

From: [Jeffrey Delapena](#)
To: [Steve Thalberg](#); [Cnty 2025 Comp Plan](#)
Cc: [Bart Catching](#); [Jose Alvarez](#); [Oliver Orjiako](#)
Subject: RE: comments for the Agricultural Lands Study
Date: Friday, October 3, 2025 8:08:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Steve,

Thank you for your feedback related to the Agricultural Lands Study for the 2025 Comprehensive Plan Update.

I have forwarded your comments to Staff and will enter these into the Index of Record.



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this email, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Steve Thalberg <sathalberg@gmail.com>
Sent: Thursday, October 2, 2025 3:55 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; bart.catching@ckark.wa.gov
Subject: comments for the Agricultural Lands Study

You don't often get email from sathalberg@gmail.com. [Learn why this is important](#)

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.

please accept these comments for the Agricultural Lands Study.

these comments are an expansion of those prior submitted comments.

The Clark County Council, as part of the 2025 Comprehensive Plan Update, is performing an agricultural lands study of the unincorporated areas in the county (that are outside of the current urban growth boundaries).

This study, by the Agricultural Advisory Commission, will address currently designated agricultural lands (and zoning) in light of the development of new housing and infrastructure, and look for recommendations for inclusion of any lands that should qualify for such designation but are not currently designated.

One of the stated goals is to implement a comprehensive program of agricultural protection and preservation.

The Council does acknowledge that "agriculture is a significant contributor to the local economy and a high quality of life for Clark County residents and that many county decisions can affect agricultural production and viability."

I encourage you to support these issues:

1. maintain the AG-20 zone category, as well as AG-WL, R-5, R-10, R-20, FR-40, FR-80 zone categories;
2. any efforts by the county to change a property from its AG-20 zone category (or any of the other zone categories listed in #1) to another zone category must have the prior consent of the property owner;
3. to protect agricultural lands, the county must not plan for roadways to be placed across AG-20 zoned agricultural lands unless the property owner gives prior consents to such, and the proposed road 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 (timber and non-timber goals) and/or wildlife habitat;
5. prior to moving a property from unincorporated Clark County, into an urban growth boundary, the property owner must be notified in advance, and their property will not go

into an urban growth boundary without their prior consent. if a property is designated to be within an urban growth boundary, those properties (farms) are pretty much excluded from USDA/NRCS grants, which is to the detriment of those farmers. (I am aware of a property that went into an urban growth boundary without the consent of the property owner, and as such, the property owner lost out on a \$50,000 grant for their agricultural business.);

6. include forestry (for timber and for non-timber goals) protection and preservation, and wildlife habitat protection and preservation, in the recommendations by the Agricultural Advisory Commission;

7. there are many specialty farms in the R-5 zone category that seem to be excluded from this study (which seems to only look at AG-20 zone properties), and these farms are NOT delineated on the maps shown at the 9/30/2025 meeting. many of these specialty farms produce berries, vegetables, hay, orchard fruits, vineyard grapes, etc., and provide nutrition and income to Clark County residents.

8. ensure there is no de-designation of AG-20 properties (or any of the other zone categories listed in #1) without first obtaining property owner consent;

9. the maps and discussion that occurred at the 9/30/2025 Agricultural Lands Study open house focused on soil types for grading farm quality, however soil types are much less important for the farming of animals (cows, sheep, goats, chickens, pigs, etc), so a classification of lands as 'Very severe limitations' or 'Not fit for farm use' or 'Not prime or of statewide importance' is not very useful for the overall status of agricultural lands in Clark County. Soil classifications are useful for predicting the growing of crops, but is not useful at all for animal husbandry.

10. I support Clark County's efforts to protect our local farmers, foresters and wildlife habitat owners.

steve thalberg
ridgefield, wa