

**From:** [Jeffrey Delapena](#)  
**To:** [Gerald Jones](#)  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** FW: Jones Ridgefield Property - Parcels 212566-000, 986047-199, and 212590-000  
**Date:** Monday, April 27, 2026 8:26:00 AM  
**Attachments:** [ClarkCountyApril272026PublicHearing.docx](#)  
[ResumeGeraldJones.doc](#)  
[GeraldJonesUSAFStaffSergeant.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Gerald & Beverly,

Thank you for your comments regarding the Council Hearing to select the Preferred Alternative for the 2025 Comprehensive Plan.

I am forwarding to additional members of Staff, including the Council's office ahead of today's Hearing. This will also be added to the Index of Record.

Best regards,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Gerald Jones <zocaloranch1484@outlook.com>  
**Sent:** Friday, April 24, 2026 5:38 PM  
**To:** Sue Marshall <Sue.Marshall@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>  
**Cc:** Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; christine.cook@clark.wa.gov; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; steve.stuart <steve.stuart@ridgefieldwa.us>; Claire Lust

<claire.lust@ridgefieldwa.us>; Bremer, LeAnne M. <leanne.bremer@millernash.com>; Gerald Jones <zocaloranch1484@outlook.com>; Gerald Jones <zocaloranch1484@outlook.com>

**Subject:** Jones Ridgefield Property - Parcels 212566-000, 986047-199, and 212590-000

**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 refer to the enclosed documents in regard to our request to rezone our farm into the City of Ridgefield for residential housing.

Thank each of you In Advance

Gerald and Beverly Jones

360-601-5764

email [zocaloranch1484@outlook.com](mailto:zocaloranch1484@outlook.com)

FROM: Gerald and Beverly Jones

Date; 4/24/26

TO: [sue.marshall@clark.wa.gov](mailto:sue.marshall@clark.wa.gov) [michelle.belkot@clark.wa.gov](mailto:michelle.belkot@clark.wa.gov) [wil.fuentes@clark.wa.gov](mailto:wil.fuentes@clark.wa.gov)  
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[LeAnne.Bremer@MillerNash.com](mailto:LeAnne.Bremer@MillerNash.com)

Subject: Jones Property, Ridgefield WA – Parcels 212566-000, 986047-199 and 212590-000

My wife Beverly and I own the above Ridgefield parcels. WHO ARE Beverly and Gerald Jones? What's their history with Ridgefield, WA?

For Information purposes, I am enclosing a photo of Gerald Jones just before I received an Honorable Discharge from the United States Air Force, with a copy of my resume.

Gerald was born in Tattnell County, Georgia, and as a child worked on our family 40-acre farm. My parents grew corn, tomatoes, cantaloupe, watermelons, cumpers, cotton, sugar cane, and tobacco. At that time, my father farmed with a mule and neighbors shared the expense of a small ford tractor. At that time children could work in the fields with chores they could perform. As a child, I rode a mule pulling a sled full of tobacco leaves to curing in a tobacco barn. I picked corn, cotton, tomatoes, watermelons, and cumpers. My family raised pork, and beef for personal consumption. The money I earned as a farm child was used to buy school clothes, etc. As a child, I can remember when electricity was installed in our part of the state on the farm. Due to economies of scale, and unprofitable farming, my father had to sell the farm and got employment with the State Highway Department. We moved to town. We were poor but never had a lack of food or clothing since we received handed down clothing from older relatives. While in high school, I worked in a Rexall Drug store – dusting shelves, mopping floors, washing windows, soda fountain, etc. After high school graduation, I enlisted in the US Air Force. My wife Beverly was born in Colorado where she grew up working in a green house in Fort Collins, Co. We have been married for 60 years.

