



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: Steve Buhaly
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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.

1) Existing Farm use - this is proof of viability
2) Size of parcels. Farming requires scale
3) Proximity to residential is a negative. People complain about farm dust, noise, slow vehicles, etc

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?

My property is 19100 & 19204 NE 50th AVE & we've owned it for 20 years. I've not seen any farm activity between 199 & 1992. Despite this, it's zoned Ag. It's really rural housing & pasture land

*** Please see other side ***

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(Response 2 continued)

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

Broadly - For example, SAUVIE Island is a rich local food source.

4. Is there anything missing that we should consider?

I think consolidating Ag & residential into large & separate blocks makes both more efficient.

Thank you for considering my input!

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

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!

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