

**Schroader, Kathy**



**From:** Orjiako, Oliver  
**Sent:** Wednesday, September 02, 2015 8:46 AM  
**To:** Euler, Gordon; Alvarez, Jose  
**Cc:** Schroader, Kathy  
**Subject:** FW: Land Use Forum: 8/31 6-8pm | Food, water, jobs and litigation in the Comprehensive Plan Update Process

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI, and for the record Kathy. Thanks.

**From:** Warren Neth [mailto:warren@slowfoodswwa.com]  
**Sent:** Wednesday, September 02, 2015 8:35 AM  
**To:** Madore, David; Stewart, Jeanne; Mielke, Tom  
**Cc:** Orjiako, Oliver; Euler, Gordon; Anderson, Colete; Alvarez, Jose  
**Subject:** Re: Land Use Forum: 8/31 6-8pm | Food, water, jobs and litigation in the Comprehensive Plan Update Process

Greetings,

Monday Night's "Land Use Forum" was recorded and is available here: <https://youtu.be/ZeYiwbl77fU>

The forum had an excellent turnout and I believe the panel provided some rich information for your consideration as you develop the Preferred Alternative. As you may have seen, Slow Food Southwest Washington hosted an afterparty at Angst Gallery. It was a Clark County Grown chef collaborative. As I worked to connect chefs with farmers for the dinner, the level of concern from farmers is astonishing. There is a sense from the farming community that you three councilors feel agriculture is dead and will be pushing through ALT 2 and 4 without any amendment. As you can hear from our farmer on the panel, Sue Marshal, the implications of losing AG-20, intense parcelization right down the road from her farm and misuse of the clustering zoning, coupling that with no apparent effort to conserve economically viable farms in your Comprehensive Plan update efforts will put pressures on their families multi-generational farm that is having them question the future of their farming in Clark County.

On the tour of mid-sized farms that Councilor David Madore joined, I was able to show him a brief glimpse of economically viable farms that still exist in Clark County. I put together a list of Key Takeaways and Next Step Requests that I wanted to once again share with you.

**Key Takeaways:**

- We spoke with berry growers that have 100-400 acres in production. A majority of those farmers lease their land, most of which is AG-20. Alternative 4 of the Comprehensive Plan removes the AG-20 zoning, so all properties in that zone, would turn into two AG-10 lots or even AG-5. Once upzoned, the landowner of that leased land could be motivated to subdivide the lots and sell residential lots that would be less likely to lease as AG land.
- We spoke with farmers that are working AG-20 parcels, that have smaller residential lots around them, while Right-to-Farm policy's in the county provide some level of protection, they still get neighbor complaints for the dust when tilling the field, when they apply spray, when they get mud on the road from tractors, when loud farm machinery starts up before sunrise or many other farm related activities. We have a small opportunity to identify Agricultural Production Districts where we can focus farmland conservation funding, keep AG-20 and minimize the conflict of interest between residential and mid-sized farms.

- We visited April Joy Farm, who farms 25 acres, pays two full-time farm workers, has an integrated farming system that rotates pasture raised animals and annual crops, plus grows soil fertility on-site with cover crops and collect the manure from the pasture raised animals. The farm has CSA members, sells directly to restaurants and brings Fruit Valley elementary school out to grow potatoes. April Joy Farm is the type of farm that would work well in areas that currently have neighboring residential, they are also dependent on having at least 20 acres to pay their wages and rotate their integrated field management.
- We drove through Jones Berry Farm, that is near the Ridgefield Junction and in the Pioneer Irrigation District. Their family has been farming that land for many generations and would like to continue the tradition. Having generational farming families working land in an already established Irrigation District is great foundation for an Agricultural Production District, that the county could direct Purchase of Development Rights funds from the Legacy Lands program toward.
- We toured Goug r Cellars Winery and heard his proposal for a vineyard incubator, and the potential growth of the Clark County wine industry and how that would effect our regions desirability for locating major employers.
- After decades of intense centralization and scaling-up of our nations food system, there is a growing trend to re-strengthen a network of regional mid-sized farmers. The trend is a result of disease outbreaks in mega farms raising meat and eggs and the drought facing our Nations bread basket, California's Central Valley. Clark County needs to do its part in supporting mid-sized producers to cultivate the amazing soils and climate Clark County provides. Amanda Osborne from Ecotrust joined the tour and has recently finished a year long report, Oregon Food Infrastructure Gap Analysis ([www.ecotrust.org/publication/regional-food-infrastructure/](http://www.ecotrust.org/publication/regional-food-infrastructure/)). The report shows the infrastructure gaps in the regional farm economy, which is great information to inform an economic development plan for Clark County's Ag sector.

