

**O'Donnell, Mary Beth**

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**From:** Orjiako, Oliver  
**Sent:** Friday, May 01, 2015 8:35 AM  
**To:** Euler, Gordon; Alvarez, Jose; Lebowsky, Laurie; O'Donnell, Mary Beth  
**Cc:** Cook, Christine  
**Subject:** FW: La Center UGA Expansion - Fudge Properties  
**Attachments:** Small-Fudge Property Report FORMAT April30-Final.pdf  
**Importance:** High



A de-designation report submitted by the City of La Center. Thanks.

**From:** Eric Eisemann [<mailto:e.eisemann@e2landuse.com>]  
**Sent:** Thursday, April 30, 2015 2:29 PM  
**To:** Orjiako, Oliver; Lebowsky, Laurie  
**Cc:** Jeff Sarvis; [bruce@globalwiseinc.com](mailto:bruce@globalwiseinc.com)  
**Subject:** La Center UGA Expansion - Fudge Properties  
**Importance:** High

Good afternoon Oliver,  
Attached is a compressed version of the Fudge properties AG De-designation Study prepared by Global Wise; suitable for web publication. I will provide a larger file of the same document via separate email; suitable for printing.  
I will also personally hand deliver a paper copy of the report to you at the May 1<sup>st</sup> County City Coordination Meeting.

I believe this fulfills the City of La Center's obligation to provide substantive evidence in support of the de-designation of these AG lands by May 1, 2015. Please acknowledge receipt of this email and let me know if you require additional materials related to this proposal.

I understand that Mr. Steve Horenstein will deliver the AG De-designation Study for the abutting 3B NW property.

Sincerely,  
Eric Eisemann  
La Center Planning Consultant

E<sup>2</sup> Land Use Planning, LLC  
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# Agricultural Resource Land Analysis of the Fudge Property at the La Center Junction



April 30, 2015

A Determination of De-Designation Under the  
Washington Growth Management Act

By Globalwise Inc., Vancouver, WA

globalwise inc.

# Table of Contents

<b>Introduction</b> .....	<b>1</b>
<b>Property History and Background</b> .....	<b>1</b>
<b>Analysis to determine if Lands are Agricultural Lands under GMA</b> .....	<b>10</b>
<b>Evaluation for De-Designation of the Fudge Property</b> .....	<b>12</b>
1. Are the agricultural resource lands already characterized by urban growth? .....	12
2. Are the resource lands primarily devoted to the commercial production of agricultural products? ..	13
3. Is there long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and is the land near population areas or vulnerable to more intense uses? ..	14
4. Land-capability classification from the U.S. Department of Agriculture .....	16
5. Availability of Public Facilities .....	19
6. Tax Status .....	20
7. Availability of Public Service .....	20
8. Relationship or Proximity to Urban Growth Areas .....	20
9. Predominant Parcel Size .....	20
10. Land Use Settlement Patterns and their Compatibility with Agricultural Practices .....	21
11. Intensity of Nearby Land Uses .....	21
12. History of Land Development Permits Issued Nearby .....	21
13. Land Values under Alternative Uses .....	21
14. Proximity of Markets .....	22
<b>Conclusions</b> .....	<b>22</b>
<b>Attachment 1: Professional Background, Experience &amp; Education for Bruce Pregel</b> .....	<b>24</b>

## Tables and Figures

<b>Table 1: Legal Tax Lots Comprising the Subject Property</b> .....	<b>2</b>
<b>Figure 1: Vicinity Map of Fudge Property</b> .....	<b>3</b>
<b>Figure 2: Property Features</b> .....	<b>4</b>
<b>Figure 3: Surrounding Properties</b> .....	<b>8</b>
<b>Table 2: Surrounding Property Information</b> .....	<b>9</b>
<b>Figure 4: Fudge Property With Key Nearby Land Uses and New Interchange Roads</b> .....	<b>10</b>
<b>Figure 5: I-5 Exit 16 Interchange Planning Improvements</b> .....	<b>13</b>
<b>Figure 6: Soils Map</b> .....	<b>18</b>

# Agricultural Resource Land Analysis of the Fudge Property at the La Center Junction

## A DETERMINATION OF DE-DESIGNATION UNDER THE WASHINGTON GROWTH MANAGEMENT ACT

### Introduction

The Fudge property consists of two tax parcels that are located immediately east of the Paradise Truck Stop at Exit 16/La Center Junction off Interstate 5. The two parcels have been in the ownership of one family since 1969. This property is proposed for de-designation from agricultural resource land with the request that this property be brought into the La Center Urban Growth Boundary for use as Employment lands. The two tax parcels total 44.1 acres, and include numerous former dairy farm buildings and two residences with separate access to La Center Road. In this report these two tax parcels are referred to as the "Fudge property" or "subject property." See Figure 1 and Table 1 for identification and location of the subject property.

The Fudge property is evaluated to determine if it meets the criteria of agricultural resource lands under the Washington Growth Management Act (GMA). The author of this analysis is Bruce Prenguber, an agricultural economist who was raised on a wheat and cattle farm in Washington. I have a Bachelor's of Science degree and a Master's of Science degree in Agricultural Economics and I have completed 18 undergraduate and graduate level courses in economics during my education at Washington State University and the University of Wisconsin.

My practical experience is gained from 39 years as a practicing economist with emphasis in agricultural economics and business. I have worked most of my professional career as a consulting economist in the subjects of production agriculture, food marketing and food processing. For 36 years I have also been an owner in businesses where I have gained practical experience with business management. I have also previously analyzed property in Clark, and Cowlitz counties for their long term commercial significance for agriculture under the Washington Growth Management Act. I have also analyzed local markets for food crops and livestock and I have investigated the economic feasibility of specific land for the production of food crops. During this time I also worked for an export trade association. The function of this association is to assist firms in the western U.S. with the export marketing of their products. I am regularly retained to conduct projects and analyses for a regional food processors trade association. I have also been retained many times by food processing and marketing companies in the Pacific Northwest to address specific business issues pertaining to their operations. I am qualified to render my opinions based upon my experience and educational attainment in the field of economics. See Attachment 1 for a more complete description of my background, experience and education.

### Property History and Background

The subject property was purchased in 1969 by the Griffith family. Linda Fudge, widow of Fred Griffith, lives on the property. Mrs. Fudge stated that for about 15 years prior to when she and her husband bought the property, it was an idle dairy farm with a small milking parlor and loafing shed. The original property purchased by the Griffiths was approximately 60 acres. The two parcels currently total 44.1 acres (Table 1). Over the period from 1969 to 1993 the Griffiths made several land purchases and sales. Mrs. Fudge also

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indicated that the fields were rarely used for pasture. The dairy herd was fed hay grown on this property but production was insufficient for the total feed requirements of their cow herd. The main forage came from several hundred acres that the Griffiths rented from other land owners. Occasionally the Griffiths raised corn for dairy feed. The Griffiths also needed additional pasture for replacement heifers. Therefore the subject property was always a confinement dairy operation, meaning they did not turn the cows out to pasture. The dairy gradually expanded to 250 head of milk cows in an effort to make it more profitable. Mr. Griffith died in 1990 and Mrs. Fudge and her two sons kept the dairy operating until 1993. At that time the dairy cattle were sold because the business was not profitable.

**Table 1  
Legal Tax Lots Comprising the Subject Property**

Count of Parcels	County-Assessor. Parcel Number	LLC Ownership	Acreage in Parcel
1	209705000	Fudge Estate, c/o Griffith Trust	24.1
2	209748000	Fudge Estate, c/o Griffith Trust	20.0
		Total Acres	44.1

Source Clark County Assessor's property records.

The desirability of the Fudge property for commercial usage has long been recognized. An early Clark County zoning map dated in 1980 shows that five acres of the total acreage in the Fudge property (which abuts the Paradise Truck Stop) was designated as commercial (CH) zoned land. In 1994 when Clark County adopted the Growth Management Comprehensive Plan and its implementing Zoning Ordinance, the zoning was changed to Ag-20 with an Industrial Overlay. Other parts of the Fudge property were zoned Rural Estates.

Starting in the mid-1990's the property transitioned to become the base for the non-agricultural trucking business of Gus Griffith, Mrs. Fudge's son. This took advantage of the property's prime location at Interstate 5 and the vacant buildings were suited to this non-farm business use. Since 1993 the primary use of the out-buildings where the dairy once operated is storage for trucking equipment and garages for repair of trucks and equipment.

