From: Jeffrey Delapena
To: Darlene Ferretti; Cnty 2025 Comp Plan; Oliver Orjiako
Cc: James D. Howsley; Rebecca Messinger
Subject: RE: Letter to Clark County re Characterized by Urban Growth
Date: Friday, October 2, 2026 11:57:00 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Hello Darlene,

Thank you very much for submitting Jordan Ramis' comments related to the 2025 Comprehensive Plan update.

Confirming this has been received and will be added to the Comprehensive Plan Index of Record.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Thursday, October 1, 2026 4:36 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@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>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; James D. Howsley <jamie.howsley@jordanramis.com>
Subject: Letter to Clark County re Characterized by Urban Growth

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.

Good afternoon,

Please see attached letter dated today from Mr. Howsley. Please confirm receipt.

Thank you,
Darlene

Darlene Ferretti | Legal Assistant
Direct: (503) 598-5551

JORDAN RAMIS

1211 SW Fifth Ave, Suite 2700
Portland OR 97204

jordanramis.com | (888) 598-7070
Portland | Bend | Vancouver WA



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JORDAN RAMIS

Jamie D. Howsley
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October 1, 2026

VIA EMAIL

Clark County Community Planning
c/o Oliver Orjiako, Community Planning Director
1300 Franklin Street
Vancouver, WA 98660
Email: oliver.orjiako@clark.wa.gov
comp.plan@clark.wa.gov

Re: 2025 Comprehensive Plan Periodic Update – Supplemental Submission in Support of Site-Specific Request: APNs 216491000 and 216473000 (NW Hillhurst Road and NW Carty Road); Inclusion in City of Ridgefield UGA; AG to Commercial / AG-20 to General Commercial (GC)

Dear Mr. Orjiako:

I. Introduction

This office represents the owners of two parcels in unincorporated Clark County, identified as Assessor parcel numbers 216491000 and 216473000 (collectively, the "Property"). On February 14, 2024, we submitted a site-specific request asking Clark County (the "County") to (1) include the Property in the City of Ridgefield urban growth area ("UGA"); (2) change the Property's Comprehensive Plan designation from Agriculture (AG) to Commercial; and (3) change the Property's zoning from Agriculture-20 (AG-20) to General Commercial (GC), with no overlay. That request is attached as Exhibit A.

We submit this letter and the enclosed exhibits to be included in the record as part of that request. They show that the Property is "characterized by urban growth" under the Growth Management Act, chapter 36.70A RCW. The Property is surrounded on all sides by the Ridgefield UGA and the City of Ridgefield. It is located entirely within the Clark Regional Wastewater District, the Ridgefield Water District, and the Ridgefield School District, and it sits directly across the street from View Ridge Middle School and Sunset Ridge Intermediate School in an area that is fully urbanized. The following exhibits are enclosed:

- Exhibit A – Site-Specific Request Letter dated February 14, 2024.
- Exhibit B – GIS Fact Sheet for the Property.
- Exhibit C – Windshield Surveys, Cities of La Center and Ridgefield (September 14, 2026).

II. The Property

The Property consists of two parcels in unincorporated Clark County, located at the corner of NW Hillhurst Road and NW Carty Road in Ridgefield. APN 216473000 abuts NW Hillhurst Road on its west side, and both parcels abut NW Carty Road on their north side. The Property is surrounded on all sides by land within the Ridgefield UGA and the City of Ridgefield. Current and historical aerial images of the Property, along with maps of the Ridgefield UGA boundary, are included in the GIS Fact Sheet attached as Exhibit B. Each parcel is designated Agriculture (AG) on the Comprehensive Plan map and zoned Agriculture-20 (AG-20). The parcels are:

- APN 216491000 – no situs address; 1.03 acres
- APN 216473000 – 23511 NW Hillhurst Road, Ridgefield; 10.47 acres

The Property is surrounded by urban development, including the Ridgefield school campus directly across the street and a large residential subdivision. Nearby parcels are zoned for commercial, residential, and industrial uses. Because of this surrounding development, it is functionally difficult, if not impossible, to use the Property for commercial agriculture.

III. Why the Property is Characterized by Urban Growth

Under the Growth Management Act, land is "characterized by urban growth" if it has urban growth on it, or if it is "located in relationship to an area with urban growth on it as to be appropriate for urban growth." RCW 36.70A.030(49). The Property meets this standard. It is surrounded on all sides by the Ridgefield UGA, it is already within the sewer, water, and school districts that serve the City, and it sits in an area that is fully urbanized.

A. The Property is surrounded by the Ridgefield UGA.

As shown in the GIS Fact Sheet (Exhibit B), the Property is surrounded on all sides by land within the Ridgefield UGA and the City of Ridgefield. It is effectively an island of “agricultural” land inside the UGA. Including the Property would not expand the UGA into rural or resource land or create leapfrog development. It would simply fill a gap in the existing boundary.

B. Urban services are available to the Property.

The Growth Management Act defines "urban governmental services" to include storm and sanitary sewer, domestic water, fire and police protection, and public transit. RCW 36.70A.030(48). Clark County GIS data show that these services already serve or are available to the Property (Exhibit B):

- Sanitary sewer: Both parcels are located entirely within the Clark Regional Wastewater District.
- Water: Both parcels are located entirely within the Ridgefield Water District.

- Stormwater: The County's storm sewer system extends along NW Hillhurst Road and NW Carty Road. APN 216473000 abuts NW Hillhurst Road on the west, and both parcels abut NW Carty Road on the south.

- Fire: The Property is within an existing fire station response boundary and is approximately 0.5 miles from a planned fire station.

- Schools: Both parcels are located entirely within the Ridgefield School District, and the Property is directly across the street from View Ridge Middle School and Sunset Ridge Intermediate School.

- Transit: C-TRAN bus service is available on Pioneer Street and at the Ridgefield Costco, approximately 2 miles away.

Because the Property is already within the sewer, water, and school districts that serve the City of Ridgefield, it falls squarely within the areas the GMA prioritizes for urban growth: "areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development," or, at a minimum, areas "that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services." RCW 36.70A.110(3).

