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Submitted on Thu, 04/23/2026 - 9:14 PM

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Subject

Proposal to Allow Family Compounds on Agricultural Land (AG-20)

Date of Hearing

Mon, 04/27/2026

Comment

I am writing to propose that Clark County consider allowing “family compounds” on agricultural land, including AG-20, through clearly defined standards.

Family farms are increasingly at risk. According to USDA data, the average age of a U.S. farmer is nearly 60, and a significant portion of farmland is expected to transition ownership in the coming decade. Without viable options for multi-generational living, many families are forced to sell or subdivide, leading to permanent loss of agricultural land and increased pressure for rural development.

Current regulations often leave landowners with two options: divide the land or move off of it. Neither supports long-term agricultural viability.

A family compound model—structured with safeguards such as shared ownership, limits on the number of dwellings, and restrictions on resale or partition—offers a practical alternative that:

- Keeps farms intact across generations
- Reduces fragmentation and conversion of agricultural land to housing tracts
- Supports succession planning and continuity of farm operations

- Strengthens rural communities and local food systems
- Provides a form of attainable housing tied to land stewardship

Multi-generational living is not only a cultural and economic reality, but also a resilience strategy—allowing families to share labor, resources, and housing while maintaining working lands.

Other regions are exploring similar approaches to balance housing needs with farmland preservation. Clark County has an opportunity to lead by incorporating this model into its long-term planning framework.

I respectfully encourage the County to evaluate and include provisions for family compounds as part of this Comprehensive Plan update. This approach aligns with growth alternatives under consideration and directly supports both housing needs and the protection of agricultural land.

Thank you for your time and consideration.



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