

**From:** [Jeffrey Delapena](#)  
**To:** [Cnty 2025 Comp Plan](#); [rbnevin1@comcast.net](mailto:rbnevin1@comcast.net)  
**Cc:** [Bart Catching](#); [Jose Alvarez](#); [Oliver Oriako](#)  
**Subject:** RE: Comprehensive Plan Update Comments  
**Date:** Wednesday, October 22, 2025 2:10:42 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Good day, Robert,

Thank you for submitting your comments regarding the City of Camas UGB expansion.

I have forwarded to members of Staff and will enter these into the Comprehensive Plan 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:** Clark County <webteam@clark.wa.gov>  
**Sent:** Wednesday, October 22, 2025 11:47 AM  
**To:** Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>  
**Subject:** Comprehensive Plan Update Comments

**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.

Submitted on Wed, 10/22/2025 - 11:47 AM

**First Name**

Robert

**Last Name**

Nevin

**Email Address**

[rbnevin1@comcast.net](mailto:rbnevin1@comcast.net)

**Phone Number**

[360 600 0418](tel:3606000418)

**Address**

2462 SE 11th  
Camas, Washington. 98607

**Message Subject**

Camas UGB expansion

**Comments**

This is in regard to the City of Camas UGB expansion. Camas has a robust job market, that in the future' if not now, is limited by the zoning and viable land options within that zoning. It is my understanding that due to our current UGA boundaries we are limited at best.

We hope the county like the City of Camas will review and include our property in the upcoming boundary expansion to protect against damaging limits of viable lands for the future. The Agricultural lands study is a critical component of that process. When reviewing our property, the agricultural land study will show several limiting factors, such as:

- \* Lack of water rights. The soil quality is limited to growing Hay, grasses, grains, or pasture use.

However, we have no access to viable and affordable irrigation water.

- \* Lack of economically viable agricultural uses. As noted in the attached Land analysis report previously provided and in advance for your consideration.

- \* Surrounding growth and urbanization. There have been several new developments in the past 12 years, adding over 800 homes, surrounding the property on 3 sides.

- \* Size of our combined property (157 acres) should make it a viable addition to the community for a long time to come.

Sincerely; Robert Nevin & family

© 2025 Clark County Washington