C. The surrounding area is developing at urban intensity.

The Property is surrounded by urban development. Directly across the street is the Ridgefield School District campus, including View Ridge Middle School and Sunset Ridge Intermediate School, and the Property also borders a large residential subdivision. Nearby parcels are zoned for commercial, residential, and industrial uses.

On September 14th, 2026, we conducted windshield surveys of recent development in the City of Ridgefield (Exhibit C). The photographs show:

- Paradise Pointe neighborhood, Ridgefield: extensive residential construction along Paradise Avenue, N 12th Way, N 15th Way, N 16th Way, N 43rd Avenue, and N 18th Circle; existing homes and a neighborhood park (Storybrook Hollow Park); and a builder's sign on NW 289th Street advertising new homes. This neighborhood is approximately 2.3 miles north of the Properties.

- Costco and N 56th Place, Ridgefield: the new Costco store, parking lot, and gas station; new commercial buildings for lease; new businesses including In-N-Out and Dental Care of Union Ridge; and ongoing construction at the N 56th Place / Pioneer Canyon Drive roundabout. This area is approximately 2 miles from the Property.

This is the kind of development the GMA describes as urban growth: the “intensive use of land for the location of buildings, structures, and impermeable surfaces.” RCW 36.70A.030(49). New homes, streets, parks, and commercial centers surround the Property.

IV. Conclusion

The Property is characterized by urban growth. It is surrounded on all sides by the Ridgefield UGA and the City of Ridgefield. It is already located entirely within the Clark Regional Wastewater District, the Ridgefield Water District, and the Ridgefield School District, and it abuts roads served by the County's storm sewer system. It sits directly across the street from View Ridge Middle School and Sunset Ridge Intermediate School, next to a large residential subdivision, in an area that is fully urbanized, as the County's GIS data (Exhibit B) and our windshield surveys (Exhibit C) show.

For these reasons, we respectfully request that the County (1) include the Property in the City of Ridgefield UGA; (2) change the Property's Comprehensive Plan designation from Agriculture (AG) to Commercial; and (3) change the Property's zoning from Agriculture-20 (AG-20) to General Commercial (GC), with no overlay.

Please include this letter and its exhibits in the record for the 2025 Comprehensive Plan Periodic Update. Thank you for your consideration.

Sincerely,

JORDAN RAMIS PC

James D. Howsley

Jamie D. Howsley
Admitted in Oregon and Washington

Exhibits:

A – Original Site-Specific Request dated February 14, 2024.

B – GIS Fact Sheet.

C – Windshield Survey, City of Ridgefield (September 14, 2026).

JORDAN RAMIS

Jamie D. Howsley
jamie.howsley@jordanramis.com
WA Direct Dial: (360) 567-3913
OR Direct Dial: (503) 598-5503

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Portland, OR 97204
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February 15, 2024

VIA EMAIL ONLY

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1300 Franklin St.
Vancouver, WA 98660

E-Mail: Oliver.Orjiako@clark.wa.gov
Rebecca.Messinger@clark.wa.gov

Re: ***Site-Specific Urban Growth Area, Zone, and Comprehensive Plan Designation Changes***

Dear Chair Bowerman, Councilors Belkot, Marshall, Medvigy, and Yung:

Our office represents the owners of parcels with property identification numbers 216491000 and 216473000 (the "Properties"), which are all located along NW Hillhurst Road and NW Carty Road in Ridgefield. This letter is written to respectfully request that Clark County (the "County") include the Properties in the Ridgefield Urban Growth Area, and approve zone and comprehensive plan designation changes for the Properties. Letters from the property owners are included authorizing Jordan Ramis PC to represent their request for these changes.

The Properties currently have the Comprehensive Plan designation of AG, and a corresponding Zoning designation of Agriculture-20 (AG-20). Importantly, the Properties are surrounded on all sides by the land that is located within the Ridgefield Urban Growth Area and annexed to the City of Ridgefield. Additionally, the Properties are completely surrounded by clear signs of urbanization including an adjacent school campus and large residential subdivision. Nearby parcels are zoned for commercial, residential, and industrial uses. Due to the immediately surrounding area, it appears that the current zoning and comprehensive plan designation do not align the Properties as it is functionally difficult or near impossible to use them for intense agricultural purposes.

For these reasons, we request that the County harmonize the applicable criteria for the Properties and change the zoning to General Commercial with a commercial general plan designation and no overlay. Either one will facilitate the development of the Properties in a manner that will in turn support the creation of much needed jobs and mixed-use housing in Clark County.

These site-specific requests are submitted for consideration during the current Comprehensive Plan Periodic Update 2025 (the "2025 Plan") in compliance with Clark County Unified Development Code (CCC) 40.560.010. We respectfully request the County make the aforementioned changes to the Property because they are ideally situated to help spur housing development.

We have attached the following exhibits for reference:

Exhibit A – Map Identifying the Properties

Exhibit B – Letter of Authorization from the property owners

Once the 2025 Plan update schedule is finalized, we intend to submit a detailed narrative in support of this request, addressing the criteria of the Growth Management Act (GMA), CCC, and Clark County's 20-Year Comprehensive Plan.

Thank you for your consideration of this request.

Very truly yours,

JORDAN RAMIS PC

James D. Howsley

Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Ezra Hammer, Jordan Ramis PC

Exhibit A – Maps Identifying the Property

Parcel 216491000

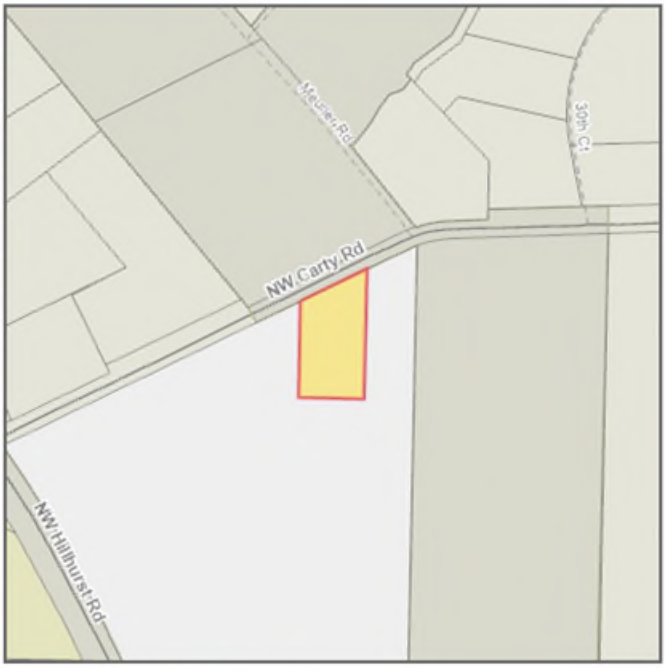
Property Fact Sheet for Account 216491000 — February 14, 2024

