

RECEIVED BY ALL COUNCILORS

Maul Family Trust
PO Box 488
Ridgefield, WA 98642

RECEIVED

APR 27 2015

BOARD OF
COUNTY COUNCILORS

Mr. Oliver Orjiako; Community Planning Director
Clark County Community Planning
1300 Franklin Street
PO Box 9810
Vancouver, WA 98666-9810



CP16#0725

Dear Mr. Orjiako

This letter is to inform you of the inconsistency and non-compliance to the planning goals of the Washington state Growth Management Act (GMA) as it relates to the proposed designation of my family's property located in Ridgefield, Washington. Our property is located at 23511 NW Hillhurst Road and is comprised of tax lots 216491000 and 216473000. In combination, the tax lots comprise 11.5 acres (please see attached Comprehensive Plan Map). The property is currently zoned Agriculture (AG). The property is located on the corner of an important transportation hub, the intersection of Carty and Hillhurst Roads.

I have attached Comprehensive Plan maps from the city of Ridgefield and Clark County showing county planning alternatives 2, 3.1, and 4. Under these scenarios, our property is surrounded by Ridgefield's Urban Growth Boundary on two sides and Urban Holding (UH) areas on the other two sides. This has resulted in our property being a relatively small "donut hole" in the sub-area that is planned entirely for urban growth.

The zoning designation as Agriculture is both inconsistent and incompatible with property immediately adjoining and located on all sides of our property and is not consistent to the stated goals of the GMA. Our property has never been used for agriculture and is not currently suited for agricultural purposes. Our property is taxed at full market value and has never been placed into a current use tax deferred taxation status.

We believe the current zoning designation as "agriculture" for our property is non-compliant to the GMA's stated goals pertaining to identifying and designating "Commercially Significant Agricultural Lands." Currently, our property has two legal lots with one single family residence. Land surrounding our property is planned for subdivisions and public use (e.g., Ridgefield School District, community sports fields). Upon development of the surrounding properties, our property will not conform to the surrounding urban uses and, as stated above, has no viable Commercially Significant Agricultural Use as defined by GMA. This situation will further create a planning inconsistency in an area that is clearly planned and intended for urban uses and will not conform to the surrounding development.

We feel that this designation, if left intact, will negatively impact future development and uses in the area and place an undue burden and unnecessary restriction on the use of our property. Also, because the property is not commercially viable for agriculture, it will be underutilized and will not achieve its potential for economic development, job creation, and contribution to the community's tax base.

013992

Further, please consider that our property will be fully served with the necessary infrastructure to facilitate its inclusion into Ridgefield's Urban Growth Area (UGA). By including our property in Ridgefield's UGA and re-designating it to an urban designation, this will create a plan for the sub-area that is more consistent. It will integrate and can serve neighboring land uses and development. Further, by including our property in the Ridgefield UGA, we believe that there will be no loss of commercially viable land in the area because our property is currently not Commercially Viable Agricultural property.

As previously noted, our property is located at the busy intersection of Carty and Hillhurst Roads. Under Alternatives 2, 3.1, and 4, a subdivision is planned to the south, a public ball fields project and a future high school site is planned to the west, another subdivision (which is currently going through the permitting process) and the current high school are located less than 700 yards to the north. The land adjoining our property to the east also has an urban zoning designation. So as you can see, our property is completely surrounded by urban uses.

Our property, if developed to urban road and frontage standards would provide a more viable multi-modal transportation corridor. Additionally, it will enhance public safety at an intersection that will see significant increases in automobile, pedestrian, and bicycle traffic volumes. Conversely, if left in an agriculture or rural designation there would be no frontage improvements resulting in a reduction in transportation viability and public safety in the area.

In summary, we believe it is clearly in Clark County and the city of Ridgefield's best interests to include our property in Ridgefield's UGA for the following reasons:

- The property does not meet the definition of Commercially Significant Agricultural Land.
- The urban designation is compatible and consistent with surrounding uses. The AG designation is not.
- An urban designation will be beneficial for providing services for surrounding urban uses and will increase the tax base and create jobs.
- The Property is fully served by the city of Ridgefield's Capital Facility Plan.
- Including the Property in Ridgefield's UGA will have substantial benefits to the transportation corridor and public safety improvements and will complement the surrounding planned urban public and private development in the area.
- The property forms the corner of an important and busy intersection and lack of future improvements will diminish the quality of future development in the area.

