

From: [Cnty 2025 Comp Plan](#)
To: babrak@aciengineers.com
Cc: [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)
Subject: FW: Comments on the preferred alternative plan
Date: Tuesday, April 28, 2026 8:05:00 AM
Attachments: [Babrak Comments Letter to County Council - 04-27-2026.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Babrak,

Thank you for submitting these comments regarding the Council Hearing to select the Preferred Alternative for the 2025 Comprehensive Plan.

I am forwarding to additional members of Staff. This will also be added to the Index of Record.

Best regards,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



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From: Babrak Amiri <babrak@aciengineers.com>
Sent: Monday, April 27, 2026 7:18 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>
Subject: Comments on the preferred alternative plan

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Clark County Councilors,

Please see attached my comments on County-wide Agricultural resource Lands Study.

Thanks,

Babrak Amiri
2010 SE 97th Ave.
Vancouver, WA 98664

April 27, 2026

To: Clark County Council
Council Chair Sue Marshall, and Councilors Glen Yung, Michelle Belkot, Wil Fuentes, and Matt Little

Re: County-wide Agricultural Resource Lands Study
2025 Comprehensive Growth Management Plan

Dear Councilors:

My name is Babrak Amiri and I have been living and working in Vancouver for more than 30 years. I appear before you today in support of Alternative 2 in the 2025 Comprehensive Growth Management Plan.

While I respect and recognize the importance of protecting agricultural resources, I also have firsthand knowledge that the North Ridgefield Annexation Area and the area surrounding Exit 16 have no meaningful value for agricultural use. This conclusion was underscored by the site-specific study conducted by Johnson Economics. My property was a Christmas tree farm long time ago which was abandoned more than 25 years ago because it was no longer feasible to farm. When we purchased this property, we intended to revive the Christmas tree farming business. We planted thousands of Christmas trees over few years. Unfortunately, nearly every newly planted tree died. Even some of the existing mature trees on the property have died. There is a well on the property; however, it has very little water during the hot summer months and not nearly enough to support irrigation for agricultural production. Simply put, it is not economically feasible to use this property for farming.

I request that you approve site-specific agricultural de-designation of this property. A September 2024 independent agricultural land analysis supports this de-designation. The current zoning designation of this property is Ag-20 and current zoning overlay is Urban Reserve-20;

industrial. The overlay has been in place for over 30 years, and under Clark County's Growth Management Act, the overlays were intended to be temporary measures. This property was identified as future addition to the Urban Growth Areas.

It does not make sense to designate this land for agricultural purposes anymore when the nearby properties have developed for commercial and urban land use. Approximately 1 mile to the south is the newly developed Union Ridge Town Center and Pioneer Village. Directly east of this property is Interstate 5. Less than 1 mile to the north is the *ilani* Casino and its very large Hotel.

Based on the foregoing, I urge you to recognize Alternatives 2 as a clear choice in the 2025 Comprehensive Growth Management Plan. Alternative 2 accommodates affordable housing and employment growth in the City of Ridgefield while minimizing environmental impacts. I appreciate your time and consideration.

Thank You,

A handwritten signature in red ink, appearing to read 'Babrak Amiri', is written in a cursive style.

Babrak Amiri