General Information	
Property Account	216491000
Site Address	
Legal Desc	#49 SEC 32 T4N R1EWM 1.03 A
Owner	MAUL JAMES J & MAUL JOHN C
Mail Address	PO BOX 488 RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	44,867 sq. ft. / 1.03 acres
Section-Township-Range	NE 1/4,S32,T4N,R1E

Assessment (2023 Values for 2024 Taxes)	
Land Value	$244,941.00
Building Value	$0.00
Total Property Value	$244,941.00
Total Taxable Value	$244,941.00

Most Recent Sale	
Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
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	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a
Public Safety	
Burning Allowed	No
EMS Response Area	AMR



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 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0212D 53015C1015G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Watershed	Gee Creek
Sub Watershed	Gee Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Parcel 216473000

Property Fact Sheet for Account 216473000

February 14, 2024

General Information	
Property Account	216473000
Site Address	23511 NW HILLHURST RD, RIDGEFIELD, WA 98642
Legal Desc	#31 SEC 32 T4N R1EWM 10.47 A
Owner	MAUL JAMES J & MAUL JOHN C
Mail Address	PO BOX 488 RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	456,073 sq. ft. / 10.47 acres
Section-Township-Range	NE 1/4,S32,T4N,R1E

Assessment (2023 Values for 2024 Taxes)	
Land Value	$617,268.00
Building Value	$368,330.00
Total Property Value	$985,598.00
Total Taxable Value	$985,598.00

Most Recent Sale	
Sale Date	09/13/2018
Document Type	D-QCD
Sale Number	794247
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	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a
Public Safety	
Burning Allowed	No
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue



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 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0212D 53015C1015G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Flume Creek Gee Creek
Sub Watershed	Flume Creek Gee Creek (Upper)
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

54364-77045 4880-4401-2453.1

Exhibit B
Letters of Authorization from Property Owners

[See Attached]

JORDAN RAMIS

PACWEST, 27th Floor
1211 SW Fifth Avenue
Portland, OR 97204
T (503) 598-7070
F (503) 598-7373

LETTER OF AUTHORIZATION

We, the undersigned, are the owners of record for the real property with Property Identification Numbers 216491000 and 216473000 (the "Properties"). We hereby authorize Jordan Ramis PC, and its counsel, to file any and all required applications, documents, and correspondence with the relevant Washington State, Clark County, and local authorities to request that Clark County change Urban Growth Area, zoning, and comprehensive plan designation for the Properties.

Signature: _____
John Maul

Date: 2-15-2024

Signature: _____
James Maul

Date: FEB 15, 2024

54364-77045 4889-3621-9557.1

APN 216491000 and 216473000

City: Ridgefield
Property address: 23511 NW Hillhurst RD, Ridgefield, WA 98642 / no situs address
Property identification numbers: 216491000 and 216473000

Current comprehensive plan designation: AG
Current zoning plan designation: AG-20

Requested comprehensive plan designation: Commercial
Requested zoning plan designation: General Commercial (no overlay)

Existing Urban Services

- Sewer – Both tax lots are located entirely within the Clark Regional Sewer District.
- Water – Both tax lots are located entirely within Ridgefield Water District.
- Stormwater – GIS map shows that storm sewer extends off Northwest Hillhurst Rd and Northwest Carty Rd; APN 216473000 abuts Northwest Hillhurst Rd on the west side of the property, and 216491000 and 216473000 abut Carty Rd on the north side.
- Transportation – does not have direct access to C-Tran bus routes; however, ~2 miles to Pioneer Street and Ridgefield Costco which has C-Tran bus routes.
- Schools / School Districts – Both tax lots are located entirely within the Ridgefield School District; the property is directly across the street from View Ridge Middle School and Sunset Ridge Intermediate School.
- Located within Clark-Cowlitz Fire Rescue. Also within 0.5 miles from planned fire station (per GIS).

Proximity and Contiguity to UGA

Both parcels are surrounded by the Ridgefield UGA on all sides.

New Development

1) Union Ridge Town Center – approximately 2 miles away
- recently opened Costco, in process of opening Chipotle, In-N-Out, Panda Express.
2) Tri-Mountain Station – across the street from Union Ridge Town Center- new commercial development featuring Goodwill, Discount Tire, and other retail.
3)Paradise Pointe – new residential community under construction ~2.3 miles to the north of property.