I have contacted the city of Ridgefield and they are aware of the situation with our property and are supportive of our request to include the Property in the city's UGA. We respectfully ask that you take corrective measures and include our property within Ridgefield's UGA.

Thank you for your consideration. Please call me if you have questions. I can be reached at 360.903.8633.

Sincerely,

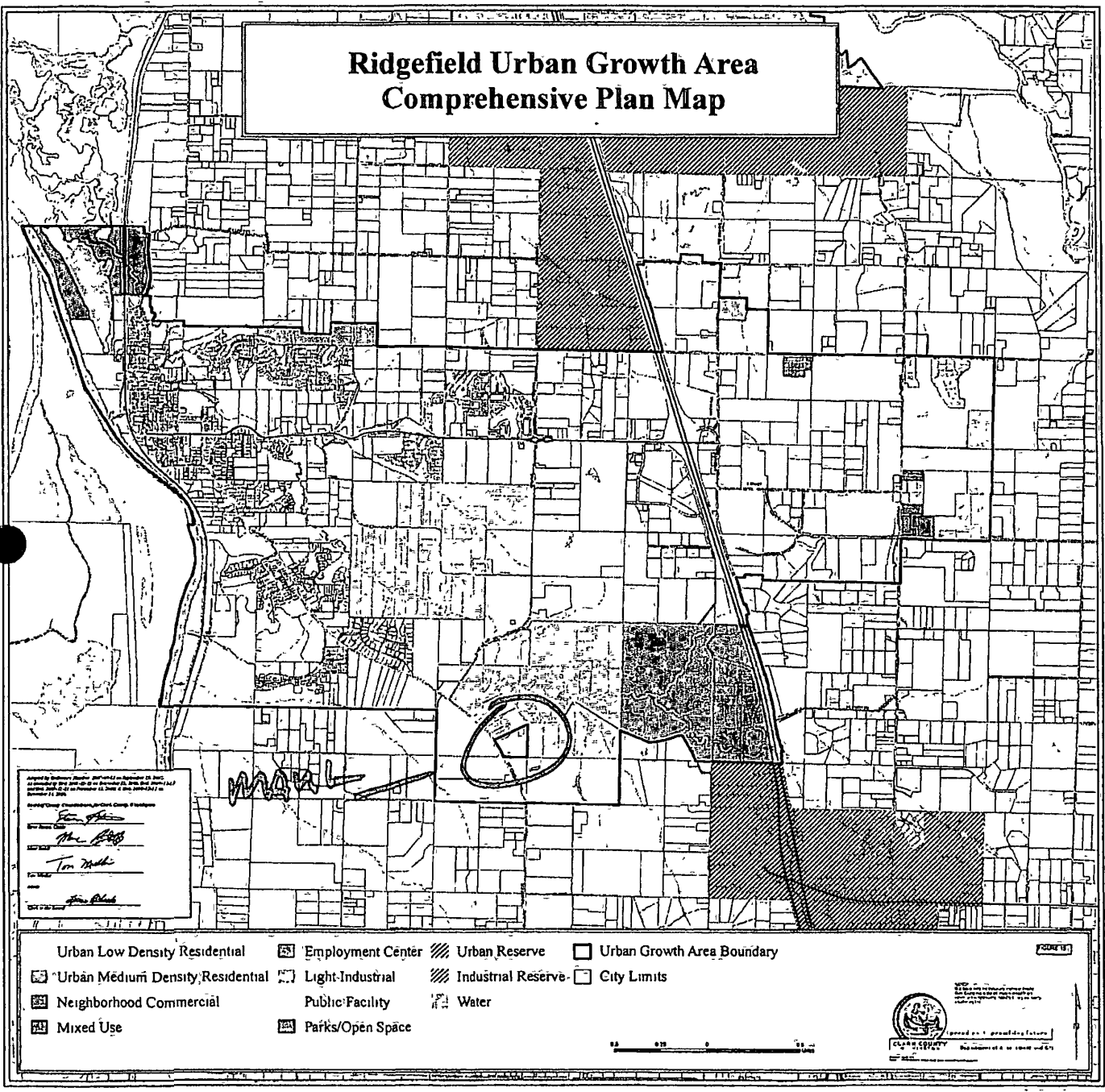
A handwritten signature in black ink that reads "Jim Maul". The signature is written in a cursive, slightly slanted style.