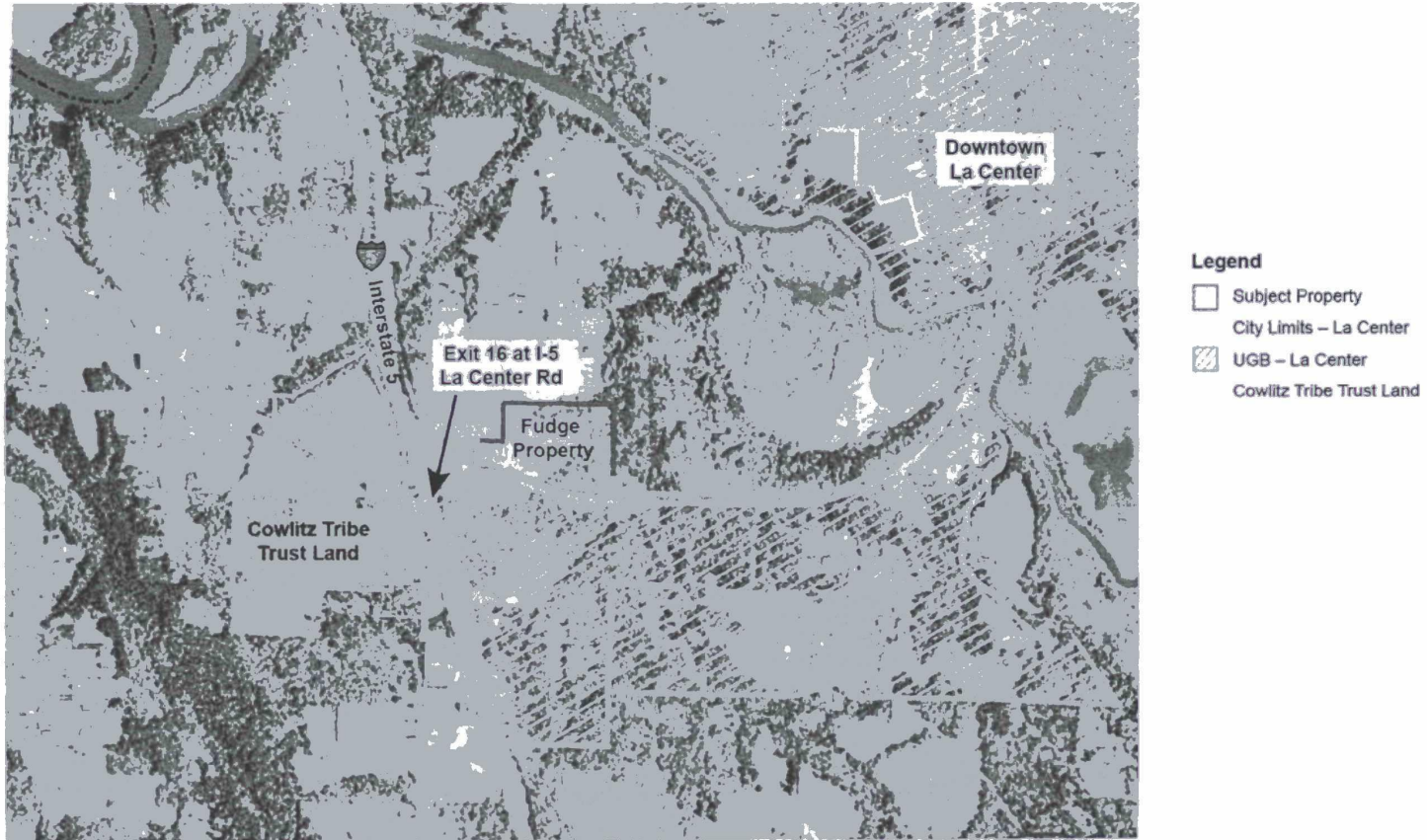
Another company in the excavation business also rents building space and land for their operations. In 2006 a single family residence was built by Mrs. Fudge on the smaller (20 acre) parcel within the property. Her adult daughter lives in the original house, a very old home whose date of construction is unknown.

Gus Griffith and a neighbor feed cattle over the fall and winter months in two loafing sheds. They also store grass hay that they cut and bale from the field. This hay is fed to their cattle and an excess is sold.

Mrs. Fudge leased 2,025 square feet of land for a cellular communications tower with an equipment shelter building that is located alongside one of the former farm buildings and near La Center Road. The height of the monopole is 140 feet. The lease extends to 2019 and is renewable.

The water well on the property is only for domestic use. Mrs. Fudge reports that since she and her husband have owned the property the land has not been irrigated and it is her opinion that the well is insufficient for irrigation purposes. The well was drilled at least 65 years ago and the well logs of the Washington Department of Ecology do not have a record of this well so no public information exists to determine its depth or its capacity.

Figure 1  
Vicinity Map of Fudge Property





WGS 1984 Web Mercator Auxiliary Sphere  
Clark County WA GIS <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

### Figure 2 Property Features



- Legend**
-  Slopes of 20% or more
  -  Footprint of old dairy farm buildings

537.2 0 268.58 537.2 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County WA GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability, or timeliness of any information on this map and shall not be held liable for losses caused by using this information.





The center building in this photo shows the original barn, along with a feed silo and portions of two loafing sheds. Other buildings not shown are used mainly for non-agricultural purposes by two businesses that park and maintain trucks and equipment on site. Photo taken April, 2015.

Over time the open ground on the Fudge property that has been used for grass hay has diminished. This is due mainly to the expanding needs for the transportation-related businesses that use the property. It is also due to the minor importance of the field operations. Gradually the land near the steep slopes on the property that is least productive for hay production is being idled.

Any livestock grazing of the land since the Griffiths purchased the land in 1969 has been short-term and incidental. There is evidence of abandoned perimeter and cross fencing.

The former agricultural buildings are not in well-maintained condition. In addition to the extensive footprint of these old buildings there is truck parking on bare, compacted ground, areas with abandoned vehicles, outdoor storage of business equipment, driveways and an internal, unimproved access road. Approximately six acres of the property are used for these purposes.

About 1.25 acres of land east of the barn were used for in-ground silos to store silage to feed dairy cows. The silos were dug into the ground and finished with concrete floors. When the dairy operation closed in the 1990's old tires used to cover the open pit silos remained. Other debris is also on or below the ground. This area was not put into grass production after the dairy closed and is overgrown with blackberries. Without extensive, costly rehabilitation, this land is not suited for farming purposes.

The Fudge property is bordered by many developed land uses. This is generally described here with further explanation later in the report.

The southern boundary of the Fudge property adjoins the La Center city limits for about 2,000 feet (nearly four tenths of a mile). The southwest corner of the subject property is approximately 525 feet from the I-5 northbound off-ramp at the La Center Junction. The southeast corner of the Fudge property is about 1.4 miles from the bridge at the East Fork of the Lewis River along La Center Road as it approaches the downtown area of La Center. The Fudge property is 1,250 feet from the eastern boundary of the Cowlitz Tribal Reservation.

A major driver of urban growth near the Fudge property is the formal designation of 152 acres immediately east of the La Center/I-5 interchange now held in trust by the United States of America for the Cowlitz Tribe's reservation. This trust deed was recorded in March of 2015. Recently the Bureau of Indian Affairs has also given notice that it is conferring federal reservation status to the Cowlitz Tribe. In anticipation of the full build-out of the tribe's reservation, the business partners of the Cowlitz Tribe, the Salishan-Mohegan LLC, are paying for all major road and sewer improvements. These improvements will allow for the construction of a 134,000 square foot casino, a major resort hotel and retail complex, tribal government offices, elder housing and other improvements.

At the eastern boundary of the Fudge property lays the Eagle Crest residential subdivision. This subdivision is in the county jurisdiction and features 26 single family lots of five acres or more. Four residential lots from this subdivision adjoin the eastern boundary of the subject property.

Three recent public facility projects have been approved by Clark County for siting on land north of the Fudge property.

1. First, in 2011, on a five acre parcel (tax parcel 986027200), the County approved a new electric substation to be built and operated by Clark Public Utilities (CPU) to serve the urbanizing area. This property is in the Ag-20 zone with Urban Reserve 20 (UR-20) designation. It is located on the east side of NW 26<sup>th</sup> Avenue at NW 324<sup>th</sup> Street. It adjoins a portion of the northern boundary of the two Fudge property parcels for about 660 feet.
2. The second development is the KWRL Transportation Cooperative located at 32519 NW 31<sup>st</sup> Street just off of NW Paradise Park Road (tax parcel 209699000). This is a shared transportation service operation that provides bus transportation to the Kalama, Woodland, Ridgefield and La Center school districts. This \$1.4 million facility opened in 2014 and as currently designed has approval for 67 bus parking stalls and 73 staff parking stalls. The co-op purchased 19 acres on land that is in the Ag-20 zone. The facility has an approved phased development plan that may allow for fueling and bus wash, and completion of a driver building with bathrooms, a kitchenette, lockers and other amenities.
3. The third development is the Clark Public Utility's Paradise Point Water Supply System. This is a major effort to meet the next 40 years of growth in water supply needs in La Center, Ridgefield, Battle Ground and other parts of north Clark County. A building to house the water treatment and reservoir storage needs will be constructed in the next two to three years on a 1.98 acre property the utility owns (tax parcel 986028840).

