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Subject

Hearing on preferred land use alternative for comprehensive plan update

Date of Hearing

Mon, 04/27/2026

Comment

Testimony of Jim Maul

April 27, 2026

1. County Council and Staff. Thank you for your service.

- My name is Jim Maul.

2. My brother and I own the property commonly referred to as the “Maul Property.” The property is included in the City of Ridgefield’s preferred use alternative. Our property is only a little over 10 acres and is surrounded by the City of Ridgefield. It has never been, and will never be used for economically viable agriculture. This is supported by information provided to you by the City and me previously.

We appreciate the County completing the Agricultural Land Survey. Unfortunately, the designation of the Maul Property as “prime agricultural land” is not supported by any factual basis and is the result of limited assumptions made in completing the study.

Under Washington state’s Growth Management Act, lands considered for agricultural designation are based on three core factors:

- Not already characterized by urban growth.

- Used or capable of being used for agricultural production.
- Long-term commercial significance for agriculture.

The Maul property fails on all three of these core factors:

Urban growth

- o The property and surrounding area are urban in character and not conducive to agricultural uses. The property is a donut hole and completely encompassed by the city of Ridgefield.
- o Our property is bounded by and immediately adjacent to existing or planned subdivisions, the Ridgefield combined middle and elementary school campus, and the Ridgefield Sports Complex.
- o The property is directly influenced by the Carty Road and Gee Creek Plateau Subarea Plans. Exclusion of the property from the thoughtful development considered by these plans is economically and socially detrimental to the City of Ridgefield and surrounding area.

Our property forms the corner of Carty Road and Hillhurst Road. A roundabout is planned for that busy and getting busier intersection.

Soil Type

- The characterization of the property as prime agricultural land is based on mapped soil characteristics that are only partially present on the property. Almost half of the property is underlain by dense, poorly drained clay soil, not suitable for crops or grazing. If you are familiar with Ridgefield clay soil and its use in making brick, you know what I am talking about. This reduces the “viable area” that could be used for any kind of agricultural purpose.

Economic Viability

The small size of the property makes it economically infeasible and non-viable for any agricultural use. The “viable area” is even further reduced in size because of unsuitable soil conditions.

3. I strongly urge the Council to support Ridgefield’s preferred alternative and allow the Maul property to be brought into Ridgefield’s urban growth boundary.

Thank you

James J. Maul

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