In 1987, after working at Safeway Stores, Gerald took a job with Fred Meyer in Portland, OR in their IT department. At that time, Fred Meyer had around 100 stores, and Walmart had only two stores like a Fred Meyer store. Fred Meyer had separate systems for Grocery, soft goods, hardlines, jewelry, and customers had to check merchandise out on separate cash registers; Walmart had the same issue with their **two** stores. We visited Walmart in Bentonville, AR, with IBM to figure a way to use one cash register system for all products. In addition to this issue, Fred Meyer had sincere needs for improved HR/Payroll, Distribution,

Rick Management, etc. systems. My VP supervisor first got fired, then I got fired, and other VP's in Grocery, Advertising, Hardlines were fired, because consultants told the Fred Meyer Board they could deliver the new systems faster than we projected. It turned out the consultants were later fired by KKR (Steve Burd). Steve Burd eventually became the CEO of Safeway Stores.

We bought our farm while working at Fred Meyer. After we bought the farm, we had a leaky roof and had to replace it while I had no job. After Fred Meyer, I continued to work in the information systems area as my resume documents. On the Ridgefield farm, we initially raised dairy calves and sold them back to the local dairies. We bought the calves, and another person raised the calves, but he had a full-time job with Freightliner in Portland. We hired someone to cut the hay and shared in the meager profit from the calves and hay. Later, we leased the farm to a berry farmer in Woodland, WA that farmed around 300 to 400 acres in Oregon, and Washington. This farmer provided housing to seasonal workers at his Woodland, WA farm. He had all the equipment, tractors, trailers, sprayers, refrigerated 40 foot trailers, big rigs, excavators, dozers, dump trucks, combines for wheat and oats, grass fescue seeds/hay. Some years he would make a profit, and some he would lose money.

Since retiring in 2004, I have met with several City and County representatives asking how we can get our land zoned into the city. I will not elaborate on the frustrating feedback received. Due to the frustration, we hired legal representation from LeAnne M. Bremer, P.C., with the Miller Nash LLP firm to guide us through this process. LeAnne will represent us at the April 27<sup>th</sup>, 2026 meeting.

It seems very reasonable that our property should be approved for residential housing, especially when we are directly across the road from the new Ridge Elementary School scheduled to open this fall. We sold this parcel to the school district at a bargain price per acre. The road has two street names (279<sup>th</sup> on our side of the road), and 10<sup>th</sup> street (on the school side) of the road. This road has all the services – sewer, water, natural gas, new electric power lines, fire station within ¼ mile, etc., necessary to support residential housing.

While working at Safeway, we bought a 300-acre tree farm in Tattnall County, GA where the timber crop had been cut. We re-planted the land. My father and our son did most of the re-planting of pine trees for paper fiber, and power poles – depending on the tree species. After my father passed away, we sold the tree farm and bought the Ridgefield 27 acres that we sold to the Ridgefield School district.

**WA FARMLAND ECONOMICS.** Our 2025 Clark County property tax on the farm was \$10,645.24 (this includes buildings and land) and the 2025 farmland income/rent we

received was \$3,800 for the thornless blackberries and hay. **The farm income we received paid 35.7% of the property tax.** Due to the age of the berries, these berries will not be farmed for 2026 year, and I cannot find a farmer that wants to farm the land (with the exception of a 7x year old Woodland man that has the hay equipment and he farms the hay on the 65<sup>th</sup> Ave hospital land. We shared the hay income for 2025 that he farmed. For the 2025 hay crop, I received \$800 as a share of the net income, (and I paid for the fertilizer and chemical spray that he applied with his equipment and diesel fuel). If I bought the hay equipment necessary to farm and cut hay, it would take about 12 years to recover the cost of the equipment based on the number of bales and price per bale we receive. I received a written detailed price from Clark County Tractor required for hay farming. Labor, fertilizer, diesel, insurance, storage, equipment cost depending on the type of farming is prohibitively expensive.

We own cattle grazing land in another state – where we lease the land for winter grazing when the grass is green, and water is available in the streams. The cows and calves are moved to higher elevations during the summer months for water and grazing reasons. We have leased this land to the same family for about 20 years. The 2025 income we received for this lease was \$8500, and the county property tax was \$6,240. Again, not enough income to live without another source of income, but we are doing our part in providing food to America. AND, the income received pays for the property tax.