The four parcels located directly south of the Fudge property and along La Center Road are all designated in the C-2 zone (community commercial district) by the City of La Center (see Figure 3 and Table 2). A wide range of retail uses are allowed in the C-2 zone. Two of the four parcels are part of a group of properties that are commonly referred to as the "Circle C" properties. The City entered a Pre-Annexation Development Agreement with these property owners in 2011. This agreement encompasses approximately 120 acres of property that La Center has annexed with the key factor being the City's agreement to rezone this property from industrial or multi-family residential to commercial use and light industrial.

Three parcels totaling 4.4 acres that are to the south and west of the Fudge property have been purchased by the Salishan-Mohegan LLC for right-of-way of the planned relocation of NW Paradise Park Road to accommodate the increased traffic at the La Center Junction. This is another indication of the significant, widespread changes that are expected in the vicinity of the Cowlitz reservation on both the west and east sides of Interstate 5 at this interchange. Figure 4 shows the location of the new infrastructure and major developments near the Fudge property and Figure 5 shows the planned location of the interchange improvements at I-5 Exit 16.



The subject property also abuts the Paradise Truck Stop, a commercial business that is within the La Center city limits and has been in business for over 20 years at this location. This business includes traditional vehicle fueling stations, large truck fueling stations, a convenience store and truck parking.

Analysis of resource land for its long term commercial significance for agriculture needs to evaluate the property characteristics that determine if continued use for farming and livestock use is feasible. The subject property is nearly completely surrounded by property that is in one of these categories: active commercial use and in the La Center city limits, zoned for commercial use and in the La Center city limits, in 5 acre residential housing development within the county, or approved for a government facilities (Clark Public Utilities electrical substation) and in the county. A small portion of the subject property is bordered by 12.5 acre parcel with prime frontage on NW Paradise Park Road that is for sale at far above a price any farmer would pay for agricultural use. All other nearby properties that are in the Ag-20 zone to the north of the Fudge property are either primarily idle or in pasture with a small number of livestock. Incidental grazing by cattle or other livestock and grass hay production does not constitute commercial agricultural use of land and are not agricultural resource lands under the definitions of the GMA.

Figure 3  
Surrounding Properties



Legend

-  Site Fudge Property
  -  Surrounding Parcel Boundaries
- \*A\* to \*M\* are keyed to Table 2

1,074.3 0 537.15 1,074.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA GIS - <http://gis.clark.wa.gov>

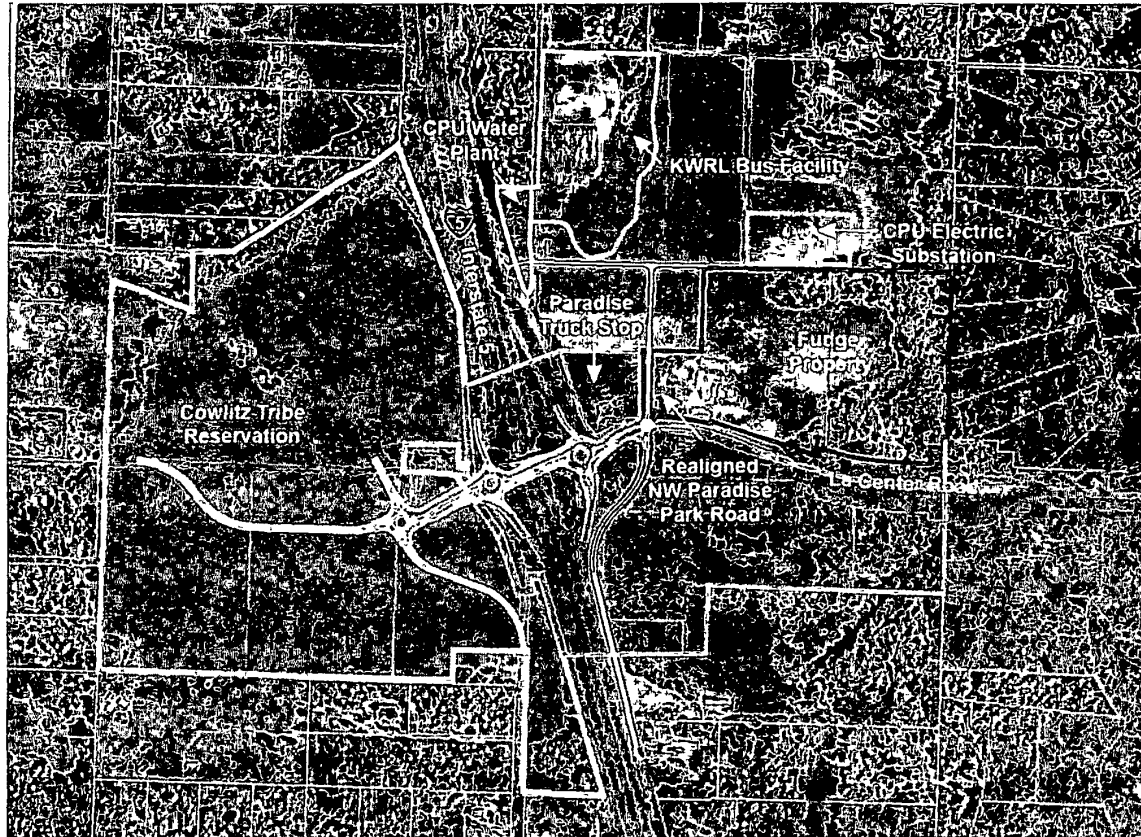
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**Table 2  
Surrounding Property Information**

<b>Lot ID (See Figure 3)</b>	<b>County Assessor Parcel ID Number</b>	<b>Ownership</b>	<b>Zoning</b>	<b>Lot Size (Acres)</b>
A	209738000	Minit Management LLC (known as Paradise Truck Stop)	La Center C-2	4.22
B	209703000	Landon, Gloria (transfer in process to Salishan-Mohegan LLC)	La Center C-2	1.19
C	209708000	Vanvessem, John & Shanna	La Center C-2	2.48
D	211215000	Carlson Investments LLC	La Center C-2	16.29
E	211264000	Circle C Corp	La Center C-2	6.29
F	209711000	Koda, Chester & Tina	R-5	5.07
G	209728000	Saing, Cheng & Soboth, Trustees	R-5	5.07
H	209712000	Gillespie Frank LLC	R-5	5.08
I	209735000	Gillespie Frank LLC	R-5	5.08
J	209694000	Holmes, Barbara C., Trustee	Ag-20 with (Urban Reserve, UR-20), Industrial Overlay	15.0
K	986027200	Clark Public Utilities (Electric Substation to be built)	Ag-20 with (Urban Reserve, UR-20), Industrial Overlay	5.0
L	209749000	Paradise LaCenter LLC	Ag-20 with (Urban Reserve, UR-20), Industrial Overlay	18.43
M	209746000	3B NW LLC	Ag-20 with (Urban Reserve, UR-20), Industrial Overlay	12.45
			Total Acreage	101.65
			Average Parcel Size	7.82

Source Clark County Assessor's property records.

**Figure 4**  
**Fudge Property With Key Nearby Land Uses, Zoning**  
**and New Interchange Roads**



WGS 1984 Web Mercator Auxillary Sphere  
Clark County WA GIS <http://gis.clark.wa.gov>

Future interchange alignment shown courtesy of  
Kirtleson & Associates

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## Analysis to determine if Lands are Agricultural Lands under GMA

This report was prepared with consideration of fourteen elements that are primary factors for de-designation of resource land under the GMA. The first three are taken from the definition of agricultural resource lands in the Act:

- 1) Are the resource lands already characterized by urban growth?
- 2) Are the resource lands primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030 (2)?
- 3) Is there long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and is the land near population areas or vulnerable to more intense uses?

The next eleven factors are enumerated in [former] WAC 365-190-050. These are:

- 4) Land-capability classification from the U.S. Department of Agriculture;
- 5) The availability of public facilities;
- 6) Tax status;
- 7) The availability of public services;
- 8) Relationship or proximity to urban growth areas;
- 9) Predominant parcel size;
- 10) Land use settlement patterns and their compatibility with agricultural practices;
- 11) Intensity of nearby land uses;
- 12) History of land development permits issued nearby;
- 13) Land values under alternative uses; and
- 14) Proximity of markets.