GIS Fact Sheet - APN 216491000 and 216473000

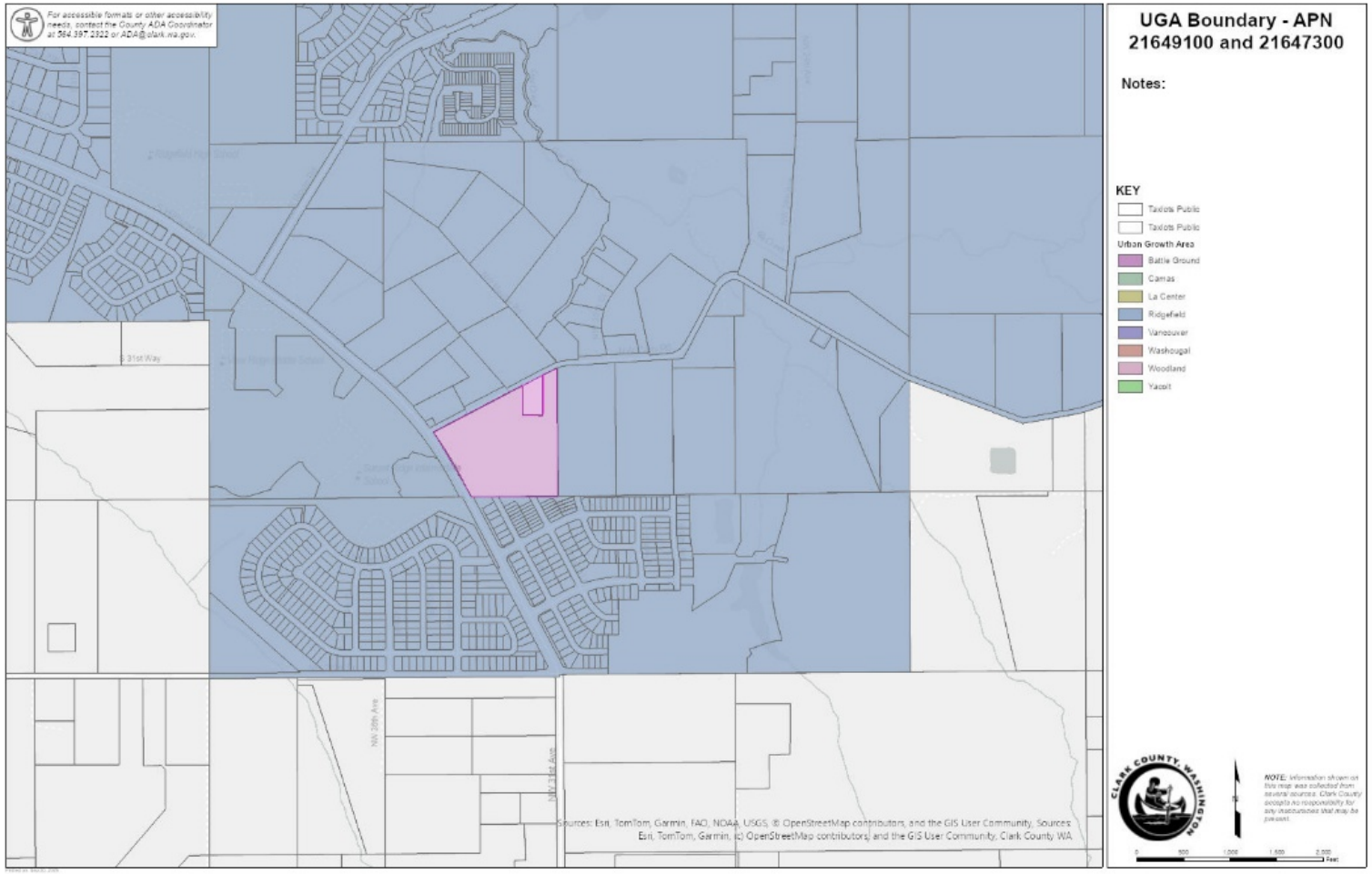


APN 216473000 and 216491000
Image from Clark County Maps Online – 2020

