

From: [Jeffrey Delapena](#)
To: [Sarah Ryan](#); [Cnty 2025 Comp Plan](#)
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Bart Catching](#)
Subject: RE: parcel 207543000 - Kunze Farm Investment Co., Inc. & AHO construction
Date: Monday, December 2, 2024 10:07:16 AM

Good day, Sarah,

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

Regards,
Jeff Delapena
Program Assistant, Clark County Community Planning

From: Sarah Ryan <sarah-gn@hotmail.com>
Sent: Wednesday, November 27, 2024 5:41 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: parcel 207543000 - Kunze Farm Investment Co., Inc. & AHO construction

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Dear Clark County Council,

I am writing to express my strong opposition to Clark County's proposal to change the previously approved Comprehensive Plan regarding the Urban Growth Boundary (UGB) for property parcel 207543000, owned by Kunze Farm Investment Co., Inc. and AHO Construction.

As noted in the 2022 UGA Update, there is sufficient land within the UGB to accommodate the county's growth through 2035. Therefore, I question why Clark County would make an exception to this plan, particularly when the change seems motivated by the desire for increased property tax revenue. The County's own stated principles, under Open Space Farm and Agriculture, affirm that "the Washington State Legislature recognizes that it is in the best interest of the state and its citizens to maintain, preserve, and conserve adequate open space lands for the production of food, fiber, and forest crops." This principle appears to be at odds with the current proposal, which seems to prioritize revenue generation over farmland preservation.

Clark County should be focused on protecting farmland, promoting sustainable farming practices, and ensuring that development balances the needs of agriculture. Urban sprawl continues to encroach on agricultural land and agriculturally zoned areas, further reducing the land available for farming. This not only threatens local food production but disrupts local ecosystems, increases environmental impacts from longer food transportation, and diminishes our capacity for self-sufficiency. Farmland in Clark County is crucial for food security, economic vitality, and environmental sustainability.

In addition to these concerns, the specific location in question is ill-suited to handle the growth and traffic that would result from expanding the UGB. The development of this land would necessitate the expansion of roads and infrastructure, causing further harm to nearby lands and ecosystems.

I ask that you deny the request from Kunze Farm Investment Co., Inc. and AHO Construction to move this property into the Urban Growth Boundary. This proposal seems driven by the desire to profit from rezoning rather than any legitimate need for additional development. The company intentionally chose not to farm this land, and it is clear that the conversion of this farmland to urban use would come at a great cost to the community, the environment, and future generations.

Thank you for your attention to this important issue. I urge you to consider the long-term impacts and deny this proposal in favor of protecting our agricultural lands and maintaining the integrity of our Comprehensive Plan.

Sincerely,

Sarah Ryan
623-229-8143

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