These points are covered in this report. For the reasons stated herein, it is my opinion that the subject property does not meet the GMA criteria for agricultural resource lands.

### **Conclusion of this analysis: The subject property fails to meet the Growth Management Act's definition of Agricultural Resource Lands.**

Agricultural land is defined by the Washington Growth Management Act as "land primarily devoted to the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees or livestock, and that has long-term commercial significance for agricultural production" (WAC 365-190-050A). This definition states two conditions that must be met: the land is in an area used for or primarily devoted to agricultural production and the land has ongoing commercial significance for agricultural production. **In my opinion, the subject parcels fails to meet both the first and second elements of this definition: they are not currently primarily devoted to agriculture and they do not have significant commercial agricultural potential for the future.**

## Evaluation for De-Designation of the Fudge Property

### 1. Are the agricultural resource lands already characterized by urban growth?

The subject property is characterized by significant and increasing urban growth in all directions. This property adjoins the city limits of La Center to the south. The Industrial Urban Reserve Overlay designation for this area signals that the county as well as La Center expect future urban development here. The I-5 Exit 16 interchange (measured from the stop sign at the northbound off-ramp of I-5) is about 525 feet from the southwest corner of the Fudge property. The planned significant highway and road infrastructure improvements are a major attractant to commercial development (see Figure 5). The Paradise Truck Stop is a large commercial enterprise that has been located for over 20 years immediately west of the Fudge property. This business features truck and general vehicle fueling stations, a convenience store and truck parking. The KWRL bus transportation facility, the Clark Public Utility Paradise Point Water facility and the Clark Public Utility new electric substation are in place or soon will be constructed in the next few years. The Eagle Crest residential subdivision comprised of 26 lots adjoins the Fudge property to the east. The Fudge property also contains a cell tower within the property. Finally, the Cowlitz Tribe has secured 152 acres in trust status and the federal government is moving ahead to recognize the reservation at this site. The Cowlitz Tribe and its business partners are also moving ahead with major development plans for its casino and related commercial and cultural activities within a quarter of a mile from the Fudge property. The Tribe is resolute in accomplishing its plans and has passed many major hurdles to establish its reservation at this site.

The Cowlitz Tribe and its backers are fully funding the improvements needed at the new I-5/La Center Road interchange. According to Kittelson and Associates, who are lead engineers in the design and planning, the current average daily traffic count is 11,000 vehicles east of the I-5 interchange. With full build out of the Cowlitz Casino and other development on the Cowlitz Reservation the average daily traffic count should go up to about 20,000, or about double current traffic levels. The City of La Center owns La Center Road within their city limits and classifies it as a Major Collector.

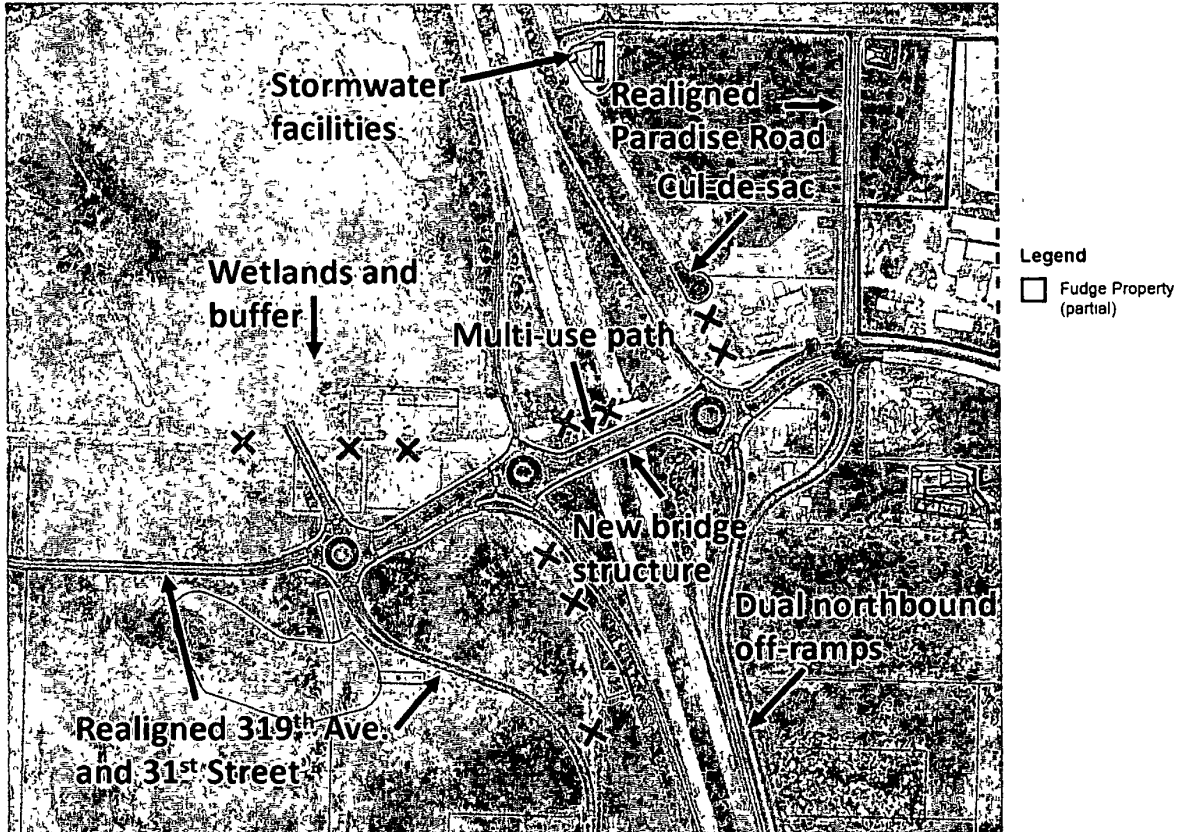
The design and planning work for the interchange is moving forward at a rapid pace. This highway project has the full participation of the State of Washington Department of Transportation, the Federal Highway Administration and the City of La Center. The Federal Highway Administration is currently reviewing the design. Improvements to the interchange are listed in element 5 below. At this time, the construction of the improvements could begin as soon as the spring of 2016 (see Figure 5). This major interchange upgrade will accommodate urban-intense development and directly change the character the subject property and surrounding land area.



*Looking west from the Fudge property to the Paradise Truck Stop Photo taken April 2015*



Figure 5  
I-5 Exit 16 Interchange Planned Improvements



Source: Kittelson & Associates, Inc.  
From Presentation to La Center City Council, March 12, 2015

**2. Are the resource lands primarily devoted to the commercial production of agricultural products?**

For many years and continuing to the present time the subject property has been partially devoted to agriculture use. One family member, Gus Griffith, shelters cattle in one of the former dairy barns and also stores hay at the property. Mrs. Fudge also rents barn space to a neighbor, Tom Kane, who keeps beef cattle at the property for part of the year. Mr. Griffith and Mr. Kane also cut the grass on the property for hay and haylage to feed their cattle. They sell any excess not needed for their own feed needs. These activities help the property owner generate income to pay all on-going costs associated with owning the property. Cutting the grass for hay also helps control weeds that otherwise still need to be controlled at significant expense and effort. Finally, maintaining the agricultural activity is necessary for the property to remain eligible for the current use farm and agriculture tax program.

Gus Griffith keeps cattle as a sideline to his trucking business; the main enterprise he operates at this property. The property owner, Linda Fudge, also rents a portion of the property to an excavation company that parks its equipment and keeps supplies at the property. Mrs. Fudge also rents the original house on the

property to a family member exclusively as their residence, with no ancillary use of the property for any agricultural activity. Mrs. Fudge also has a home in another area of the property. A portion of the land on the subject property is also leased to a company to operate a communications tower.



*Gus Griffith operates an on-site business with trucks, trailers and related equipment. Property rental income is the main source of income for Mrs. Fudge to pay property related expenses. Photo taken April 2015.*

Other land in the vicinity of Mrs. Fudge's property is generally not used for commercial agricultural production. There is a property north of the subject property this is used to pasture cattle by Mr. Kane. One other property immediately north of the Fudge property is also used for livestock pasture. Otherwise there are no activities on adjacent land that are devoted to commercial agriculture.

Because the Fudge property is primarily used for non-agricultural purposes, this property is not primarily devoted to agriculture.