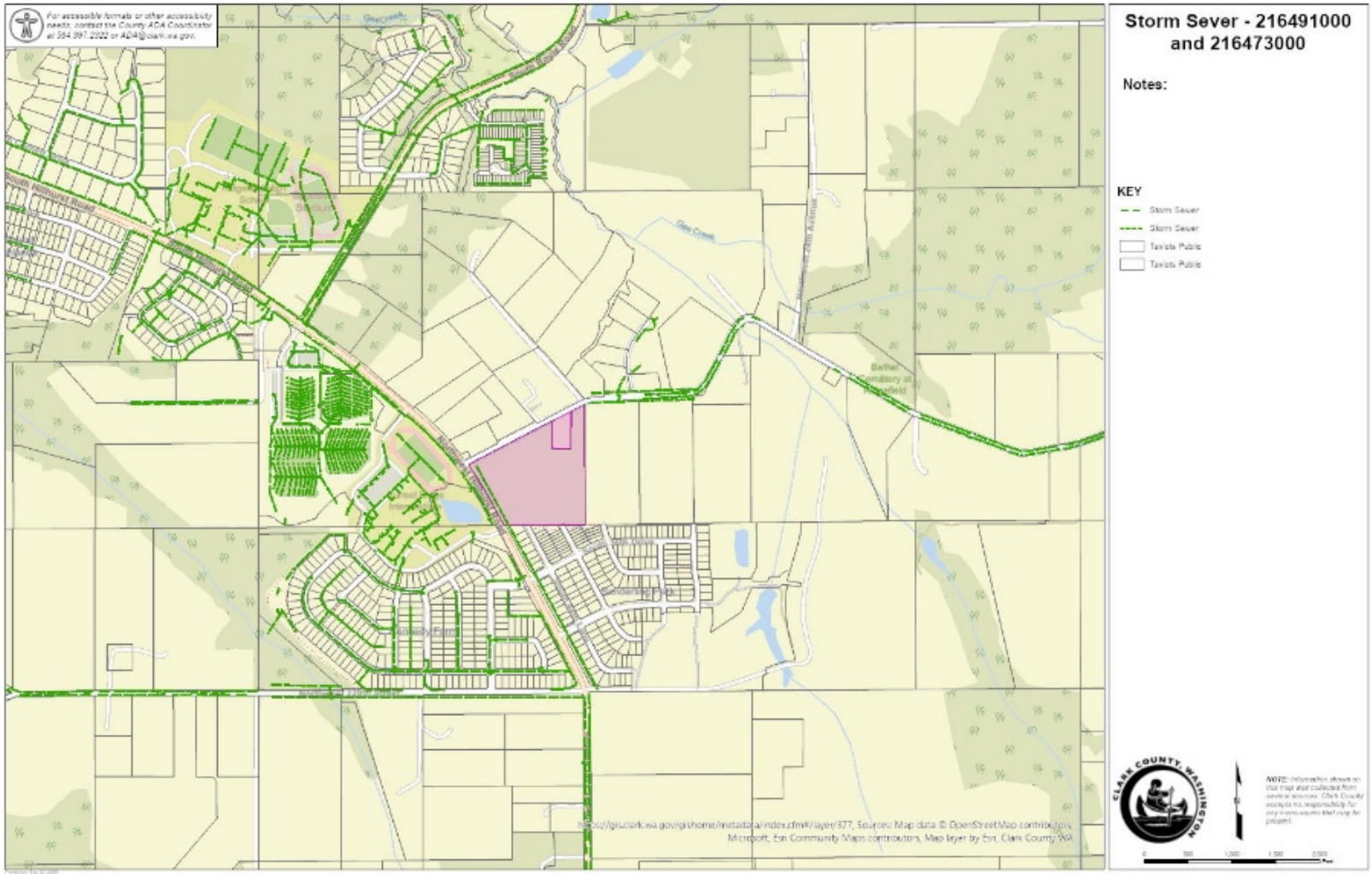


APN 216473000 and 216491000
Image from Clark County Maps Online – 2023

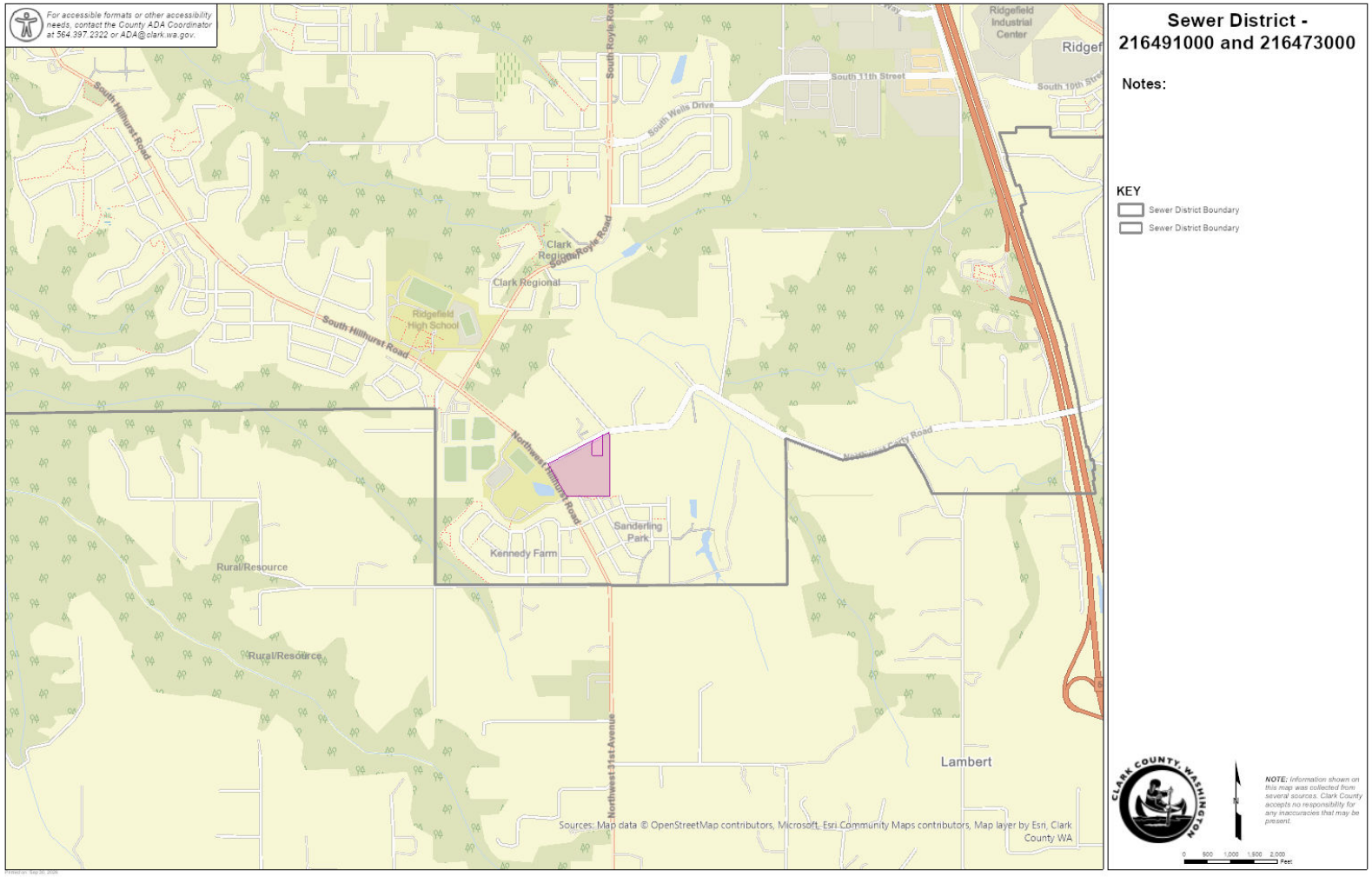
GIS Fact Sheet - APN 216491000 and 216473000