**Slow Food Southwest Washington next step requests:**

1. Hold a BOCCC Work Session on Farmland Conservation tools and invite WA Farm Bureau, WA office for farmland preservation, Clark County Food System Council, Clark County Citizens United, Columbia Land Trust and American Farmland Trust.
2. Have Community Planning develop a White Paper on Transfer of Development Rights.
3. Ask Clark County Planning Commission develop a proposal for Agricultural Production Districts.
4. Ask that WSU Extension and CREDC analyze Oregon Food Infrastructure Gap Analysis and collaborate to develop an economic development strategy to encourage mid-sized farms and farm to institution partnerships.
5. Ask Legacy Lands program to identify properties that have agricultural and habitat benefits.
6. Identify Agricultural Production Districts before creating the 2016 Preferred Alternative and do not upzone AG-20 into AG-10 in those zones.
7. Analyze ALT 4's R-1 and R-2.5 impact on conceptual Agricultural Production Districts.

Let me know if you would be willing to have a follow up conversation on these topics.

Thanks,  
Warren Neth

On Wed, Aug 26, 2015 at 12:26 PM, Warren Neth <[warren@slowfoodswwa.com](mailto:warren@slowfoodswwa.com)> wrote:

Greetings,

The Clark County Food System Council would like to invite the Board of Clark County Councilors to join next weeks Land Use Forum.

As you can see below, we have compiled an excellent speaker line up that we hope can inform citizens about issues that the SEIS has raised.

Thank you,  
Warren Neth

**What:** Land Use Forum: Food, water, jobs and litigation in the Comprehensive Plan Update Process

**When:** August 31, 2015; 6 to 8 p.m.

**Where:** Downtown Vancouver Library, Columbia Room, 901 C St Vancouver, WA

**RSVP:** <https://www.facebook.com/events/974473079283670/>

Hosted by Clark County Food System Council, the goal of the event is to review the Draft Supplemental Environmental Impact Statement (SEIS) as a community and provide opportunities for participation in the development of the Preferred Alternative for the Comprehensive Plan. We will have speakers focusing on four topics: food, jobs, water resources and litigation. After the presentations, we will move to an "open house" format where community and public sector entities will have tables and provide information about their organizations and positions on the alternatives of the Comprehensive Plan. Attendees will have opportunities to write and submit their comment on the alternatives.

**Schedule:**

6-7:15 Presenters and questions

7:15-8 Open House - Community and public sector entities will have tables and representatives to discuss their requests for the Comprehensive Plan update.

An after-party at Niche Wine Bar, 1013 Main St, Vancouver, WA , will be hosted by Slow Food Southwest Washington. Small plates highlighting Clark County Grown ingredients will be prepared by Chefs from Niche Wine Bar and Fuel Bistro. Food will be served 7:30 - 9:30.

**Presenter and topics:**

-Food security-

Sue Marshall, Bours Corner Farm, Farmer

-Water Resources-

Mike Gallagher, Southwest Regional Manager, Department of Ecology

-Jobs and the economy-

Mike Bomar, President, Columbia River Economic Development Council

-Litigation and the impact on the taxpayer-

Tim Trohimovich,  
Director of Planning & Law  
Futurewise

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