**3. Is there long-term commercial significance for agricultural production, as indicated by soil, growing capacity, productivity, and is the land near population areas or vulnerable to more intense uses?**

The Fudge property has major near-term and long-term commercial use potential due to its prime location at the La Center Road/Interstate 5 interchange, its frontage on La Center Road, and its close proximity to the Cowlitz Tribe's reservation with its planned, intensive commercial development. In 2017 the Fudge property will have direct access to public sewer service and CPU water infrastructure at La Center Road.

The property is centrally located within the area of La Center where commercial business is being actively sought by the City to meet its employment/economic development objectives. The increased access to be afforded by the new interchange at Interstate 5, Exit 16 and utility infrastructure is boosting commercial development plans.

With regard to land productivity for agriculture, soils are a key focus. As indicated below in element 4, a portion of the soils on the subject property are Gee series and are classified by USDA as capability class IIIe ("e" refers to erosive). Some soils may be considered prime if they are assisted with artificial drainage. This is further discussed below.

#### **Productivity for Livestock Production**

Primarily due to lack of irrigation water supply and limitations related to the due to slopes of 8 to 20 percent on parts of the open ground, the soils do not produce above average crop yields. This ground has not been pastured in recent years so the appropriate animal carrying capacity is not directly known. This analysis assumes that the beef cattle operation is fall/winter confinement with hay fed from the 15 acre field. The analysis is done with 15 cows and annual calving. The cost of supplemental grain as part of the winter feed ration and summer pasture rent would be needed which also reduces the prospect of a positive net income.

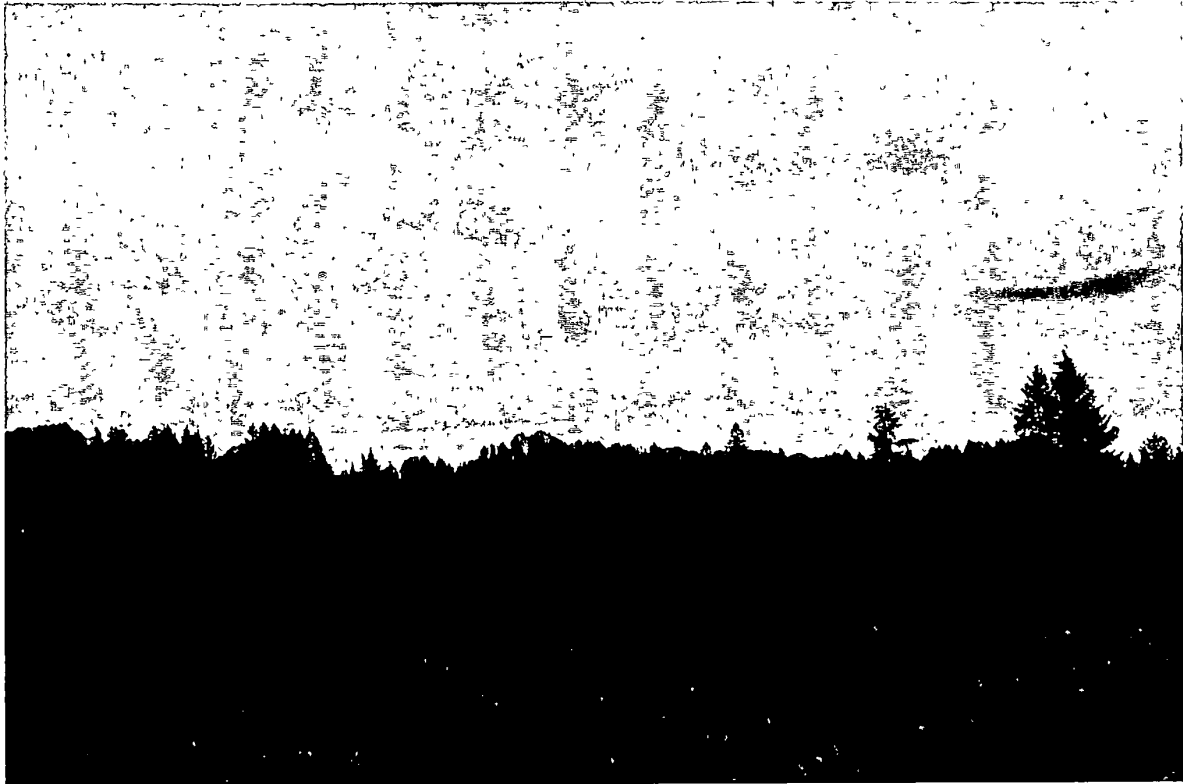
The lack of income from cow-calf livestock is revealed by U.S. Department of Agriculture (USDA) budgets for cow-calf operations in the western U.S. from 2012 to 2013 which show net losses for these operations for all years (see the following web site for details: <http://www.ers.usda.gov/data-products/commodity-costs-and-returns.aspx>). The operations analyzed in the USDA budgets have 138 cows and an annual calf crop of 104 animals which is a significantly larger herd than can be sustained on the subject property. The overhead costs of a 15-head cow herd are very high compared to 138-head cow herd. Even when ignoring opportunity cost for labor and not allowing for any death loss the resulting net return is a loss of \$311 per animal sold.

The economic feasibility of such a small scale beef cattle operation cannot be justified on the subject property. Cattle production also raises potential nuisance conflicts with nearby businesses and residences near pastured areas, as well as odor, mud and other issues.

#### **Productivity for Hay and Grain Production**

Grass hay production without livestock is a common crop pattern in Clark County. Mr. Griffith reports that the average grass hay yield is about 2.7 tons per acre. A grass hay budget from the University of Nevada has been adopted to estimate the returns from raising and selling native grass hay. At a sales price of \$90 per ton, the hay crop would have gross returns of \$243 per acre. All costs, excluding labor would result in per acre costs of about \$160 per acre—a per acre net return of about \$82 per acre. At 15 acres of hay production on the property this means there is a net income of about \$1,230 without considering the operator's labor. It is not reasonable to expect a farmer to plan for a long-term business of raising hay on the Fudge property.

Wheat is also an alternative but grain production is not easy to grow on small acreages due to the specialized farm implements needed, particularly the need for a grain harvester. Hiring third parties for custom field work is impractical and cost prohibitive for field of just 15 acres. Common diseases like stripe and leaf rusts and powdery mildew are also leading reasons Clark County is a very minor grain production area. Other lower rainfall areas with lower land prices are much more suited to grains crops.



*Looking to the east from approximately the middle of the open ground Gus Griffith and Tom Kane raise grass for hay and haylage. The trees at the eastern portion of the property are on ground that is steeply sloped and cannot be cultivated for crops or used for pasture. Photo taken April 2015.*

The subject property is capable of producing wheat with a yield of approximately 70 bushels per acre. Budget analysis shows that wheat production would generate an estimated net return of \$125 per acre or about \$1,875 per year for 15 acres of production. The final return is lower after applying this revenue to the equipment costs to prepare the ground, plant the crop and harvest the grain. Producing other grains such as oats or barley is also not financially feasible over the long-term.

#### **4. Land-capability classification from the U.S. Department of Agriculture**

The USDA places about 99 percent of the soils on the subject property in the Gee series. Gee soils are medium-textured silt loam formed in old alluvium deposited by the Columbia River. They are generally deep and moderately well drained and found on rolling and hilly eroded terraces.

The soils on the subject property that are flat or nearly flat (less than five percent sloped) are found where the residence and buildings are sited. The grass fields are generally on 5 to 8 percent slopes (soil series "GeB") or 8 to 20 percent slopes (soil series "GeD"). The grass covered land in the GeB and GeD classifications are grouped in capability class IIIe. These are not prime soils for farming. The "e" designates that they have the risk—perhaps moderately severe—of being erosive and may require restrictions on the choice of plants or require moderate conservation practices. As the land is not plowed and reseeded, the risk of erosion is greatly reduced. Gee soils in the GeF designation are also found on the property and have slopes of 30 to 60 percent. They are undisturbed, forested land with severe erosion hazard that are not

capable of being tilled for crops. The GeF soils total about 17 to 18 acres (nearly 40 percent) of the Fudge property (see Figure 6).

