

Received: 11/22/21
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November 17, 2021

VIA EMAIL: OLIVER.ORJIAKO@CLARK.WA.GOV
VIA EMAIL: JOSE.ALVAREZ@CLARK.WA.GOV
AND VIA US MAIL

Oliver Orjiako, Long Range Planning Director
Jose Alvarez, Project Manager
Clark County
1300 Franklin Street
Vancouver, WA 98660

Subject: Gerald and Beverly Jones: Update to Ridgefield Urban Growth Area

Dear Oliver and Jose:

Miller Nash LLP represents Gerald and Beverly Jones. Our clients own three parcels of the property on the edge of the current Ridgefield city limits: tax parcels 212566-000, 986047-199 and 212590-000 as follows:



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I understand that the County is currently preparing its Vacant Buildable Lands Model methodology and assumptions update in preparation for consideration of potential expansion of UGAs in the next comprehensive plan update in 2025. In reviewing the 2021 Buildable Lands Report issued on September 30, 2021, it notes that to account for growth expected in the Ridgefield area, which will be a continuation of the tremendous growth that has occurred in the last 10 years, land will need to be added to the Ridgefield UGA.

While 2025 may sound far off, as you know, the planning for a comprehensive plan update begins early, and in fact it is starting now with the VBLM update. The Joneses would like to enter into the record at this point a request that their properties be considered for inclusion in the Ridgefield Urban Growth Area, and we would like to receive notices of the long range planning actions related to the plan update.

The Jones parcels are ideal candidates for inclusion because:

1. The parcels border the City limits.
2. Dense residential development exists just to the west of the parcels.
3. A new school site is south of the parcels (in fact the Joneses sold the parcel to the Ridgefield School District).
4. Urban services border the parcels, including sewer and water.
5. NW 279th Street will be improved to City standards with the school development.
6. Most property along the fringes of the current UGA are also in an agricultural designation so there necessarily will need to be some conversion of AG lands for the UGA to expand. The Joneses parcels do not have long-term significance for agricultural production given their proximity to the City limits and for other reasons.
7. At this time, the Joneses do not have a preference for zoning, but this may be updated as we get further in the process.

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Jose Alvarez
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We have also discussed this request with Claire Lust at the City of Ridgefield. For notices to receive email updates on the plan update, please use my email address above, and for the Joneses, please use: zocaloranch1484@outlook.com. Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'LMBREMER'.

LeAnne M. Bremer, P.C.

cc: Gerald and Beverly Jones (via US Mail)
Claire Lust, Community Development Director, City of Ridgefield (via US Mail)