Jim Maul

Att.: Figures

cc: David Madore; Tom Mielke, Jeanne Stewart; Clark County Councilors
Ron Onslow; Mayor, City of Ridgefield
David Taylor, Lee Wells, Don Stose, Darren Wertz, John Main, Sandra
Day; Ridgefield City Council
Steve Stuart; Ridgefield City Manager
Conard and Helen Maul
John Maul

Ridgefield Urban Growth Area Comprehensive Plan Map





Approved by Ridgefield Planning Board on September 22, 2009
 as amended by the Board on October 20, 2009, and December 14, 2009
 and on February 12, 2010, and on April 14, 2010, and on
 November 11, 2010.

Approved by Ridgefield Planning Board on September 22, 2009
 as amended by the Board on October 20, 2009, and December 14, 2009
 and on February 12, 2010, and on April 14, 2010, and on
 November 11, 2010.

Tom Maki
 Tom Maki
 Tom Maki

Urban Low Density Residential	Employment Center	Urban Reserve	Urban Growth Area Boundary
Urban Medium Density Residential	Light Industrial	Industrial Reserve	City Limits
Neighborhood Commercial	Public Facility	Water	
Mixed Use	Parks/Open Space		

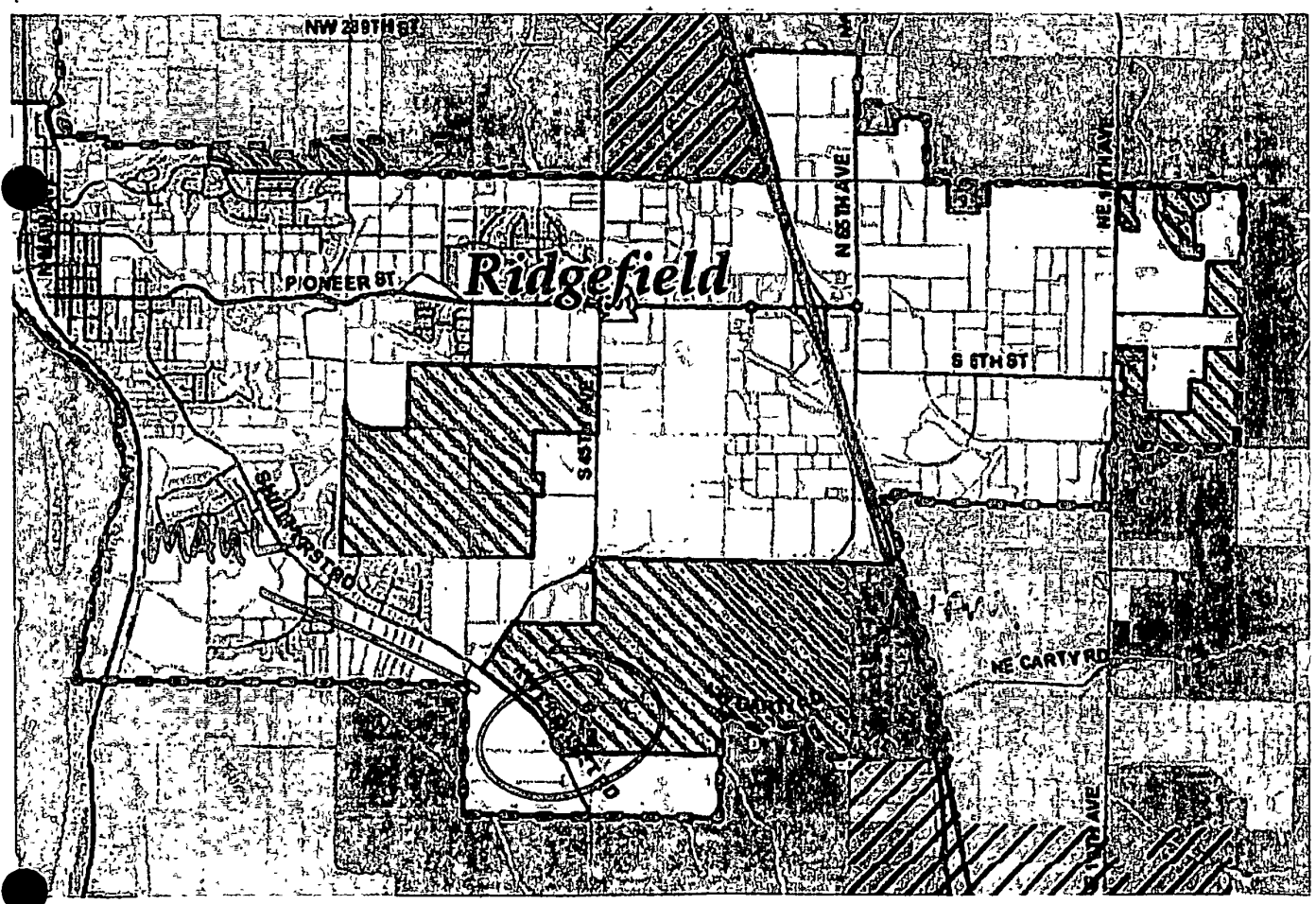



City of Ridgefield
 100 North Main Street
 Ridgefield, VT 05077
 (802) 863-1234
 www.ridgefieldvt.com