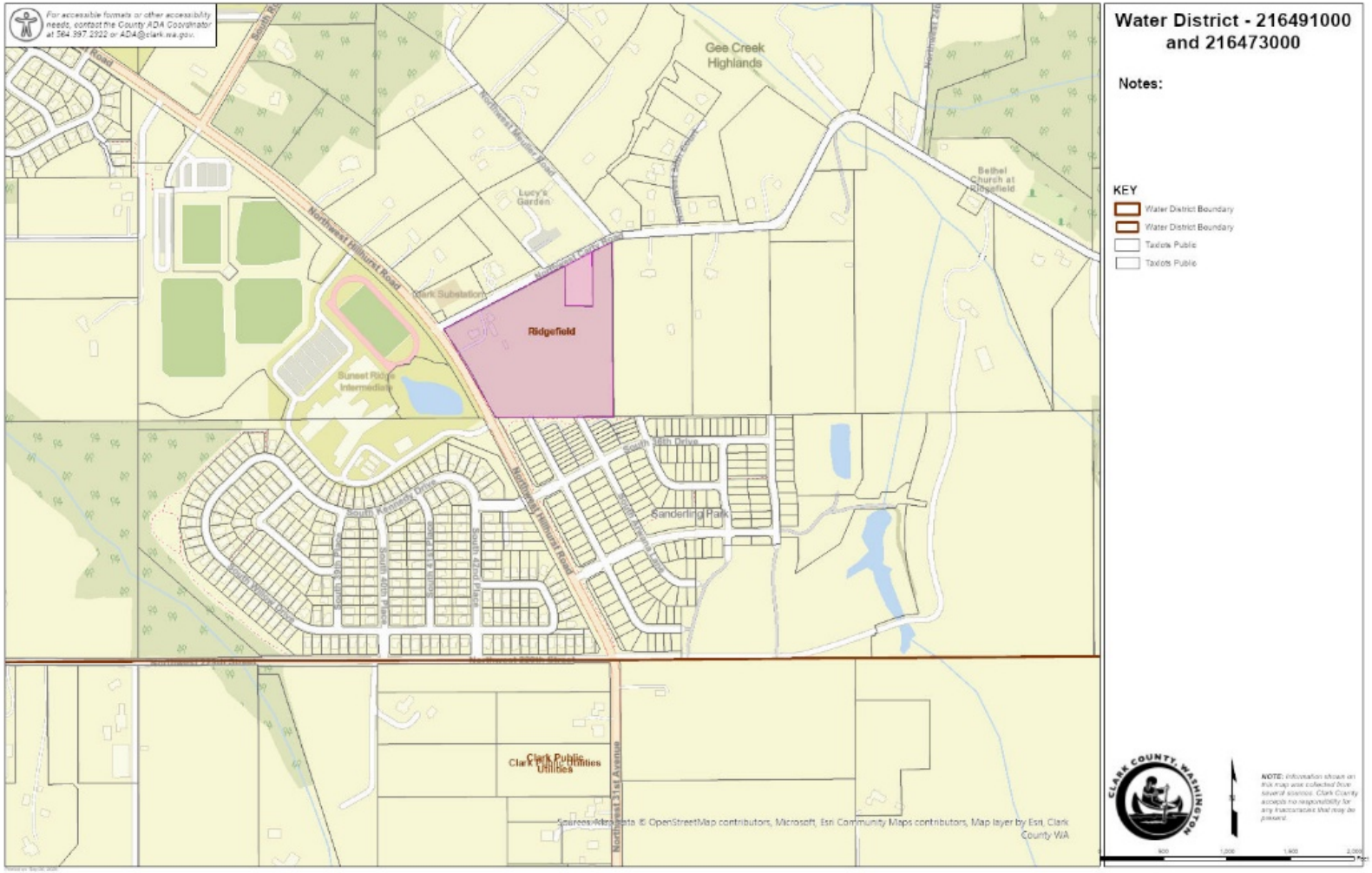
GIS Fact Sheet - APN 216491000 and 216473000



