properties contain residential homes on small acreage parcels consistent with the current Clark County zoning.
- To the south are lands designated both Rural-5 and Agriculture.

- To the west are five properties, two of which are over ten acres in size, that are designated Agriculture and these properties lie between the subject site and the properties designated Employment and bisected by NE 259th St. within the City of Ridgefield west of NE 10th Avenue.

Within less than four-tenths mile north of the subject site are lands lying within City of Ridgefield there are recently completed subdivisions with over 50 new residential homes and additional subdivisions currently under construction along S. 87th and S. 88th Avenues.

Based upon the subject property being adjacent to the current Ridgefield city limits and existing Urban Growth Areas, combined with the existing urban level residential subdivisions being developed in the immediate area and the existing equestrian center use of the subject property, the property is characterized by urban growth.

Figure 10 Current Comprehensive Plan Designations for Property and Surrounding Area



AGRICULTURAL PRODUCTION

According to the property owners, no commercial crops have been grown on the subject property since their acquisition in 2006, and further they have no knowledge of the properties use for commercial agriculture due to the well-established equestrian use, see Table 1 which documents ages of the house and several of the main equestrian buildings on the property. This property has been in equestrian use and not commercial agriculture.

Table 1 Existing Buildings on Site

Building	Year Built	Square Feet
Single Family Dwelling	1905	1,568
Covered Riding Arena	1990	11,200
Covered Round Pen Riding Area	1990	3,844
Stable Barn and attached storage structure	1930 1990	6,800 1,344
Barn and attached storage structure	1990	3,420 1,656
Equipment/Storage shed	1990	6,720

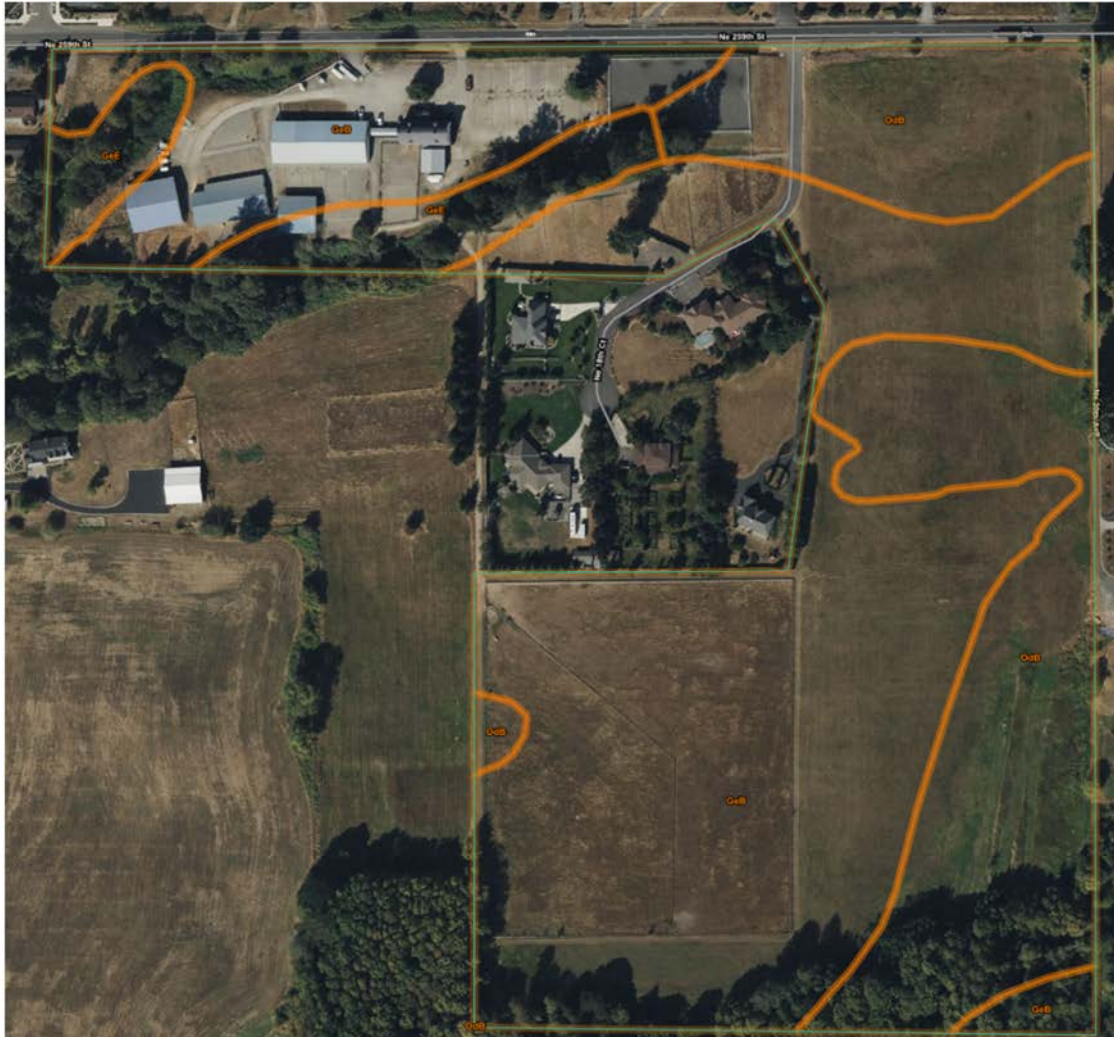
As per the aerial photo of property (Figure 4) and the current site photos on this page, the arenas, training areas, barns, stables, turnout runs, storage sheds and field fenced exercised areas, along with hay feed production and storage, continue to commit the property to equestrian use.



