

From: [Jeffrey Delapena](#)
To: [Peter L. Fels](#); [Cnty 2025 Comp Plan](#)
Cc: [Rebecca Messinger](#)
Subject: RE: May 7 agenda, Old Business item 4.2 Comprehensive Plan Update; VOTE NO on a new Ag Lands Study
Date: Tuesday, May 6, 2025 8:03:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Peter,

Thank you for submitting comments regarding the Ag Study for the Land Use Alternatives to be studied in the DEIS.

These will be entered into the Comprehensive Plan Index of Record.

Best regards,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



From: Peter L. Fels <plfels@gmail.com>
Sent: Monday, May 5, 2025 9:41 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Cc: Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: May 7 agenda, Old Business item 4.2 Comprehensive Plan Update; VOTE NO on a new Ag Lands Study

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Dear County Councilors:

Due to a prior commitment, I cannot testify at the May 7 County Council meeting, so I hope you will consider the following statement:

PLEASE do not vote for a new Agricultural Lands study in order to allow expansion of the urban growth areas of La Center and Ridgefield. Your staff have advised you of all the drawbacks of doing so. Please listen to your staff, professionals who know the law, and take their advice. We do not want our County to be caught up in more years of expensive litigation, which it will inevitably lose as it has in the past, while at the same time missing out on state grants and low cost loans.

It is crucial to maintain Clark County's rural character and agricultural land base to keep the quality of life we residents value. It is also crucial for the health of our environment, to enhance food security and for the resiliency we need in cases of extreme conditions or emergencies. We can have a vibrant value-added agricultural economy only if we preserve the land for agricultural use.

Both La Center and Ridgefield have expanded tremendously in the past decade by building many large and expensive single family homes that are not affordable for the average County resident. Adding more land to their UGAs will not create more affordable housing if it just continues the current trend. Those cities need to use their existing space more wisely and fairly by increasing density with some multifamily housing and adding affordable units. At the same time, preserving ag lands outside the UGAs will help farmers by keeping the cost of farm land lower because it cannot be sold for development.

Going forward with the agricultural lands study would be a huge mistake. Please vote consistently with the GMA and do not delay completion of Clark County's Comp Plan Update in order to complete a last minute ill-conceived agricultural lands study.

VOTE NO on a new Ag Lands Study.

Thank you,

Peter Fels

Vancouver