

From: [Jeffrey Delapena](#)
To: [Cnty 2025 Comp Plan](#); cassandra.k.marks@gmail.com
Cc: [Bart Catching](#); [Jose Alvarez](#); [Oliver Oriako](#)
Subject: RE: Comprehensive Plan Update Comments
Date: Tuesday, November 12, 2024 9:34:19 AM

Good day, Cassandra,

Thank you for submitting your comments regarding the proposed changes to the Urban Growth Area. I have forwarded to members of Staff and will enter these into the Comprehensive Plan Index of Record.

Regards,
Jeff Delapena

From: Clark County <webteam@clark.wa.gov>
Sent: Tuesday, November 12, 2024 9:32 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Tue, 11/12/2024 - 9:31 AM

First Name

Cassandra

Last Name

Marks

Email Address

cassandra.k.marks@gmail.com

Phone Number

[5038842387](tel:5038842387)

Organization/Agency Name

Citizen of Ward Rd

Address

98606

Message Subject

Parcel 207543000 - Kunze Farm investment co & Aho construction

Parcel Number

207543000

Comments

As a resident of Ward Road I vehemently stand against AHO Construction and their petitioning to move 76 acres of parcel 207543000 into the urban growth area (UGA) on the corner of Davis RD and Ward Rd. Their citing that the ground is not able to grow food suitable for human consumption is absurd. They do nothing to make the ground worth anything other than till it 1x a year which hurts the land and as a farmer myself I know that but they are concerned with making it unusable so the planning commission will concede to their greedy requests. There are many fields in this area that are used for hay to feed livestock including all the fields around me that are hayed for Curley the camel from Ridgefield.

AHO purchased this land in 2003 and do nothing to make that lot usable for farming of food or hay and have just been holding onto it waiting to cash in. Now wants to build a neighborhood of homes there disrupting the countryside.... Adding 500-600 homes per the zoning they are requesting which is ridiculous. The roads cannot support 1000 more cars, the schools in Hockinson cannot support that many more students, from the reports I have seen the fire department and emergency responders have struggled to keep up. Per the reports that I have read on previous UGA updates the land currently within the UGA will be suitable to sustain the population growth through 2035 so we should not succumb to a developers corporate greed.

Also, with this land having water rights it absolutely should stay farm land for the foreseeable future and the city/county should protect that land because they are not making more land and when it is gone it is gone. If Aho doesn't want to do the right thing for Clark County and use this for agriculture purposes they should sell the property to a farmer that will.

Did you know that for every 1% of Clark County's consumption of fruit, veggies, and meat bought at local farmers markets, the region retains an extra \$5 million in the local economy AND the PNW's ideal climate makes it a prime spot for farming, especially as the climate crisis challenges other regions. If we lose our farmland, we'll lose our ability to provide for our communities in a sustainable way.

For the protection of farmland, farmers, sustainability, climate change and the over all good of Clark County please deny AHO's request to move this parcel into the UGA. Not to mention that

the drive from the stoplight at Ward and 172nd through the grove of trees and shrubs then opening into the beautiful country side with classic farm houses, old red barns, pastures with cows and grass swaying in the breeze is one of the most beautiful views I have encountered this close to town and it's where all your worries melt away. So if you haven't made the drive on a beautiful late afternoon with the rainbow sky you should. It could change your life.

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