

Agricultural Advisory Commission

Meeting 9/30/25 at 5:30pm-8:30pm.
Battle Ground Community Center
912 E Main St.

Submitted 9/30/2025
by Steve Thalberg
21312 NW 17th CT
98642

Currently designated agricultural lands (and zoning) in light of the development of new housing and infrastructure.

I encourage the council to support these issues, to protect agricultural lands:

1. Maintain the AG-20 zone category (and AG-WL, AG-20, FR-40, FR-80, R-5, R-10 and R-20);
2. Any efforts to change a property from its AG-20 zone (or one of the zones listed in #1) category to another zone category must have the consent of the property owner;
3. The county must not plan for roadways to be placed across AG-20 zone lands) or one of the zones listed in #1) unless the property owner consents to such, and conforms with the state's Comprehensive Growth Plan;
4. Establish a zone category similar to AG-20, which allows lots smaller than 20 acres, to encourage the conservation of lands for the purposes of agriculture and/or forestry and/or wildlife habitat;
5. Any effort to incorporate AG-20 zone (or one of the zones listed in #1) into an Urban Growth Boundary or into a city, must have the consent of the property owner, as rules in the city and urban growth boundary are different and more restrictive than the rules in unincorporated Clark County, and may adversely affect farming, forestry and/or wildlife activities; - IF in UGB, not eligible for USDA grants.
6. Include forestry protection and preservation, and wildlife habitat protection and preservation, in the recommendations.

7. There are many specialty farms in the R-5 zone category that should not be excluded from this study's production of berries, vegetables, hay, orchards, etc.

8. Ensure no degradation of R-5 or AG-20 properties getting that property owner consent.

9. Create a PBRs (public benefit rating system) for farms, forestry & wildlife preservation.



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Growth Management Plan Update



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Open House: Agricultural Lands Study • September 30, 2025

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Name: Steve Tharberg

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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.

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?

*** Please see other side ***

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(Response 2 continued)

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

4. Is there anything missing that we should consider?

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!

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