

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Friday, May 01, 2015 8:52 AM
To: Euler, Gordon; Anderson, Colete; Alvarez, Jose; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Ridgefield



For index.

From: David McDonald [mailto:david@mcdonaldpc.com]
Sent: Thursday, April 30, 2015 4:30 PM
To: Orjiako, Oliver
Subject: Ridgefield

Oliver:

I have just reviewed the board hearing from February 3, 2015 consent agenda and based upon that session, I would like to add these comments to the official record.

First, as to Councilor Mielke's comments at that board meeting where he suggested that some CEO wives would not be able to find executive homes in Clark county, or land to develop, and, therefore, concluded that we need 10,000 sf lots north of Ridgefield for those executive wives to be happy. I am not sure how many CEO wives the City of Ridgefield expects to be moving into the City in the next 20 years but, I will respectfully submit the following to the record on Ridgefield's request for that land to be included into their UGA:

1. In Ridgefield, Washington today there are over 16 homes listed as executive luxury homes in a range from 650,000-1.7 million to (http://www.clarkcountyexpert.com/homes_for_sale/luxury_properties/ridgefield_real_estate.shtml). It is hard to imagine a CEO not being able to make his "wife" or "husband" happy in one of those homes.
2. If Ridgefield is too far from the urban arts, cultural and food venues for the active CEO wife that Vancouver provides, according to the same website, there are over 31 executive properties in the Felida district alone with a top end of 3 million dollars--- <http://www.clarkcountyexpert.com/luxury/homes-for-sale/vancouver-wa/felida-lake-shore-real-estate.aspx>. This luxury home website includes many other luxury executive homes, including one in Councilor Madore's Stoney Meadows development where the Wilsons (owners of DeWils and state representative) live and many, many more from the same site.

It is obvious the Councilor Mielke was speaking anecdotally, and probably off the cuff, about some conversation he may have had with some unknown person in order to give some support to further consideration of the Ridgefield proposal but obviously it was not specific to the Ridgefield area. If he had even spent 10 minutes looking at land sales that are coming online, he would have found, there are many executive homes in and around existing UGAs without the inclusion of Mr. Brown's land. Clearly, there appears to be no shortage of executive homes, much less, land to be developed for those extremely wealthy CEO wives who could not live with the extremely large inventory of executive mansions in the county.

Second, for the record on Alternative 3.1, I would concur with staff and legal counsel's statements at the February 3, 2015 hearing, that this proposal by Ridgefield is late and is non-compliant with GMA. This late proposal, like Alternative 4, has been proposed after the deadline and failed to undergo a rigorous public

process. In addition, the specific language from the Court of Appeals in the Futurewise v. Clark County refused to give deference to the county's decision to de-designate lands that the board and court had previously deferred to the county's determination that those lands were Ag lands of long term commercial significance. It appears from the maps that the 102 acres being sought for inclusion into the Ridgefield UGA have previously been designated as Ag lands in compliance with GMA and under the BIA v. Clark County case were found to be appropriately designated. Thus, under Futurewise v. Clark County, these lands should not be included in the Ridgefield GMA.

Thank you for allowing me to continue to comment on the county's GMA process and putting this e-mail, and the attendant links, into the record being developed.

Thank you,

David T. McDonald
Ridgefield, Washington 98642