LAND CAPABILITY CLASSIFICATION

The subject property is predominantly two soils types, see Figure 11. One is Gee Silt Loam (GeB) that has land capability classification of Class III-e and the other is Odne Silt Loam (OdB) with classification of Class VI-w.

Figure 11 USDA Soil Classification



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GeB	Gee silt loam, 0 to 8 percent slopes	All areas are prime farmland	25.4	63.3%
GeE	Gee silt loam, 20 to 30 percent slopes	Farmland of statewide importance	2.8	7.0%
OdB	Oodne silt loam, 0 to 5 percent slopes	Prime farmland if drained	11.9	29.8%

PUBLIC FACILITIES & SERVICES AVAILABILITY

Being located adjacent to the existing Ridgefield Urban Growth Boundary along the entire north boundary, the subject property has the following public services availability:

1. Transportation - The entire north boundary of the subject property has frontage on, and takes access from, NE 259th Street. NE 259th Street is a designated Collector with Center

Turn Lane and Bike Lanes. With residential subdivisions and urban growth currently occurring on the north side of NE 259th Street, the subject site is well served with direct access of approximately 1721 feet of frontage on NE 259th Street.

2. Sanitary Sewer – Given the subject property is adjacent to the current Ridgefield Urban Growth Boundary along its entire north boundary, the existing public sanitary sewer is located adjacent to the northwest corner of the property.

Figure 12 Existing Sanitary Sewer



3. Public Water - There are two existing public water lines located in the NE 259th St. right-of-way and public water line in NE 18th Ct. that runs through the subject property. There is an existing fire hydrant on the north side NE 18th Ct. and on the north side of NE 259th St. at approximately the midpoint of the north boundary of the subject property.

Figure 13 Existing Public Water



- Stormwater – There are existing roadside surface water ditches along both sides of the NE 259th St and NE 18th Ct. through the subject property. In addition future onsite surface water will have the ability, after treatment and detention, to outfall to the drainageways traversing through the property.

Figure 14 Existing Stormwater



- Public service providers – Those additional service providers, including schools, parks, law enforcement, are detailed in Figure 2.

TAX STATUS

Given the well-established, long-term equestrian use of the subject property, the subject property is currently taxed at full market value by Clark County. As stated herein above, the property is not dedicated to commercial agriculture.

PROPERTY ADDRESS:	1613 NE 259TH ST RIDGEFIELD WA 98642		
ABBREVIATED LEGAL:	SPRING ESTATES LOT 1 43.14A SUB 97		
TAX AREA:	122005	TAX PAID IN 2023:	\$12,579.14
VALUE INFORMATION			
TAX YEAR	VALUE	% CHANGE VALUE	LEVY RATE
2023	\$1,376,342		9.0892099403
2024	\$1,334,956	-3.01%	8.7177759121

CONCLUSION

The subject property does not meet the three criteria of agricultural land in the Washington Growth Management Act and the property owner respectfully requests de-designation as agricultural land for their property at 1613 NE 259th Street:

- The property is characterized by urban growth.
- As a fully developed equestrian facility use, the property is not currently being farmed and is not economically feasible to be converted to farm use.
- The property does not have long-term agricultural significance. The subject property contains a well-established and long-running equestrian facility use. The expenses involved to remove the equestrian site improvements and convert the property to full agricultural use is not economically viable given the limit types of farming available on the property, primarily hay and grass.