2016 Comprehensive Plan Update

Alternative 2 - Comprehensive Plan

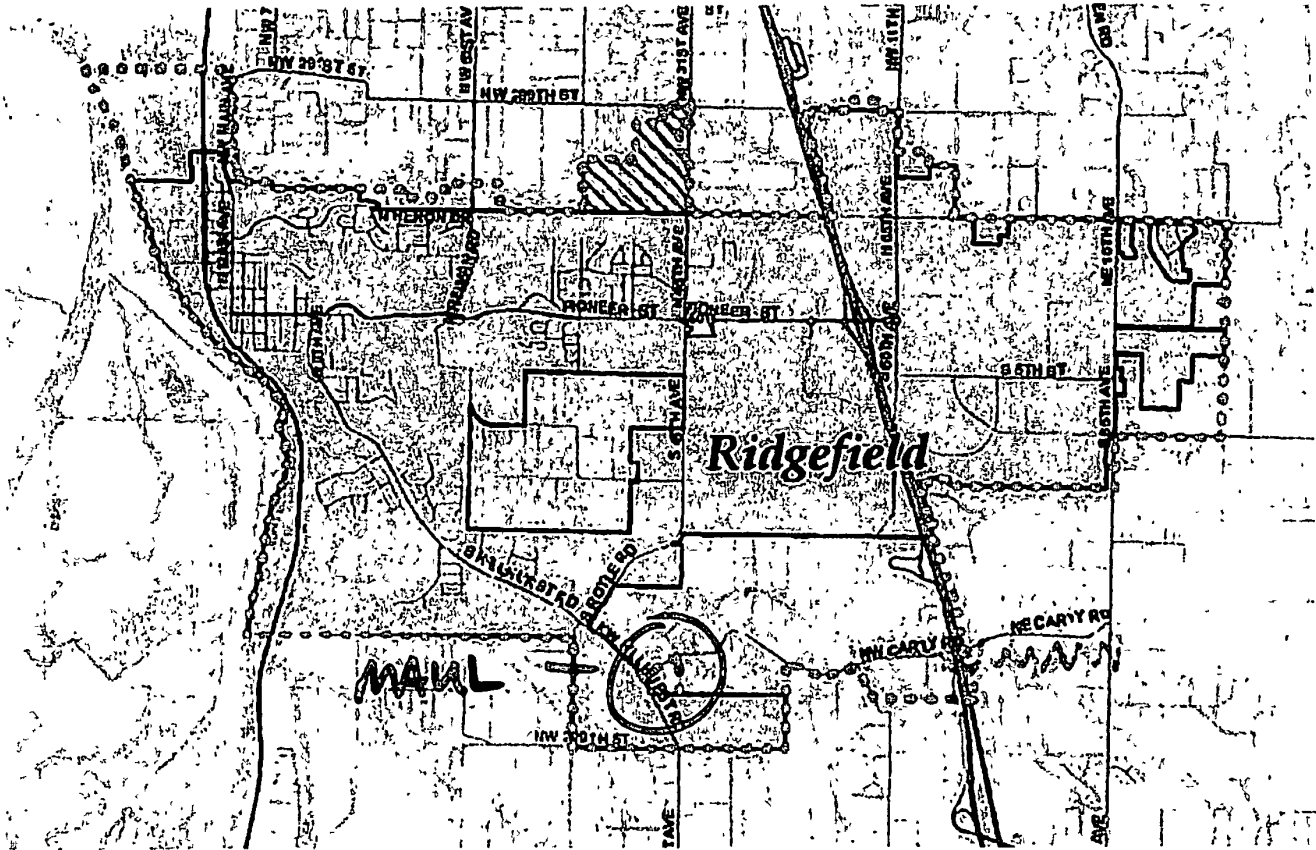
COMPREHENSIVE PLAN		OVERLAY	
U-1 Urban Low Density Residential	U-2 Urban Medium Density Residential	U-3 Urban High Density Residential	U-4 Urban Very High Density Residential
U-5 Medium Density Residential	U-6 Single-Family Residential	U-7 Single-Family Residential	U-8 Single-Family Residential
U-9 Single-Family Residential	U-10 Single-Family Residential	U-11 Single-Family Residential	U-12 Single-Family Residential
U-13 Single-Family Residential	U-14 Single-Family Residential	U-15 Single-Family Residential	U-16 Single-Family Residential
U-17 Single-Family Residential	U-18 Single-Family Residential	U-19 Single-Family Residential	U-20 Single-Family Residential
U-21 Single-Family Residential	U-22 Single-Family Residential	U-23 Single-Family Residential	U-24 Single-Family Residential
U-25 Single-Family Residential	U-26 Single-Family Residential	U-27 Single-Family Residential	U-28 Single-Family Residential
U-29 Single-Family Residential	U-30 Single-Family Residential	U-31 Single-Family Residential	U-32 Single-Family Residential
U-33 Single-Family Residential	U-34 Single-Family Residential	U-35 Single-Family Residential	U-36 Single-Family Residential
U-37 Single-Family Residential	U-38 Single-Family Residential	U-39 Single-Family Residential	U-40 Single-Family Residential
U-41 Single-Family Residential	U-42 Single-Family Residential	U-43 Single-Family Residential	U-44 Single-Family Residential
U-45 Single-Family Residential	U-46 Single-Family Residential	U-47 Single-Family Residential	U-48 Single-Family Residential