GIS Fact Sheet - APN 216491000 and 216473000



GIS Fact Sheet - APN 216491000 and 216473000



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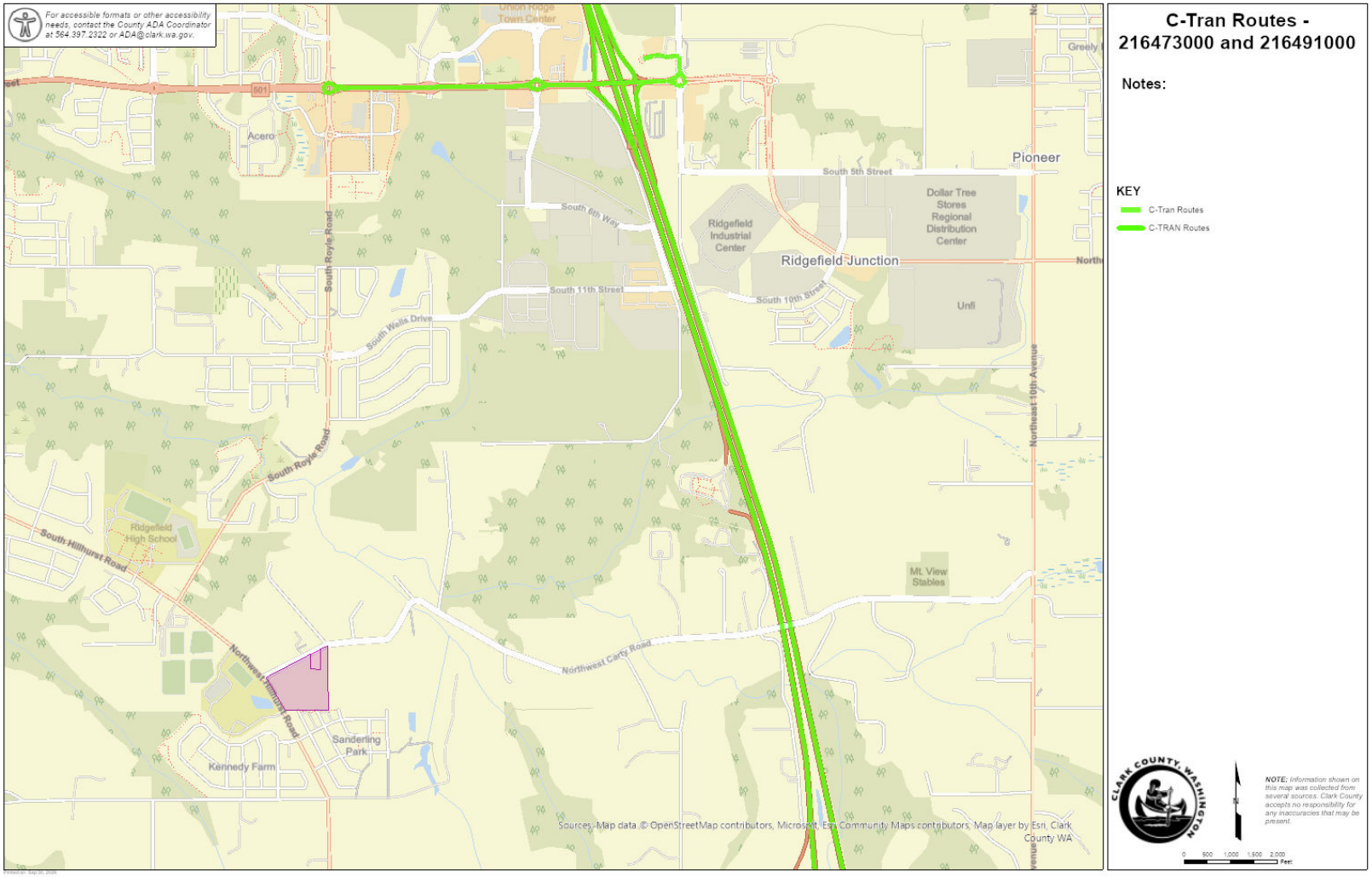
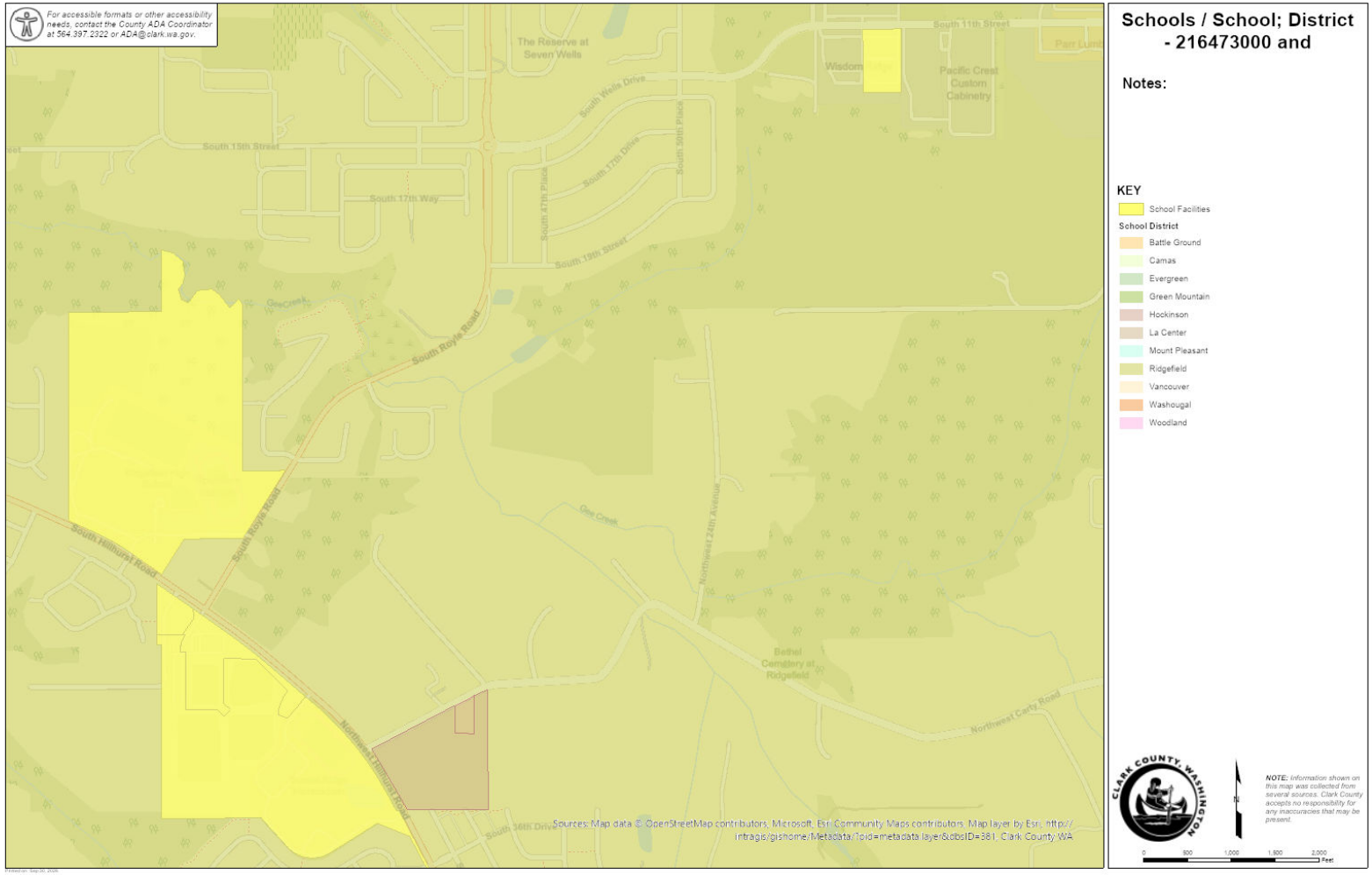
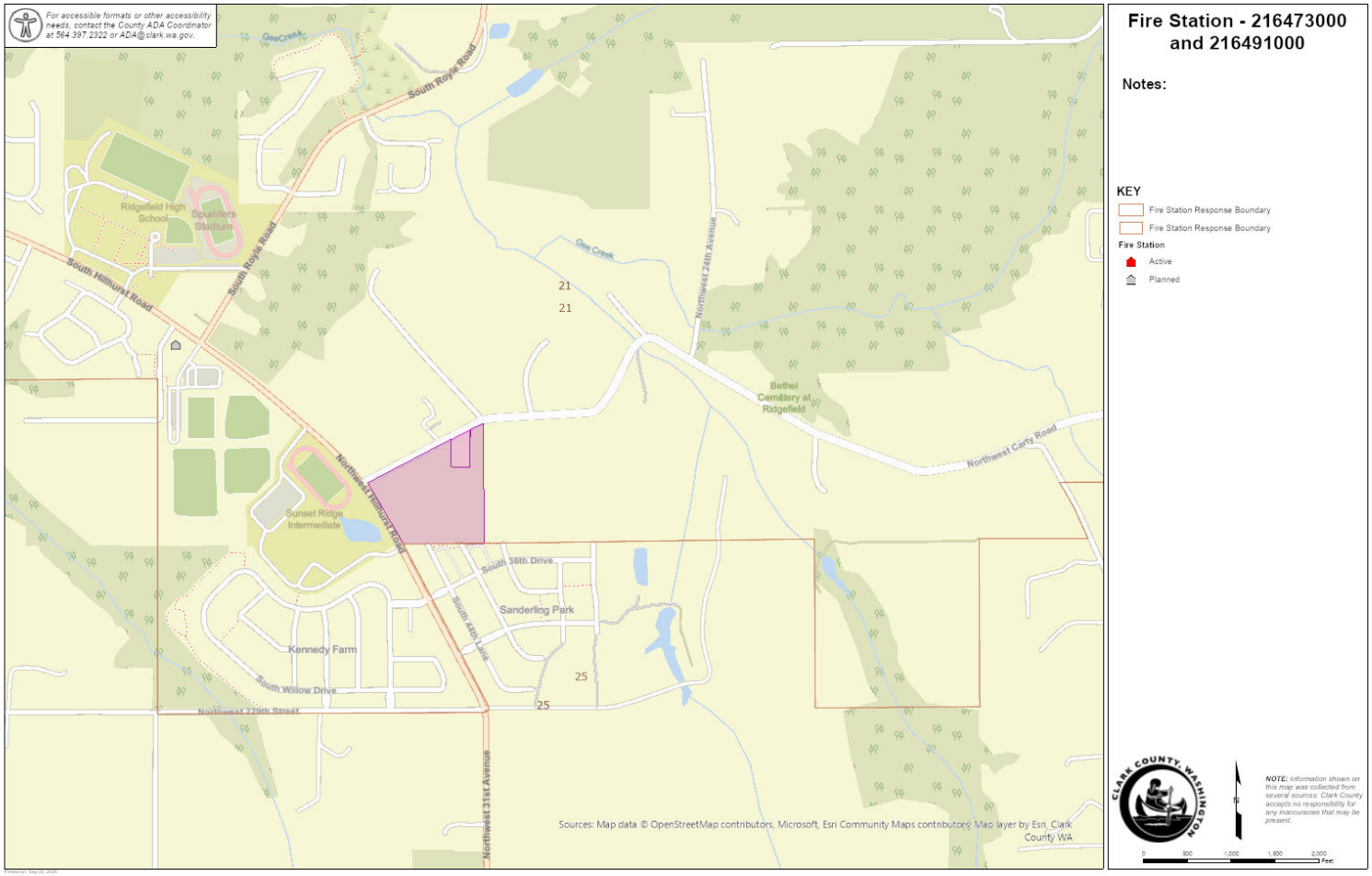
GIS Fact Sheet - APN 216491000 and 216473000



