

From: [Michelle Pfenning](#)
To: [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty Community Planning](#)
Subject: FW: 76 acres off Ward Road @ Davis
Date: Friday, July 12, 2024 2:07:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

I have already replied, please keep for your records.

Respectfully,



Michelle Pfenning, OA II

County Council/Manager's Office

Direct: 564-397-5109

Main: 564-397-2232



From: Gary Medvigy <Gary.Medvigy@clark.wa.gov>
Sent: Friday, July 12, 2024 7:00 AM
To: Michelle Pfenning <Michelle.Pfenning@clark.wa.gov>
Subject: Fwd: 76 acres off Ward Road @ Davis

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From: Deborah McGovern <mcgovern9265@comcast.net>
Sent: Thursday, July 11, 2024 6:51 PM
To: Gary Medvigy <Gary.Medvigy@clark.wa.gov>
Subject: 76 acres off Ward Road @ Davis

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.

Dear Gary Medvigy,

I would appreciate if you would deny AHO Construction's to include their 76 acres @ Ward Road and Davis into the Urban Growth Area.

They claim the ground is not suitable for grow food for human consumption. If you don't maintain and do the preparation of fields for propagation then yes it will be hard to grow anything. From what I understand from a neighbor, you should not seed your field in the Fall and expect to get tractors on the land to harvest during the wet season. You will tear up your field and it will make for drainage difficulties and therefore growing crops an issue.

Their claim is a sham and the land should remain for agricultural use only.

With this price of land my concerns are also for traffic. From where I live, I witness at least 1 accident every quarter @ that same intersection of Davis Road & Ward Road, with the influx of 500 plus homes, consider that at least 2, if not 3 vehicles per property the traffic would increase exponentially and increase traffic accidents accordingly. Ward Road is a 2 lane road, 1 lane South and 1 lane North, it is also only 2 lanes on 172nd Ave as well. These roads are not built for the capacity of this proposed new neighborhood!

Another consideration is the devaluation of the homes and farms nearby. This is not fair to those homeowners who have lived for years or have newly bought out in this rural area. If they wanted suburbia they would have stayed within the city limits.

Thank-you for reading this, I hope you take the time to consider this decision carefully.

Deb & Tom McGovern
360-901-3056

Sent from my iPhone