



Your Future. Your Voice.

CLARK2045

Growth Management Plan Update



Comment
Online

Open House: Agricultural Lands Study • September 30, 2025

Please use the QR code above to comment online or fill out this sheet in pen and drop it in the comment box. **Please print clearly!**

Name: GARY FOLKERTS

Address: 12816 NE 87TH AVE, VANCOUVER, WA

1. Please describe what you think are the most important WAC criteria to support agriculture that is sustainable and commercially viable for the long-term in Clark County. For reference, here is a summary of the criteria:

- The availability of public facilities, including roads used in transporting agricultural products;
- Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW;
- The availability of public services;
- Relationship or proximity to urban growth areas;
- Land use settlement patterns and their compatibility with agricultural practices;
- Predominant parcel size, which may include smaller parcels if contiguous with other agricultural resource lands;
- Intensity of nearby land uses;
- History of land development permits issued nearby;
- Land values under alternative uses; and
- Proximity to markets.

I BELIEVE TAX STATUS IS VERY IMPORTANT - EVEN WITH CURRENT USE EXEMPTIONS, TAXES RISE WITH INFLATED PROPERTY VALUES BUT THE LAND IS STILL THE SAME TO A FARMER.

ALSO, ZONING DENSE DEVELOPMENT NEAR AGRICULTURAL LAND IS A REAL PROBLEM FOR FARMS, BOTH BECAUSE OF POTENTIAL CONFLICTS, AND LAND VALUATION.

ADDITIONALLY, IT WOULD HELP PRESERVE AG LAND IF MORE ACTIVITIES WERE ALLOWED RELATED TO AGRITOURISM AND PRODUCTS THAT COULD BE SOLD TO HELP MAKE FARMS VIABLE

2. Do the maps shown at the open house this evening align with on-the-ground conditions, and are there additional indicators of agricultural production capability or agricultural commercial significance that should be included?

IT WAS DIFFICULT TO DETERMINE WITH SUCH SMALL SIZE AND LIMITED REFERENCES (STREET LABELS, ETC.). IT APPEARED THAT A FAIR PORTION OF OUR "PRIME" FARMLAND WAS ALSO SHOWN AS "NOT FIT FOR FARMLAND" ON ANOTHER MAP, POSSIBLY IN ERROR.

*** Please see other side ***

For other formats, contact the Clark County ADA Office 564.397.2322 / 711 or 800.833.6388 / ADA@clark.wa.gov



Your Future. Your Voice.

CLARK2045

Growth Management Plan Update



Comment
Online

(Response 2 continued)

3. How should food security be evaluated in our analysis?

I THINK FOOD SECURITY IS VERY IMPORTANT, LOCAL FOOD REDUCES SUPPLY CHAIN ISSUES AND POLLUTION FROM TRANSPORTATION. HAVING FOOD SOURCES IN THE AREA ADDS SECURITY. AND ONCE FARMLAND IS GONE, IT IS UNLIKELY TO EVER COME BACK, EVEN THOUGH IT'LL BE NEEDED MORE IN THE FUTURE.

4. Is there anything missing that we should consider?

ONE THING IS THE OTHER BENEFITS OF FARM LAND. MANY SMALL FARMS ALSO PROVIDE WILDLIFE HABITAT, ~~PROVIDE~~ TREES FOR OXYGEN AND VIEWS, AND LIMITED RECREATION.

Would you like to be added to our comprehensive plan notification list? If so, please print your e-mail address clearly here: _____

Other ways to comment:

- Online comment form: <https://bit.ly/2025CPComments>
- Email: comp.plan@clark.wa.gov
- Mail: Community Planning, Comp. Plan Comments, PO Box 9810, Vancouver, WA 98666

Thank you for participating!

For other formats, contact the Clark County ADA Office 564.397.2322 / 711 or 800.833.6388 / ADA@clark.wa.gov