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CP16#0503

VIA E-MAIL

February 2, 2015

Oliver Orjiako
Clark County Planning Director
PO Box 5000
Vancouver WA 98666-50001

Re January 29, 2015 Staff Report for UGA – Site Specific Request

Dear Oliver

Thank you for sending over the staff report for the UGA site specific request for the 102 acre aggregated property adjacent to the City of Ridgefield. The staff report misconstrues some important aspects of this request, especially the coordination requirement of RCW 36 70A 100. This letter is to clarify the County's coordination responsibilities, and to demonstrate that the time limit for coordination described in the staff report is not the hard deadline that precludes further coordination with the City of Ridgefield.

Clark County must complete the GMA update by June 30, 2016, which is still almost a year and a half away. The process is currently in Phase 2 – Data Analysis and Plan Development, which extends through December, 2015. We note that the county has not publicly proclaimed a deadline for submittal of a site specific request.

Yet the staff report references the County's prior request to cities for information about proposed changes by July 31, 2014, and Ridgefield's response to that request. The letter suggests the County's coordination effort with cities expired on July 31, but the GMA places no such sunset on the coordination.

For the subject properties, the draft GMA materials prepared for the October open houses revealed significant changes affecting the viability on continued low intensity agricultural use. The adjacent area immediately across NW 31st St is slated for conversion to a large urban reserve of approximately 1000 acres that will eliminate the existing corridor of agricultural land between La Center and Ridgefield. That dramatic change adversely affects the agricultural use of the subject property.

As you know, the City of Ridgefield already abuts the south property boundary. The Arterial Atlas (attached) shows both NW 289th St (the north property boundary) and NW 31st St (the east property boundary) are already designated as arterials. With the gradual development of the urban reserve, these County arterials will see steadily increasing traffic. And there is no road on the west boundary. Thus the subject properties are surrounded by higher level streets that will carry ever increasing amounts of urban traffic.

It was only after realizing that the tide of urbanization was lapping at the east boundary that the property owner and the City of Ridgefield realized the timing was appropriate for this site specific

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ATTORNEYS AT LAW

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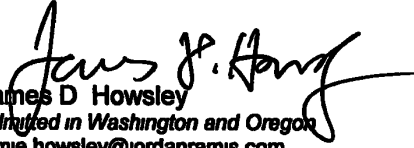
request As you well understand, GMA updates are an iterative process, and changes planned for new urban areas create serious impacts to adjacent properties

Your letter asserts this request "calls into question the ability to make coordinated decisions on the city-county allocations " It essentially argues the County is unwilling to meaningfully evaluate any ideas that were not included in the draft maps With respect, we believe the county staff must retain an open mind about how its draft plans impact cities and properties, and continue to coordinate with cities as the iterations develop into a final plan

We appreciate your reconsideration of this site specific request, and ask that it proceed through the normal process of Planning Commission and County Board hearings

Sincerely,

JORDAN RAMIS PC


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Cc City of Ridgefield

O'Donnell, Mary Beth

From Orjiako, Oliver
Sent Tuesday, February 03, 2015 3:38 PM
To Euler, Gordon
Cc O'Donnell, Mary Beth
Subject FW: Oliver Orjiako ltr re Staff Report for UGA pdf
Attachments Oliver Orjiako ltr re Staff Report for UGA pdf

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-----Original Message-----

From Cook, Christine
Sent Tuesday, February 03, 2015 3:24 PM
To Orjiako, Oliver
Subject FW: Oliver Orjiako ltr re Staff Report for UGA pdf

-----Original Message-----

From Jamie Howsley [mailto:jamie_howsley@jordanramis.com]
Sent Monday, February 02, 2015 2:47 PM
To Orjiako, Oliver, gordyeuler@clark.wa.gov, Cook, Christine
Cc Jamie Howsley, Steve Stuart, Ron Onslow, Joseph Schaefer, Mielke, Tom, Stewart, Jeanne, Madore, David
Subject Oliver Orjiako ltr re Staff Report for UGA pdf

<<Oliver Orjiako ltr re Staff Report for UGA pdf>> Oliver,

Attached please find a letter in our office relating to an item that just came to our attention on the consent agenda for tomorrow. Without getting too much into detail here, I can say that a site specific request has never been dispensed with in a consent agenda before. Usually these requests are given the due public process of a hearing at that planning commission and County Council level.

We raise our objection here so as to preserve our ability to challenge the action and decision to the Growth Management Hearings Board and Courts.

Best,

Jamie

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