My wife and I are in our mid 80;s. We are too old to start farming and cannot find anyone willing to invest in the land for farming, or lease it to farm. My resume tells the story as to how we earned income to support our family, and investments. My wife worked as a secretary, and teacher assistant and she was the family CEO raising our two children while I worked and traveled away from home.

Due to health conditions, Beverly and I will not be able to attend the Clark County meeting on April 27<sup>th</sup>, 2026. Due to the appreciated legal advice we received from LeAnne Bremer, we feel we have submitted the complete and necessary requirements for County and City to approve our request.

We realize the task required by the City and County for this process is not simple, but we respectfully request the County support our request based on the documentation submitted by our attorney LeAnne Bremer of MillerNash dated 4/24/26, and the 4/23/2026 documentation submitted by Steve C. Morasch, Attorney at Law with Landerholm Legal Advisors.

Thanking each of you in advance,

Gerald and Beverly Jones 360-601-5764, Email zocaloranch1484@outlook.com



## GERALD DEWITT JONES

Phone: 360-601-5764; Email zocaloranch1484@outlook.com

**CURRENT STATUS:** Retired 11/06/2004.

### **EDUCATION AND TRAINING:**

BS - Business Administration - Finance (Class of 1969), University of Colorado, Boulder, Colorado 80309.

U.S. Air Force, Air Defense Command, Colorado Springs, Colorado. Honorable Discharge on 4/6/66 as Staff Sergeant. One year experience in Engineering (issuing contracts); three years and nine months experience in Personnel Systems.

Thirty-two years experience in Accounting, Finance, and Information Services (analyst / development, and project management).

### **EMPLOYMENT HISTORY:**

**1/3/2001**                      **Safeway Inc.**  
**to present**                      **V.P. Finance, Norcal Division – 250 Store Division**  
**Retired 11/06/2004**

**1/2/2000**                      **Safeway Inc. (Safeway purchased Dominicks- We installed Safeway**  
**computer systems in the Dominicks stores, Distribution, and Back Stage areas; with help**  
**from various Safeway employees from various Safeway Divisions in the United States**  
**to 1/03/2001**                      **V.P. Finance, Dominick's – 115 Dominicks Stores**

**3/3/1997**                      **Safeway Inc.**  
**to 12/1999**                      **V.P. Finance, Norcal Division – 250 Store Division**

Supervise Directors responsible for Financial Planning/Accounting, Risk Management, Security, and Industrial Engineering. Coordinate with Third Party Distribution Center operator. Interface with two V.P. Retail Operations, V.P. Merchandising Manager, and Division President on the operation of the Norcal Division. Primary interface with all internal and external auditors.

**8/96 to 3/97**                      **Safeway Inc**  
**Corporate - Director Asset Finance**

Managed Asset Finance for Safeway Inc. Prepared various analysis; repurchased real property; arranged financing for various notes; re-purchased bonds, etc. Determined lease vs buy decisions.

**7/92 to 7/96**                      **SAFEWAY INC, 47400 Kato Road, Fremont, CA 94538**  
**Position: Northern California Division Controller (253 stores).**

Supervise two accounting managers, Allowance Auditor Manager, Financial Planning Manager, Office Services Manager, and In-Store Auditors. Obtained savings of \$5.1 million in 1994; and \$3.1 million in 1995. We improved accuracy and timing for closing books from the second Tuesday after the four week close to the first Thursday providing management with more timely data to run the business, using less resource.

**7/90 to 8/92**                      **SAFEWAY INC, 4th & Jackson Streets, Oakland, CA 94660**  
**Position: Special Projects - Retail Accounting Division.**

Provide staff support to the Retail Accounting Division Manager. Worked on special projects with high risk and high payback.

**9/89 to 7/90**                      **FOOD SERVICES OF AMERICA, 18430 E. Valley Hwy. Kent, WA 98032**  
**Position: Application Development Manager.**