U-49 Single-Family Residential	U-50 Single-Family Residential	U-51 Single-Family Residential	U-52 Single-Family Residential
U-53 Single-Family Residential	U-54 Single-Family Residential	U-55 Single-Family Residential	U-56 Single-Family Residential
U-57 Single-Family Residential	U-58 Single-Family Residential	U-59 Single-Family Residential	U-60 Single-Family Residential
U-61 Single-Family Residential	U-62 Single-Family Residential	U-63 Single-Family Residential	U-64 Single-Family Residential
U-65 Single-Family Residential	U-66 Single-Family Residential	U-67 Single-Family Residential	U-68 Single-Family Residential
U-69 Single-Family Residential	U-70 Single-Family Residential	U-71 Single-Family Residential	U-72 Single-Family Residential
U-73 Single-Family Residential	U-74 Single-Family Residential	U-75 Single-Family Residential	U-76 Single-Family Residential
U-77 Single-Family Residential	U-78 Single-Family Residential	U-79 Single-Family Residential	U-80 Single-Family Residential
U-81 Single-Family Residential	U-82 Single-Family Residential	U-83 Single-Family Residential	U-84 Single-Family Residential
U-85 Single-Family Residential	U-86 Single-Family Residential	U-87 Single-Family Residential	U-88 Single-Family Residential
U-89 Single-Family Residential	U-90 Single-Family Residential	U-91 Single-Family Residential	U-92 Single-Family Residential
U-93 Single-Family Residential	U-94 Single-Family Residential	U-95 Single-Family Residential	U-96 Single-Family Residential
U-97 Single-Family Residential	U-98 Single-Family Residential	U-99 Single-Family Residential	U-100 Single-Family Residential



