

**From:** [Jeffrey Delapena](#)  
**To:** [DL, Cnty Web Team](#); [Cnty 2025 Comp Plan](#); [emkulla@msn.com](mailto:emkulla@msn.com)  
**Cc:** [Bart Catching](#); [Jose Alvarez](#); [Oliver Oriako](#)  
**Subject:** RE: Comprehensive Plan Update Comments  
**Date:** Monday, December 9, 2024 7:59:04 AM

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Good day, Emil,

Thank you for submitting your comments regarding the proposed zone changes to parcel #207543000.

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

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**From:** Clark County <[webteam@clark.wa.gov](mailto:webteam@clark.wa.gov)>  
**Sent:** Friday, December 6, 2024 5:02 PM  
**To:** Cnty 2025 Comp Plan <[comp.plan@clark.wa.gov](mailto:comp.plan@clark.wa.gov)>  
**Subject:** Comprehensive Plan Update Comments

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Submitted on Fri, 12/06/2024 - 5:02 PM

**First Name**

Emil

**Last Name**

Kulla

**Email Address**

[emkulla@msn.com](mailto:emkulla@msn.com)

**Phone Number**

[3607985520](#)

**Organization/Agency Name**

Property Owner

**Address**

16004 NE 119th St  
Brush Prairie, Washington. 98606

**Message Subject**

Kunze Farm Investment

**Parcel Number**

207543000

**Comments**

To Whom It Concerns,

As a neighbor who lives in the near vicinity of this parcel I am concerned that changing the zoning on this one parcel is problematic. If the county wishes to change zoning I believe it would make the most sense to change the zone on the adjoining parcels at the sometime. So that there is not a non conforming use next to other large parcels with active agriculture. From my experience having lived in a large lot subdivision next to Lagler's Dairy. Mr Lagler had neighbor's constantly complaining about normal farming activity. From my observation neighbors to this parcel have been and are able farm the soil which is constant through that whole area. Clark County GIS shows it mapped as Fair Agriculture Land.

I am sure Mr. Aho bought this parcel as a investment back in 2015 knowing it was zoned agriculture with the hope that some day the UGA would move out to encompass this parcel. I see no reason to make a exception for him as that was his original intent. Sincerely

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