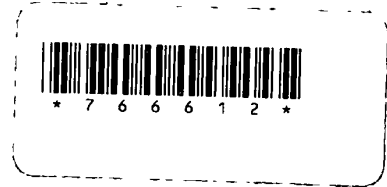


## Schroader, Kathy

---

**From:** Jim Wood <jim.wood@blount.com>  
**Sent:** Monday, March 07, 2016 2:12 PM  
**To:** Cnty Community Planning  
**Cc:** 'jimwoodg@gmail.com'  
**Subject:** 1AC Property - Tax Lot 0215436000 Questions



Hi,

My wife and I own the 1AC property - tax lot 0215436000 and have resided in the house on the adjacent lot to the north since 1995.

Several years ago, my step dad and mom purchased the land from us. At that time the property was in the Ridgefield city limits and we started to work with them to try and develop the land for a small home. Ridgefield stated (verbally) that this was acceptable, we just needed to hire a designer and have the soil tested for a septic system, so we got that done. The test holes were dug and the soil tested good for drainage, etc. We also had water service connected to a meter on the property. After a year or so of trying to get the development done, Ridgefield city limit lines changed, so that it was no longer in the city limits, my step dad died and we have since reacquired the land.

We understand this property as well as the one we reside at to the north are in the Ridgefield Urban growth Boundary and the zoning is currently ML (Light Industrial). The property is also bordered by a tributary to Gee Creek to the west and the county owns a 50' from 10<sup>th</sup> Ave road center strip on the east boundary, so there are additional setbacks or limits. We just had some questions regarding what we can do, as we have a daughter with health problems that we assist and would like to put a 3BR, 2BA modular home on the property so her and her family can live there. There is space within setbacks to place the home and have an adequate drain field.

We were told that Ridgefield does not want any septic systems in the city limits, so maybe there are plans to provide sewer service to our property at some point, since we remain in the Ridgefield UGB, but I have not yet been able to determine what the plans would be and how/if they would affect us.

So, I had some questions, if you would be so kind.

- Could you please find out or direct me so I can find out if and/or when there are plans to provide sewer service to the property?
- If there is no such plan to provide sewer, will they still incorporate us into the city?
- If sewer is not planned in the near future, can we put in a septic system?
- Since the zoning is ML, can we change that for this 1AC parcel?
- What is needed for such a zone change?

Thank you so much for your consideration  
Sincerely,

James Wood  
25618 NE 10<sup>th</sup> Ave  
Ridgefield, WA 98642  
Cell: (360) 521-7400

This email message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized use, disclosure or distribution is prohibited. If this email has reached you in error, please contact the sender by return email and destroy all copies of the original message.