2016 Comprehensive Plan Update

Alternative 3.1 - Battle Ground, La Center, Ridgefield, Washougal Zoning














ZONING	
	Single-Family Residential (R1-1G)
	Single-Family Residential (R1-2.5)
	General Commercial (GC)
	Mixed Use (MU)
	Public Facility (PF)
	Urban Medium Density (UMD-16)
	Urban High Density (UH-20)
	Proposed UGA Boundary
	City Limit
	Rural Center
	Incorporated
	Urban Growth Area (UGA)
	County Boundary

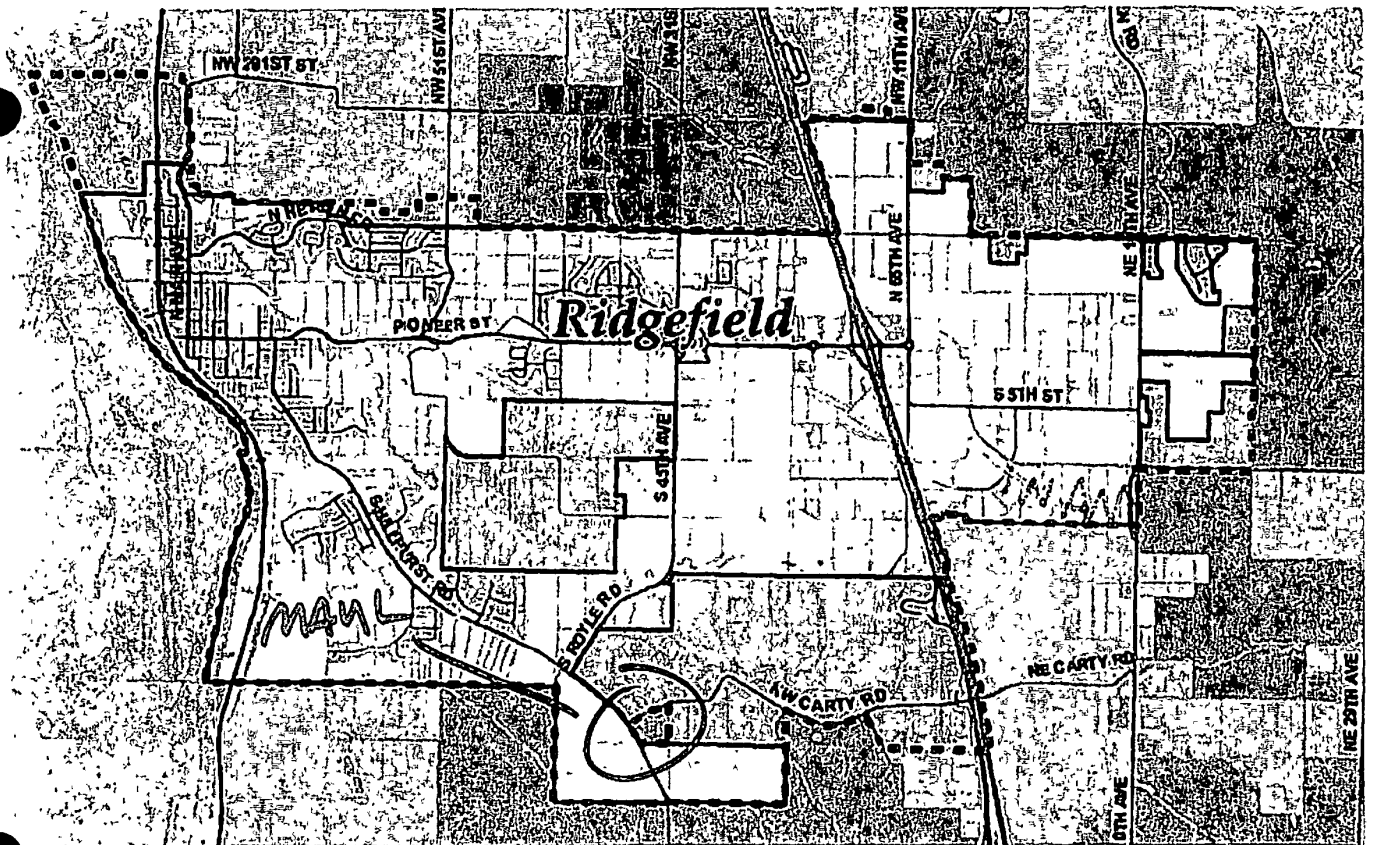


2016 Comprehensive Plan Update

Alternative 4 - Rural, Agriculture, & Forest

Comprehensive Plan

 Urban Growth Area (UGA) Boundary	 City Limits
 Rural-1 (R 1)	 Rural Corner
 Rural-2.5 (R 2.5)	 County Boundary
 Rural-3 (R 3)	
Proposed Agriculture Comprehensive Plan	
 Agriculture-3 (AG-3)	
 Agriculture-10 (AG-10)	
Proposed Forest Comprehensive Plan	
 Forest-10 (FR-10)	
 Forest-20 (FR-20)	
 Forest-40 (FR-40)	
 Forest-80 (FR-80)	



2016 Comprehensive Plan Update

Alternative 4 - Rural, Agriculture, & Forest Zoning

- | | |
|-----------------------------------|----------------------------------|
| reposed Rural Zoning | Urban Growth Area (UGA) Boundary |
| Rural 1 (R-1) | City Limits |
| Rural 2.5 (R-2.5) | Rural Center |
| Rural 6 (R-6) | County Boundary |
| reposed Agriculture Zoning | |
| Agriculture 5 (AG-5) | |
| Agriculture 10 (AG-10) | |
| reposed Forest Zoning | |
| Forest 10 (FR-10) | |
| Forest 20 (FR-20) | |
| Forest 40 (FR-40) | |
| Forest 60 (FR-60) | |

