

From: [Rebecca Messinger](#)
To: [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)
Subject: FW: Resolution 2025.03.xx
Date: Friday, April 11, 2025 2:05:22 PM
Attachments: [support letter Smith.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the below email and attachment re: the proposed resolution DEIS alternatives. Thank you.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Bob Smith <bsmith86049@gmail.com>
Sent: Friday, April 11, 2025 1:52 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>
Subject: Resolution 2025.03.xx

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 include our letter in the council meeting packet for April 15, 2025. We support the approval of this resolution for the timely completion of the countywide resource lands study for the comprehensive plan update.

Bob Smith
Smith Family Trust

April 11, 2025

Via Email

Rebecca.Messinger@clark.wa.gov

Clark County Council:

Chair Sue Marshall and Councilors; Michelle Belkot, Wil Fuentes, Matt Little, Glen Yung

Re: Support for Countywide Agricultural Study and Reject Resolution No. 2025-03-xx

Dear Councilors,

We are writing to express our strong support for the continuation of the countywide Agricultural (Resource Land) Study and to respectfully urge you to oppose Resolution No. 2025-03-xx as currently drafted. If adopted in its present form, this resolution would significantly hinder Ridgefield's ability to pursue thoughtful, long-term economic development—particularly in the area surrounding Exit 16 along the I-5 Corridor, referred to as the Discovery Corridor.

The Discovery Corridor, which stretches along I-5 from Washington State University Vancouver in Salmon Creek to the Ilani Casino in La Center, is a regional economic development initiative designed to attract both public and private investment. Advancing development in the North Ridgefield and La Center areas has required years of collaboration among cities and the port, and millions of dollars invested in infrastructure—all with the shared goal of capitalizing on this unique corridor.

While we respect and recognize the importance of protecting agricultural resources, we also have firsthand knowledge that the North Ridgefield Annexation Area and the area surrounding Exit 16—has no meaningful value for agricultural use. This conclusion was underscored by the site-specific studies previously provided by Johnson Economics. Historically, our land has never been farmed for agricultural purposes and remains infeasible to do so. Despite these facts, all land surrounding Exit 16 is still designated as agricultural under the Clark County zoning code—a designation that is outdated and inconsistent with both the infrastructure investment made in the area and the vision of the Discovery Corridor.

Ridgefield has clearly demonstrated its desire to grow in a strategic and sustainable manner. The Exit 16 area is ideally suited for commercial and industrial development: it is served by municipal utilities, features relatively flat topography, and enjoys immediate

access to a major transportation corridor. These attributes make it one of the most viable areas in the region for meaningful job creation and long-term economic vitality.

In recognition of this, the Ridgefield City Council approved two comprehensive plan alternatives that reflect these development goals. The Clark County Council subsequently accepted those alternatives and voted to conduct the environmental analysis required to evaluate them.

In December 2023, the Council made the prudent decision to initiate this countywide resource study. Reversing that decision now, as proposed in Resolution No. 2025-03-xx, would halt the required process and delay Ridgefield's ability to expand its UGA. By that time, the opportunity to incorporate this critical land into the city may be lost forever. By the time the next comprehensive plan update cycle occurs, the opportunity to incorporate this strategically located land into the city could be lost—along with the economic potential it represents.

We respectfully urge the Council to stand by your prior decision to complete the countywide resource land study. The future economic health of Ridgefield—and Clark County region—depends on forward-thinking land use decisions that reflect current conditions, infrastructure investment, and long-term regional goals.

We urge the Council to reject Resolution No. 2025-03-xx and stay the course on the countywide resource land study. Doing so will help secure Ridgefield's economic future and support balanced, responsible growth in Clark County.

Thank you for your time and thoughtful consideration.

Sincerely,

Robert W. Smith

Mark K. Smith

Dena L. Smith-Woon

Co-trustees Smith Family Trust