GIS Fact Sheet - APN 216491000 and 216473000



GIS Fact Sheet - APN 216491000 and 216473000



E. Dalmation Dr, E Airedale Dr, and E 24th Ave – La Center



Photo taken from E 24th Avenue facing southwest Photo shows ongoing residential construction. Photo taken 9-14-2026.

E. Dalmation Dr, E Airedale Dr, and E 24th Ave – La Center



Photo taken from E 24th Avenue facing southwest. Photo shows ongoing residential development. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing southwest. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing south. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing east. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Airedale Avenue facing west. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from W 19th St facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from W 20th Way facing north. Photo shows residential development. Photo taken 9-14-2026.



Photo taken from W 20th Way facing north. Photo shows plots available for residential development by New Tradition Homes. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing east. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from E Otter Loop facing west. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from the sidewalk off 56th street facing west. Photo shows Costco building, Costco parking lot, and Costco gas station. Photo taken 9-14-2026.



Photo taken from the sidewalk off N 56th Place street facing north. Photo shows north end of N 56th Place and entry into Costco parking lot. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing east. Photo shows new commercial buildings for lease. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing east. Photo shows zoomed in image of prior photo of new commercial buildings for lease. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing east. Photo shows new commercial buildings, including In-and-Out and Dental Care of Union Ridge. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing south. Photo shows roundabout intersection of N 56th Place and Pioneer Canyon Drive, including construction on property southwest of the roundabout. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing north. Photo shows Costco parking lot view from roundabout intersection of N 56th Place and Pioneer Canyon Drive. Photo taken 9-14-26.



Photo taken from sidewalk of N 56th Place facing south. Photo shows commercial development on N 56th Place. Photo taken 9-14-26.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing northeast. Photo shows ongoing residential construction. Photo taken 9-14-2026

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing north. Photo shows wash pit and ongoing residential construction. Photo taken 9-14-2026

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing north. Photo shows ongoing residential construction. Photo taken 9-14-2026

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 36th Drive facing northwest. Photo shows ongoing residential construction. Photo taken 9-14-2026.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from intersection of S 36th Dr and S 44th Lane. Photo shows ongoing residential construction. Photo taken 9-14-2026.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from S 44th Lane facing north. Photo shows residential construction within residential neighborhood. Photo taken 9-14-2026.

Neighborhood off of NW Hillhurst Rd in Ridgefield, Washington (S. Arwana Lane and surrounding area)



Photo taken from Green Pastures Drive. Photo shows ongoing residential development. Photo taken 9-14-2026.



Photo taken from N 12th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from N 12th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from Paradise Avenue and N 15th Way. Photo shows existing residential homes and ongoing residential construction on N 15th Way. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Ave and N 16th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Ave and N 16th Way (different angle from prior photo). Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from Paradise Ave facing northeast, taken north of the intersection of Paradise Avenue and N 16th Way. Photo shows residential construction on Paradise Ave. Photo taken 9-14-2026.



Photo taken from Paradise Ave facing northwest, taken north of the intersection of Paradise Avenue and N 16th Way. Photo shows residential construction off of N 16th Way and N 41st Ct. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Avenue and N 16th Way facing west. Photo shows residential construction off of N 16th Way. Photo taken 9-14-2026.



Photo taken from intersection of Paradise Avenue and N 16th Way facing west (different angle of prior photo). Photo shows residential construction off of N 16th Way. Photo taken 9-14-2026.



Photo taken from N 43rd Avenue as it turns into N 16th Way. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from intersection of N 43rd Avenue and N 18th Circle. Photo shows ongoing residential construction. Photo taken 9-14-2026.



Photo taken from NW 289th St facing south. Photo shows sign from "Cascade West" about "Design and Build – Award Winning Homes". Photo taken 9-14-2026.



Photo taken from Storybrook Hollow Park. Photo taken 9-14-2026.

Paradise Point Neighborhood in Ridgefield, Washington



Photo taken from Storybrook Hollow Park. Photo taken 9-14-2026.