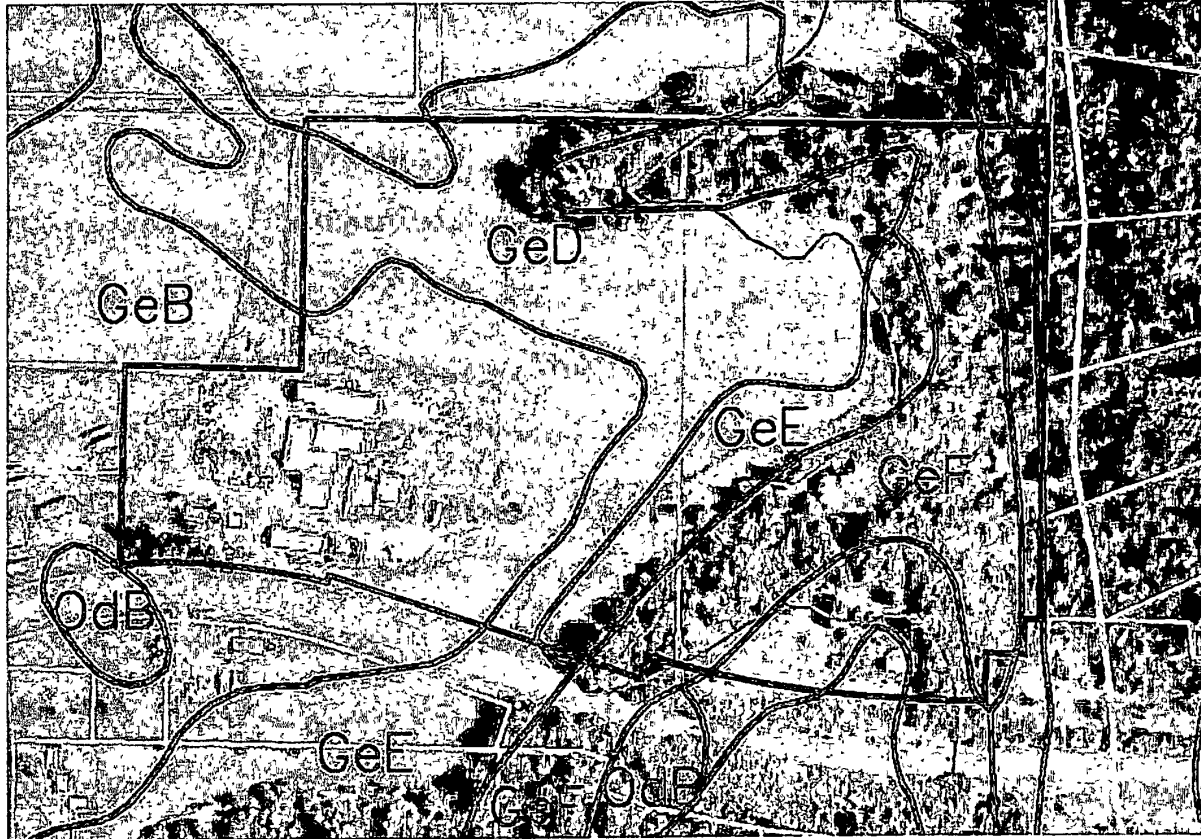
USDA soil surveys further indicate that the Gee soils of Clark County are almost entirely found in the area from Salmon Creek to Sara and north to the Lewis River. Most of the Gee soils were cultivated in the 1940's to 1960's when farming was much more prevalent in the area. Currently these soils are principally used to raise hay and pasture, which are low-value crops. Historically Gee soils have supported production of high value crops, including strawberries, pole beans, potatoes, cane fruit and corn. However very few of these crops are now grown on Gee soils in the vicinity of the subject property. None of these high value crops are known to have been grown on the subject property for at least 45 years and may never have been grown here. This is based on conversation with Mrs. Fudge and review of aerial site maps dating back to the mid-1950's.

Historically when agriculture was much more prevalent in the county the Gee soils were typically farmed. As farming has declined while suburban expansion occurred, the Gee series soils in the La Center - Ridgefield area are now rarely tilled and planted to crops.

The best soils for cultivation on the subject property are the generally flat to gentle sloped land located where the buildings stand and where tires and other buried debris are found at the old silo pits. For agricultural production it is impractical to demolish and clear the buildings or remove the buried debris so the second best ground for agriculture are the more limited land areas where the grass fields are located.

Mrs. Fudge has indicated that the field area had subsurface plastic drainage installed in the 1970s to help improve water infiltration. This was particularly important in the swale north of the barns. The drains allowed equipment to enter the field early in the spring and helped remove excess surface water in high rainfall periods. No repairs or replacement of the old drainage system have been made in about 40 years so these drains are now considered non-functional. This adds to the likelihood that the portions of the field are unsuited for many higher value crops unless a new drainage system is installed at considerable cost.

**Figure 6**  
**Soils Map**



**Legend**

- GeB – Gee Series  
0-8 percent slope
- GeD – Gee Series  
8-20 percent slope
- GeE – Gee Series  
20-30 percent slope
- GeF – Gee Series  
30-60 percent slope
- OdB – Odne Series  
0-5 percent slope

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

## 5. Availability of Public Facilities

### *Roads*

The I-5 Exit 16 interchange at the doorstep of the Fudge property is far along in the design and planning and road construction could start in the spring of 2016. The total cost of design, planning, land acquisition and construction of the upgraded interchange will be approximately \$40.0 million and this is fully pledged by investors in the proposed Cowlitz Tribe Reservation and casino project (see Figures 4 and 5).

The improvements to the La Center Junction interchange include:

- A new bridge structure over Interstate 5
- Dual northbound off-ramps
- Realigned NW Paradise Park Road with Cul-de-sac (which will create a new road that passes through the Fudge property)
- Realigned 319<sup>th</sup> Avenue and 31<sup>st</sup> Street

It is important to note that the realigned NW Paradise Park Road will be routed east of its present location. In the new alignment the road will proceed north along the western boundary of tax parcel 209705000 (Fudge property) and continue north also taking property from the 3B NW LLC property (tax parcel 209746000). This alignment will create road frontage for the Fudge property. Mrs. Fudge has signed a purchase option agreement that when exercised gives the Salishan-Mohegan LLC the right to relocate this road on her property. The southeast corner of the Fudge property will therefore have prime frontage with exposure to both NW Paradise Park Road and La Center Road (see Figures 1 and 4).

### *Wastewater Facilities*

The City of La Center owns and operates the sewer collection system and wastewater treatment plant (WWTP) that serves the annexed and developing area surrounding the Fudge property. The City has entered financial and operating agreements with the Cowlitz Tribe to serve the tribe's needs at the Cowlitz Reservation. The Cowlitz Tribe has pledged to buy existing and expanded sewer capacity needed at the WWTP for their development plans and to build the collection system necessary with lift stations and the large capacity distribution lines along La Center Road. Other developers will pay late comer fees to reimburse the Tribe for the initial funding they will advance for this infrastructure project. This will bring the sewer directly to the Fudge property.

Paradise Truck Stop has stated its desire to connect to sanitary sewer service and expand its operations. KWRL Transportation Cooperative has also indicated that it would connect to the sanitary sewer system at La Center Road. Other businesses and residential customers will also be attracted to this area when the sewer system is in place.

### *Municipal Water*

CPU provides public water service to La Center and the surrounding area. To meet long-term demand for water supply in La Center, Ridgefield and surrounding areas of north Clark County, CPU has initiated development of the Paradise Point Water Supply System. This system entails drilling the well field near the East Fork of the Lewis River, constructing water supply lines along Paradise Point Park and NW Paradise Park Road to bring the water to a new treatment plant. The treated water will then be piped to interconnect with CPU's existing regional water supply network. The new Paradise Point water treatment plant will be built on land currently owned by CPU that is within a quarter mile of the Fudge property. Well drilling is planned to start later in 2015. The supply line that will deliver water to the treatment plant will be placed shortly thereafter and the Paradise Point Water Treatment Plant will likely start construction in 2017. To inter-tie this water supply into the regional system, CPU will connect the outflow from the treatment plant to high capacity

supply lines that will connect with the existing supply lines at the intersection of Timmen Road and La Center Road. The new high capacity lines will then go west along La Center Road to the Cowlitz Reservation. This extension is expected to occur in 2017 based on the willingness of the Cowlitz Tribe to pay for construction. This will afford direct access to municipal water at the Fudge property.

#### **Schools**

Residents in the area of the subject property are served by the Ridgefield School District.

#### **Parks and Trails**

NW Paradise Park Road provides access to the Paradise Point State Park. The park entrance is approximately one mile from the Fudge property. The park is an 88-acre camping park with 6,180-feet of shoreline on the East Fork of the Lewis River. The park has four miles of hiking trails and swimming access at the river.

Through the Legacy Lands program of Clark County there are properties abutting the State park held by the county for possible future recreation development and environmental protection. The county has land both along NW Paradise Park Road and along the Lewis River to the east of Paradise Point Park. According to the county at the present time there are no specific plans or budget to allow public access to these properties.

Clark County shows a proposed trail on a regional trail map that would run north and south to the east of the Fudge property. This might follow McCormick Creek within the Eagle Crest subdivision to interconnect with other trails proposed along the East Fork of the Lewis River. According to Clark County, there are no current, active plans to develop this trail.

