

From: [Jeffrey Delapena](#)
To: [Michele Wollert](#); [Cnty 2025 Comp Plan](#)
Cc: [Rebecca Messinger](#)
Subject: RE: Meeting with Judy Chipman yesterday: Important New Info
Date: Wednesday, May 7, 2025 10:32:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Michele,

Thank you for submitting these supplemental comments regarding the Ag Study for the Land Use Alternatives to be studied in the DEIS.

These will be entered into the Comprehensive Plan Index of Record.

Best regards,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



From: Michele Wollert <michelewollert@gmail.com>
Sent: Wednesday, May 7, 2025 10:29 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>
Subject: Meeting with Judy Chipman yesterday: Important New Info

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Good morning, Councilors:

Ridgefield City **Councilor Judy Chipman**, whom I have known for many years, offered to meet with me yesterday about the concerns I expressed to you in my email on 5/5/2025.

We talked for over 90 minutes and she gave me important information that has helped me better understand the history behind this controversy and what has contributed to the study's delay.

I also received a lengthy email from **Mayor Matt Cole** today, that expanded on the information Councilor Chipman shared with me.

Some of the information I received that inspired my opposition to Ridgefield's request was missing, inaccurate or misleading and I want to make sure you hear from me once more before your meeting this afternoon.

I knew that Clark County Council **unanimously approved** the Resource Lands Study on December 6, 2024, after Ridgefield and other cities advocated for evaluating some land use alternatives.

In March 2025, the County Council reversed course, **without notifying the cities that this reversal impacted**. In April, the Council voted 3–2 to move forward again. Now that decision is being debated again. All of this back-and-forth has caused at least **five months of delay**.

Blaming Ridgefield (and LaCenter) for this delay is not accurate.

There are some other inaccuracies I want to correct:

Ridgefield actually does have some multi-family projects that are moving through the permitting process right now. One is a senior living apartment complex on the East side of I-5 Exit 14 for residents 55+ which will **include affordable units**. Another multi-family project is planned for the NE corner of Royle and Pioneer which also will include affordable apartments.

The **Maul property (zoned AG)**, which the city hoped to study for future re-zoning, would provide an optimal location for a **new station for Clark Cowlitz Fire and Rescue**. The property is located near schools and housing, which are currently about 8-10 minutes away from the only fire station in Ridgefield, located on the east side of I-5 Exit 14. I believe Councilor Clyde Burkle described the need for a second fire station to you in his public comments at your April 15 meeting. The Maul property would be a candidate to

site this station. I am attaching a screenshot of the map that shows the Maul property outlined in blue and its proximity to schools and housing on Ridgefield's South side.

Some of you have known me for years and know that **I do not contact you often**. When I do, it's usually after I have studied the issue of concern in great detail.

In this case, I acted precipitously based on partial information to get my message to you quickly. **I no longer oppose Ridgefield's request for the land use study** and hope you consider the information I provided here to make a fully informed decision.

Thank you.

Michele Wollert
Ridgefield

Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground. [\[More\]](#)

