

**From:** [Sonja Wiser](#)  
**To:** [Houston Aho](#); [Cnty 2025 Comp Plan](#)  
**Cc:** [Bart Catching](#); [Jose Alvarez](#)  
**Subject:** RE: Clark County Comp Plan Request 207543000  
**Date:** Tuesday, March 5, 2024 1:55:08 PM  
**Attachments:** [Kunze Parcel 207543000 Site Specific Request.pdf](#)

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Dear Houston: Thank you for your comments related to the 2025 Comp Plan/Parcel #207543000. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

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**From:** Houston Aho <houstona@ahoconstruction.com>  
**Sent:** Tuesday, March 5, 2024 12:49 PM  
**To:** Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>  
**Cc:** Bart Catching <Bart.Catching@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>  
**Subject:** Clark County Comp Plan Request 207543000

**EXTERNAL:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached site-specific request for Growth Management Area Change, Zone Change and Comprehensive plan Change from Kunze Farm Investment for Clark County parcel 207543000. If you have any additional questions please let me know.

Thank you,

**Houston Aho**  
Corporate Office  
**Office** 360.254.0493 | **Direct** 360.852.5250  
5512 NE 109th CT, STE 101 Vancouver, WA 98662  
[HoustonA@AhoConstruction.com](mailto:HoustonA@AhoConstruction.com) | [AhoConstruction.com](http://AhoConstruction.com)

# Kunze Farm Investment Co., Inc.

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March 5, 2024

## VIA E-MAIL

Clark County  
1300 Franklin St.  
Vancouver, WA 98660

Emails: Jose.Alvarez@clark.wa.gov, Bart.Catching@clark.wa.gov

Re: Site-Specific Growth Management Area Change, Zone Change, and  
Comprehensive Plan Designation Change  
Owner: Kunze Farm Investment Co., Inc.  
Tax Parcel No.: 207543000

We are the owners of real property with the Tax Parcel Identification No.: 207543000. The current Comprehensive Plan designation is Agricultural (AG) and the Zoning designation is Agricultural - 20 acre (AG-20). We request that the Comprehensive Plan designation be changed to Urban Low Density Residential (UL), with an implementing zoning designation of R1-5 and be included in the Vancouver Urban Growth Boundary. The property is approximately 76 acres.

The current Vancouver UGA is located southwest of the Property. NE Ward Road is located on the property's East boundary and NE 172<sup>nd</sup> Ave is located on the property's West boundary. Hockinson Meadows Community Park is located to the Northwest corner of the property. Urban levels of density and development are found in the immediate vicinity. The property can be adequately supplied by urban services.

Quality soils for growing crops for human consumption are not present on the Property. According to the USDA the Property contains poor soils for agriculture production and is not suitable for growing crops for human consumption. The Property does not contain the characteristics needed for long-term agricultural production. Given the proximity to the existing urban area and the public recreational facility to the northwest, the best utilization of the Property is urban development. The proposal will provide an opportunity to provide residential housing to multiple economic segments of the population while offering a variety of residential housing types.

We respectfully request that the County make the above-mentioned changes to the Property as they will provide much-needed affordable and middle market housing units. These site-specific requests are made pursuant to Clark County Code Section 40.560 and we ask that consideration of these requests be included in the current 2025 Comprehensive Plan Periodic Update.

Sincerely,

A handwritten signature in black ink, appearing to read 'H Aho', with a stylized flourish at the end.

Houston Aho  
Kunze Farm Investment Co., Inc.  
5512 NE 109<sup>th</sup> Ct. Ste 101  
Vancouver, WA 98662

**General Information**

Property Account	207543000
Site Address	
Legal Desc	#29 SEC 31 T3NR3E 76.02A
Owner	KUNZE FARM INVESTMENT CO INC
Mail Address	5512 NE 109TH CRT STE 101 VANCOUVER WA , 98662 US
Tax Status	Regular
Property Status	Active
Area (approx.)	3,311,431 sq. ft. / 76.02 acres
Section-Township-Range	SW 1/4,S31,T3N,R3E SE 1/4,S31,T3N,R3E

**Assessment** (2023 Values for 2024 Taxes)

Land Value	\$1,053,789.00
Building Value	\$0.00
Total Property Value	\$1,053,789.00
Total Taxable Value	\$24,141.00

**Most Recent Sale**

Sale Date	09/03/2015
Document Type	D-B&S
Sale Number	733700
Sale Amount	\$90,000.00

**Administrative**

<b>Jurisdiction</b>	Clark County
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**Land Use Planning**

Comprehensive Plan Designation	AG
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - <a href="#">Codes</a>	Agriculture-20 (AG-20)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	406.03
Drainage District	Drainage District 5
Neighborhood	Greater Brush Prairie
Park District	n/a

**Public Safety**

Burning Allowed	Yes
EMS Response Area	AMR
Fire District	FD 3
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO Central

**Schools**

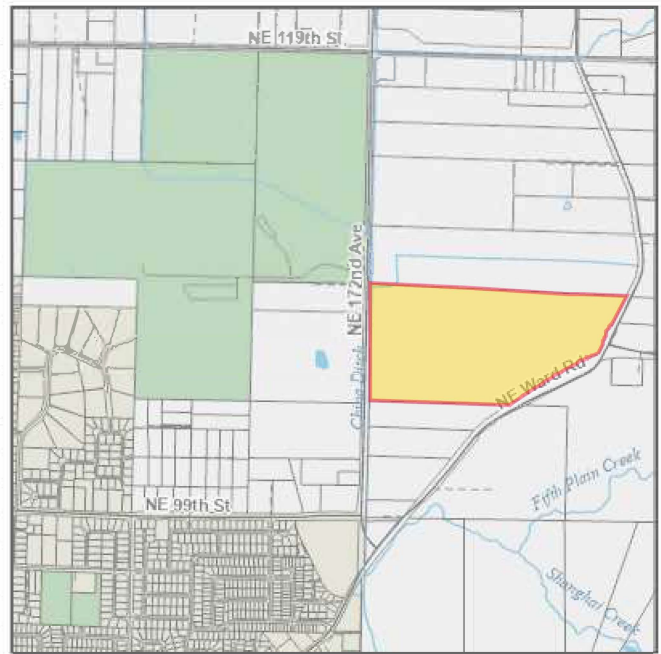
School District(s)	Please contact School Districts for more info.
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**Transportation**

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural
Transportation Analysis Zone	2004

**Utilities**

CPU Lighting Utility District	n/a
Last Street Sweeping	n/a
Sewer District	Rural/Resource
Waste Collection Provider	n/a
Water District	Clark Public Utilities

**Environmental Public Health**

Public Health Food Inspector District	District 9
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 1

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0403D
Flood Hazard Area	Floodway Fringe Floodway 500 Year Flood Area
Shoreline Designation	Rural Conservancy Resource Land
Soil Types / Class	Hydric / CwA Non-Hydric / DoB Non-Hydric / HcB Non-Hydric / HuB
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Lacamas Creek
Sub Watershed	China Ditch
Wetland Class	No Mapping Indicators
Wetland Inventory	Presence

**Geological Hazards**

Geological Hazard	
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	

**Development Moratorium**

none

**Cultural Resources**

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

**Habitat and Species Resources**

Habitat and Species Impacts	Yes
Riparian Habitat Area:	Floodway Floodway fringe Perennial Stream