#### **6. Tax Status**

The two subject tax parcels are in the current use taxation program for farm and agriculture. These have been in the program going back to when the Griffiths were dairy operators. The parcels qualify due to the haying activity. Mrs. Fudge is interested in selling the property and at that time the property will most likely be withdrawn from current use taxation.

#### **7. Availability of Public Service**

As described above, the Fudge property will have direct access to public water and sewer services that are planned for extension in NW La Center Road. These new infrastructure services will be constructed by 2017 when the Cowlitz Tribe wants these services at their Reservation.

The subject property is about 1.6 miles from the downtown core area of La Center. This affords close access to police, fire, library and all other La Center governmental services.

Property purchased by Clark College for a future campus is one freeway exit away, near the Ridgefield Junction at I-5. This is approximately three miles from the subject property.

#### **8. Relationship or Proximity to Urban Growth Areas**

The entire south boundary of the subject property adjoins the City of La Center city limits a distance of about four tenths of a mile. Additionally the property to the east is in a 26 lot rural subdivision. The current and planned built environment near the Fudge property is fully described elsewhere in this report and is shown in Figures 1 & 2.

#### **9. Predominant Parcel Size**

The subject property is divided into two tax parcels, one of 24.1 acres and the other totaling 20.0 acres. Each parcel has one single family residence.



## **10. Land Use Settlement Patterns and their Compatibility with Agricultural Practices**

The land settlement pattern is diverse but increasingly urbanizing. Surrounding properties are listed in Table 2. Of the 13 properties that surround the Fudge property, five are annexed by La Center and in its C-2 zone (Community Commercial), four properties are in the county's R-5 zone (rural residential) and four are in the county's Ag-20 zone (agriculture). Each of the Ag-20 zoned properties also carries the designation of Industrial Urban Reserve. One of the four properties in the Ag-20 zone is a five acre parcel owned by Clark Public Utilities which has been approved for an electrical substation. Another property is the KWRL Transportation Coop which has an urban-style bus facility which was approved by the county on land in the Ag-20 zone. These surrounding properties each have characteristics of urban development and are incompatible with agricultural practices which often produce odor, dust, mud or create noise from operations outside of customary daytime work hours.

Average parcel size of the surrounding properties is 7.82 acres, (Table 2) which is much smaller than the average of about 44.1 acres comprising the Fudge property.

## **11. Intensity of Nearby Land Uses**

High density urban land uses are allowed immediately to the south and west of the Fudge property. In the La Center city limits to the south is newly annexed land zoned C-2 (Community Commercial). To the west is a truck stop with retail and commercial fueling stations, also in the La Center city limits.

The Cowlitz Tribe and its business partners are moving ahead to fund major infrastructure improvements that include the freeway interchange at La Center Road, and expanded sewer and water facilities. Electrical service is also expanding. The availability of key services is a strong force for new property development along La Center Road in both east and west directions from the Fudge property. The City of La Center has taken many steps to encourage and support development in the area of the expanded UGA and newly annexed land.

Some open land to the north of the Fudge property is used for livestock grazing. These parcels are along NW 324<sup>th</sup> Street and NW 21<sup>st</sup> Avenue. These properties are going to have added traffic exposure from the realignment of NW Paradise Park Road through the Fudge and 3B NW LLC properties.

## **12. History of Land Development Permits Issued Nearby**

Within one mile or less of the subject property are: 1) one large lot subdivision (26 lots), 2) one significant highway commercial property (the Paradise Truck Stop), 3) the KWRL Transportation Co-op's bus facility, 4) the planned Clark Public Utility's regional Electrical Substation and 5) the Clark Public Utility's planned Paradise Point Water Treatment facility.

The Cowlitz Tribe is moving ahead with lands to occupy and develop its reservation in 2017. Plans are in place for a casino, cultural center, elder housing and other developments. The tribe is officially recognized by the federal government and they have recently successfully secured their trust land. The reservation is secured. These are keystones to their ultimate plan to establish the fully operational reservation with major associated development.

## **13. Land Values under Alternative Uses**

Unimproved land of 12 to 20 acres without improvements in the vicinity of the subject property is valued by the Clark County assessor at \$10,600 to \$15,800 or more per acre. The KWRL property was purchased in 2010 and when the price is adjusted to reflect the usable land area the sales value was over \$22,000 per acre. The five acre property that sold to the Clark Public Utility for a substation was purchased in 2008 for \$100,000 per acre. The subject property's full market value for land is \$473,700. Considering that there is

approximately 22 acres of usable land the per-acre value is over \$22,000. Since assessed value tends to lag behind actual sales prices in upward real estate markets—sometimes far behind—the land is presumably quite valuable if the owner decides to sell it.

Farmers favor buying land that is close to their existing farm and which has little development potential so the land is more affordable. Beginning farmers often look for small parcels of five to 10 acres with a residence or a good home site for building a home. In such cases they are buying land that includes value for residential use which affords the opportunity for rural lifestyle living and agricultural activities. Development value that is already “priced into” the Fudge property and other nearby land is reflected in the high values reported above. Farmers who only intend to buy land for long-term farming are generally unwilling or unable to pay these high prices for land.

Persons seeking a rural lifestyle with farming are excluded from purchasing the Fudge property due to the amount of acres involved and its prime frontage on La Center Road with close access to Interstate 5. The demand for land for development and this property’s attractive location have pushed the value of the property well beyond what farmers could reasonably pay to operate it for crop or livestock production. Surrounding land uses such as fuel stations, freeways and casinos are also undesirable for farmers who are establishing operations.

#### **14. Proximity of Markets**

Distance to markets for agricultural products is highly variable and depends on many factors. Mr. Griffith reports that he and Mr. Kane have some beef cattle custom slaughtered for their personal use and that they donate or sell it to family and friends. Any extra animals may be sold to others who want locker beef or the animals are hauled to Chehalis and sold at the livestock auction. Excess hay is sold locally and generally used for cattle or horse feed. Haylage is sold mainly for cattle feed in the local area.

## **Conclusions**

For many reasons the Fudge property does not meet the criteria of agricultural land as defined by the GMA. The main factors are:

- The property has prime highway frontage on La Center Road and currently abuts the city limits of La Center. The City has clearly identified its economic development strategy aimed at increasing employment within the commercial and retail sectors. This is stated in the La Center Comprehensive Plan, the proposed La Center Junction Subarea Plan and the Economic Development Strategy Action Study for La Center. The City has annexed land that adjoins the Fudge property and entered a rezoning agreement with Circle C properties to assist them with bringing new business and employment to the area. La Center has also entered a sanitary sewer service agreement with the Cowlitz Tribe to provide this service to their reservation.
- In 1994 Clark County has placed an Industrial Urban Reserve overlay on the Fudge property as well as many nearby properties to the north. This is a strong signal that county sees this area as best suited for urban, non-agricultural use. In line with that view, the county has also approved developments for a school bus facility, a public water treatment plant and an electric substation that are further from the La Center city limits than the Fudge property. These developments, in conjunction with the La Center city limits to the south, residential development to the east and the truck stop to the west, result in the near complete encirclement of the Fudge property with intensive, non-agricultural land uses. These land uses are also generally not compatible with further agricultural use of the Fudge property.

- The Industrial Reserve overlay designation plus the locational advantages of the subject property for development "freezes" the property out of investment for agricultural improvement. Farmers would not upgrade the buildings for farm use, drill a well suitable for irrigation, or make other improvements because of the risk that the investment could not be recovered due to likely near-term land conversion to development use.
- Major infrastructure including road improvements at the I-5 interchange, new water supply lines and new sewer lines are actively being designed for placement along La Center Road and directly accessible to the Fudge property. These major infrastructure improvements should all be available starting in 2017 based on the funding commitment and planned needs of the Cowlitz Tribe and its investors.
- Many years ago the Fudge property was divided into two legal tax lots. This division has diminished the parcels long-term significance for agriculture because the parcels are small and inhibit profitable crop farming.
- Neither Mrs. Fudge nor her children plan to re-invest in this property to reverse its long-term trend away from farm use. Other farmers cannot afford to purchase this property and expect to receive farm income that will allow for repayment of a loan. Economic conditions have reduced the property to one that is destined for non-agricultural development.
- Recognition by the federal government of the Cowlitz Tribe's trust land status is a major signal that ultimately the Tribe will establish their 152 acre site west of the I-5 interchange as their cultural and business home. This is another major factor that will add to development of the Fudge property as well as other surrounding property in many commercial and other urban land uses.

