

From: [Oliver Orjiako](#)
To: [Jeffrey Delapena](#)
Subject: FW: Clark County's average farm is 4.9 acres. In 2012, 44% of county farms are 9 acres or less. In 2022, 43% are less than 9 acres.
Date: Wednesday, November 19, 2025 8:31:01 AM
Attachments: [image001.png](#)
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[image004.png](#)

Hi Jeff,

For the comp plan index. Thanks.



OLIVER ORJIAKO
Director
COMMUNITY PLANNING

564.397.2280



From: Clark County Citizens United, Inc. <cccuinc@yahoo.com>
Sent: Tuesday, November 18, 2025 9:26 PM
To: Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; CommDev OA Land Use <CommDevOALandUse@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>
Subject: Clark County's average farm is 4.9 acres. In 2012, 44% of county farms are 9 acres or less. In 2022, 43% are less than 9 acres.

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Clark County Council
November 18, 2025
Clark County Community Development
Clark County Planning Commission
Clark County Agricultural Commission
P.O.Box 5000
Vancouver, Washington 98666

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN

Clark County's average farm is 4.9 acres. In 2012, 44% of county farms are 9 acres or less. In 2022, 43% are less than 9 acres.

Dear Councilors, Staff, and Commisisoners,

Clark County Citizens United, Inc., a 501c4 non-profit who represents the rural and resource areas, asks the county to look at Clark County's diverse size of rural and resource zoned parcels. The overwhelming majority, approximately 90%, are smaller than their zone size, and fail to conform to the designated zone sizes of 10, 20, 40 or 80 acres.

This matters, as it shows a disconnection between the large lot parcel zoning regulations and Clark County's rural character of the land, created throughout decades. This matters, as this land should also be used for relevant housing, small farms and forests. This matters, as it severely limits access for future generations of farms and timber lands. This matters, because 98%, (USDA 2022 Census of Ag.), of the county's farms are *family* farms and most of the forest lands are small family-owned operations.

If the county is serious about future farms and timber land, it is critical to plan for reliable and relevant housing supplies, for this next generation and generations to come. It can't take for granted, there is adequate rural housing and folks may live off the farm . It must also recognize land removed from production, through county conservation covenants and excessive buffers.

The National Farm Bureau represents all sizes of farms in all states. Most of the national membership is comprised of small, medium-sized farms that are 97% family-owned. The 2022 USDA Agriculture Statistics indicates 98% of Clark County farms are family farms. It is unfortunate it has become more difficult for these family farms to remain commercially viable, but that doesn't stop people from wanting to own a small family farm. But in today's market, how can they afford it?

These facts are evident in all USDA County Profiles.

- **The 1954 & 2012 USDA Census makes this statement;**
- ***"The preponderance of small farms confirms a life-style choice that must***

be subsidized by primary employment off the farm."

- 1,281 of the county's 1,927 farms, reported sales values below \$5,000. That is 67% of all County farming operations. (2022 USDA Census).
- 824 of the 1,927 farms are 9 acres or less. That is 43% of total farms.
- In 1970, the County was home to over 300 dairy farms. Today, there are now 2.
- Dairy farming industry has been replaced by Nursery, greenhouse, floriculture and sod production. (\$6,984 M. Milk sales, \$19,056M, Nursery sales). This is 10th in the state in Nursery production.
- The county is ranked #2 in the state in cultivated Christmas trees, \$3,118.M. Sales value.
- The county is ranked #1 in the state for equestrians, \$2,543.M sales value.
- 411 of the 3,505 Producers are Military Veterans. This is 12% of the county's farms.

There are significant statements that need to be recognized in the County's 2007 Globalwise Report, the Berk Study 2012, and Federal Farm Census that reflect historical trends and conditions.

1. Small family farms and forests are unique to the county and should be recognized in defining the county's unique rural character and the culture of the people. Small farms are historical and not new.
2. Stated in the 1954 Federal Ag Census; *Income per farm is slightly below the state average mainly because of numerous small, part-time farms which outnumber the large commercial farms.*
3. Over the last decade, Clark County's equestrian, 4-H and Master Gardener communities all demonstrate growth. However, the equestrians have suffered recent declines in numbers.
4. The County has the highest per capita horse population in the state. The decline in this group needs to be recognized as this impacts the rural character and the regional economy.
5. 2,101 number of farms in 2007, 1,929 number of farms in 2012, 1,927 number of farms in 2022.
6. 87% of farms family owned in 2012 increased to 98% in 2022.
7. 74,758 acres in farms in 2012, decreased to 56,038 acres in 2022.

TRENDS and CONDITIONS

It's important to recognize trends going back to the 1954 Census of Agriculture Report. This states;

"Income per farm is slightly below the state average mainly because of

numerous, small, part-time farms which outnumber the larger commercial farms."

"The historical farm statistics show that Clark County has always been dominated by small family farms."

"Small are characteristic of agriculture in Clark County. Over 2/3rds. Of all farms in the county are less than 50 acres in size."

In 2002, the census data shows 80% of all farms were less than 50 acres in the county. "The average size of a Clark County farm was down to 44 acres and median size was 20 acres."

In 2012, 44% of county farms are 9 acres or less. In 2022, 43% are less than 9 acres. This makes for an average of 4.9 acres per farm.

It is incumbent that Clark County plan for growth and recognize what is actually on the ground, and not some manufactured definition for rural, forest and agriculture land that does not reflect reality. For over 30 years this fabricated definition has driven the county planners to continue to use zoning that is neither appropriate nor financially feasible. The Growth Management Act demands that counties allow for rural growth with adequate affordable housing. It mandate long term commercial viability for agricultural zoned land. But with the old current zoning, the growth in the rural areas is only 1%, which proves Clark County put a cap on rural growth. This is illegal and not allowed in the Growth Management Act..

Sincerely,

Susan Rasamussen, President

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