Revision of the UGA to include the Fudge property and the subsequent rezoning should not be denied on the basis that this property is productive agricultural land resource land or that it has long term significance for commercial agriculture.

**Attachment 1:**  
**Professional Background, Experience and Education of Bruce Pregel**

- Personal Profile:** *I was raised on a wheat and cattle ranch in Eastern Washington where I lived until I left to attend college at age 18. As a youth I worked for my parents on our farm on the weekends and in the summer months. In the summer during my undergraduate college years I worked on diversified farms in the Yakima Valley and on Horse Heaven area where I grew up. I greatly enjoyed farm life and set my goal to have a career in agriculture. Through my education, work experience and career advancement I have achieved my goal of staying closely associated with farming and ranching through my chosen field of agricultural economics.*
- Education:** University of Wisconsin  
Madison, Wisconsin  
M.S.—Agricultural Economics, 1975  
  
Washington State University  
Pullman, Washington  
B.S.—Agricultural Economics, 1973
- Teaching:** Adjunct Instructor of Economics, Washington State University – Vancouver, WA  
Branch Campus, 2005
- Other Activities:** Member, Friends of Washington State University – School of Economic Sciences
- Professional Experience:** ***President, Globalwise, Inc.***  
*1996 – Present*
- Developed and currently manage a successful, diversified economic and marketing consulting practice with a portfolio of over 60 clients.
  - Analyzed economic damages and lost earnings capacity for the clients of attorneys in the Pacific Northwest and testified in court or gave depositions as required.
  - Managed projects for clients that have resulted in new business formation, on-going new product sales, based on recommendations for objective management decision-making.
- Executive Director, Western U.S. Agricultural Trade Association***  
*2000 – 2002*
- Managed 13 member state export program in cooperation with private companies. Improved overall federal funding for states and companies despite declining availability of federal funding.
  - Led the staff in development and implementation of a project tracking and reporting system that provided new management information and documented credible results for the largest number of companies assisted in the history of the association.

- Evaluated and proposed projects in new federal programs that resulted in \$600,000 of new program funding to the association.
- Increased association reserve funds by 15 percent and led the Board to adopt new reserve fund investment policies.

***Assistant Director, Western U.S. Agricultural Trade Association***

1980 – 2000

- Initiated and managed international market development programs in 10 countries that introduced over 100 U.S. companies to importers and distributors. These programs had sales of over \$10 million for U.S. companies.
- Managed program reviews and evaluation contracts that led to elimination of low performing activities and additional funding and management support to high success programs.

***Officer and Principal, Northwest Economic Associates***

1978 – 1996

- Proposed and managed over 100 economic and marketing consulting projects with a total contract value in excess of \$2.5 million.

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**Selected Analyses and Project Reports**

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“Agricultural Resource Land Analysis of the Subject Properties Near NW 31st Avenue in Ridgefield, WA: A Determination of De-Designation under the Washington Growth Management Act” for 18 LLC Property Owners, December 2014.

“The Washington Apple Industry: Updated Evaluation of Contributions to the State Economy and the Important Role of Exports” co-authored with Belrose, Inc. for the Washington Apple Commission, June, 2014.

“Oregon Property Tax on Machinery & Equipment: Impacts of Extending the Exemption to the Bakery and Dairy Food Processing Sectors to Boost the State Economy” for Oregon FoodPac, April, 2014.

“Analysis of Maris Farms Crop Loss Damages from Elk Intrusion” for Michael Schwartz, Law Offices of Michael Schwartz, in Administrative Appeals Hearing, Washington Department of Fish & Wildlife, hearing testimony, August 5, 2013.

“A First Look at Produce Safety Practices and Costs on Oregon’s Small and Medium Sized Fresh Fruit and Vegetable Farms” author with Amy Gilroy for the National Network of Public Health Institutes, June 2013.

“The Orting Study Area: Metrics and Economic Analysis of Organic and Sustainable Agriculture” for PCC Farmland Trust and The Trust for Public Land, February 25, 2013.

“British Columbia Apple Industry: Strategic Choices and Directions for the Next Decade” co-authored with Belrose, Inc. for the B.C. Fruit Growers’ Association, September, 2012.

“Literature Review on Food Safety Adherence and Cost Among Small and Medium Size Produce Growers” co-authored with Oregon Public Health Institute for the National Network of Public Health Institutes, September 2012.

- "The Washington Apple Industry: Contributions to the State Economy and the Important Role of Exports" co-authored with Belrose, Inc. for the Washington Apple Commission, August 29, 2012.
- "Washington Business & Occupation Tax: Impacts of Removing the Exemption on the Food Processing Industry and State Economy" for Washington FoodPac, January 2012.
- "Apple Industry Cost and Returns Analysis for British Columbia and North Central Washington" co-author with Dr. Desmond O'Rourke for British Columbia Fruit Growers Association, July 2011.
- "Electrical Energy Efficiency and Emerging Technologies in Northwest Agriculture" co-author with Cascade Economics and MetaResource Group for Northwest Energy Efficiency Alliance, July 29, 2011.
- "Economic Feasibility of Organic Fertilizer Produced from Chicken Manure in Snohomish County, Washington" for Renewable Farming Group of Washington, June 2011.
- "Market Research and Strategic Initiatives for the Oregon Turfgrass Industry in U.S. Markets" co-authored with Dr. Don Roupe for the Oregon Seed Council, April 2011.
- "A Profile of Agriculture in the Pacific Northwest: Implications for Electric Utilities" co-author with Cascade Economics for Northwest Energy Efficiency Alliance, August 17, 2010.
- "Exploratory Market Research for the Oregon Turfgrass Industry: Phase I Report – Depth Interviews, Formal Discussions & Secondary Analysis" for Oregon Seed Council, July 2010.
- "Review of Northwest Food Processing Market Characterization Report" for The Cadmus Group, Inc., January 2010.
- "Economic Performance of the Northwest Food Processing Industry: Trends and Analysis from the Benchmark Data" for Northwest Food Processors Association, July 2009 (the 6th benchmark analysis for NWPFA dating back to 2003).
- "2009 Benchmark Analysis for the Northwest Food Processing Industry" for Northwest Food Processors Association, July 2009.
- "Assessment of Management Systems Companies Doing Business in Idaho, Montana, Oregon and Washington" for Northwest Energy Efficiency Alliance, July 2009.
- "West Coast Food Service Markets for Fresh Organic Fruits and Vegetables", proprietary market research for a west coast organic food distributor, June 2009.
- "Hood River Working Farmland Study: Summary of Grower & Agri-Business Interviews" for Columbia Land Trust, February 2009.
- "West Coast Food Service Markets for Fresh Organic Fruits and Vegetables", proprietary market research for a west coast organic food distributor, June 2009.
- "Market Feasibility of a Food Processing Facility in Port of Skagit (Washington State)" in association with Dr. Hector Saez, Washington State University, for Northwest Agri-Business Council and private investors, December 2008.
- "The Prospect for Expanding Portland's Farmers Markets: Are Growers Ready to Ramp Up the Supply?" for the Office of Sustainable Development, City of Portland, Oregon, May 2008.
- "Animal Byproduct Technology Assessment and Market Analysis: Options for Oregon" co-author with consultant team for Oregon Department of Agriculture and a consortium of Oregon industries and other government agencies, Portland, Oregon September 2007.
- "Economic Impacts of Food Plant Closure: Analysis of the J. R. Simplot Plant in Hermiston, Oregon" for Oregon Food Processors Council, September, 2004.

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- "Economic Impacts of Food Plant Closure: Analysis of the Pacific Coast Seafood Plant in Warrenton, Oregon" for Pacific Seafood Group, Portland, Oregon, February, 2004.
- "Economic Impacts of Food Plant Closure: Analysis of the Seneca Plant in Dayton, Washington" for Washington Food Processors Council, Olympia, Washington, September, 2003.
- "Personal Consumption Greatly Impacts Economic Damage Calculations" in Oregon Casualty Adjusters Association Newsletter, February, 2004.
- "Value-Added Agriculture and U.S. Competitiveness: A Western U.S. Viewpoint" Analysis and speech presented at the USDA Agricultural Outlook Forum 2002, February 21, 2002, Washington, D.C.
- "Crops and Marketing Opportunities For Agricultural Producers at the Former Wind River Nursery, Skamania County, Washington" analysis presented in "Wind River Nursery Site and Facility Plan" for Skamania County Wind River Redevelopment Team, Stevenson, Washington, June 1, 2000.
- "Implications of Changes in the Food Supply Chain for Small and Medium-Sized Produce Firms in the Pacific Northwest" for USDA Agricultural Marketing Service, Washington, D.C., May 2000.



globalwise inc.

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marketing and economic services