

**From:** [Jeffrey Delapena](#)  
**To:** "[Trang@portcw.com](mailto:Trang@portcw.com)"  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Port of Camas-Washougal Public comment for January 8, 2026 Joint County Council and Planning Commission Hearing  
**Date:** Wednesday, January 7, 2026 4:42:00 PM  
**Attachments:** [image001.png](#)  
[26-0108 - City of Camas Airport UGB Addition Request- County Joint Hearing Public Comment.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good day, Trang,

Thank you for providing the Port of Camas-Washougal's feedback ahead of the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Planning Commission and Council ahead of the Hearing. This will also be added to the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Trang Lam <[Trang@portcw.com](mailto:Trang@portcw.com)>  
**Sent:** Wednesday, January 7, 2026 4:24 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Cc:** [shogan@cityofcamas.us](mailto:shogan@cityofcamas.us); Doug Quinn ([DQuinn@cityofcamas.us](mailto:DQuinn@cityofcamas.us)) <[DQuinn@cityofcamas.us](mailto:DQuinn@cityofcamas.us)>; Alan Peters <[APeters@cityofcamas.us](mailto:APeters@cityofcamas.us)>; Cassi Marshall <[cassi@portcw.com](mailto:cassi@portcw.com)>; Larry Keister

<Larryk@portcw.com>; Brad Richardson <Brad@portcw.com>; Trang Lam <Trang@portcw.com>;  
Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>

**Subject:** Port of Camas-Washougal Public comment for January 8, 2026 Joint County Council and  
Planning Commission Hearing

**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.

Jeffrey –

Please find attached the Port of Camas-Washougal's public comment for tomorrow's  
Joint Hearing at 6:30pm.

Thank you for distributing this to County Councilors and Planning Commissioners.

Thank you,

Trang

**Trang K. Lam**

**Executive Director**

**Port of Camas-Washougal**

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Washougal, WA 98671

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subject to disclosure under the Public Records Act and should be presumed to be public.*



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January 7, 2026

Clark County Council and Planning Commission  
Clark County  
PO Box 9810  
Vancouver, WA 98666

Re: Support for Inclusion of Grove Field Airport in the Camas Urban Growth Boundary  
*(Public comment submitted via email for January 8, 2026 Joint County Council and Planning Commission Hearing)*

Dear Clark County Council and Planning Commission Members:

The Port of Camas-Washougal (Port) respectfully reaffirms its strong support for the inclusion of Grove Field Airport (Airport) within the City of Camas Urban Growth Boundary (UGB) as proposed by the City of Camas (City).

On Monday, January 5, the Camas City Council held a workshop to review the three comprehensive plan land use alternatives submitted to Clark County (County). The Port was encouraged by the significant community turnout and the clear public and Council support expressed for including the Airport within the UGB. This action is essential to advancing the Port's and City's shared goals for economic development, infrastructure readiness, and long-term community resilience.

The Port's public comment letter, submitted to the City before the January 5 workshop, is attached for reference and provides further detail on the request. The Port appreciates its strong working relationship with the County and your continued consideration of this proposal.

The Port remains committed to working collaboratively with the City, County, and community stakeholders to ensure that inclusion of Grove Field Airport in the UGB delivers lasting economic, transportation, and quality-of-life benefits for East Clark County.

Sincerely,

Trang K. Lam  
Executive Director

Cc: Steve Hogan, City of Camas Mayor  
Doug Quinn, City of Camas Administrator  
Alan Peters, Camas Community Development Director



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December 31, 2025

Mayor Steve Hogan and City Council Members  
City of Camas  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

Re: Support of Camas Comprehensive Plan Draft Land Use Alternative Map  
*(Public comment submitted for January 5, 2026 Council Workshop)*

Dear Mayor Hogan and City Council Members:

The Port of Camas-Washougal (Port) respectfully submits this letter to reaffirm our support for the inclusion of Grove Field Airport (Airport) in the City of Camas Urban Growth Boundary (UGB) and, ultimately, within the City limits. This action is critical to advancing our shared goals for economic development, infrastructure readiness, and long-term community resilience.

### **Background and Request**

Last year, the Port submitted a letter to the Camas City Council in support of the draft Comprehensive Plan Land Use Alternative Map, which included the proposed addition of Grove Field Airport. This proposal, presented by Director Alan Peters at the February 18, 2025 Camas City Council Workshop, remains an important opportunity for the community. The Port now submits this letter to reaffirm its advocacy for the City of Camas to continue supporting the addition of the Airport to the UGB.

In March 2024, the Port formally requested that Clark County and the City of Camas incorporate Port-owned properties within the Camas Urban Growth Area (UGA), specifically seeking to include 12 of the 13 parcels that comprise Grove Field Airport. This request aligns with the City's and Clark County's current Growth Management Act (GMA) Comprehensive Plan update processes and associated land use alternatives under consideration.

### **Certainty for Long-Term Planning**

The addition of the Airport to the UGB, and eventually the City boundary, would provide the certainty needed for the Port, City, and community to collaboratively plan for the Airport's long-term future. Specifically:

- **Zoning flexibility for job creation:** Inclusion within the City would apply the Camas North Shore Mixed Employment (ME-NS) zoning, which allows a wide range of employment uses, including retail, office, warehouse, and manufacturing. This zoning would enable the Port to plan non-aviation properties at the Airport for light industrial and commercial uses that support living-wage job creation, consistent with the North Shore planning framework.

Under current Clark County Airport District (A) zoning, such uses are more restricted and would require a conditional use permit process.

- **Infrastructure reliability and expansion:** Inclusion in the UGB would provide a clear path for the Airport to connect to City water and sewer services. At present, the Airport relies on well and septic systems, including an aging fire suppression system, which limits future development and resilience. These infrastructure upgrades would be funded by the Port, consistent with how any property owner would invest in necessary improvements to support real estate development.
- **Alignment with City planning goals:** The addition of the Airport advances key City policy documents, including the updated Comprehensive Plan under development, City of Camas Strategic Plan, and North Shore Subarea Plan, by supporting employment capacity, economic prosperity, and infrastructure planning.
  - **Comprehensive Plan:** Incorporating the Airport helps the City meet Clark County’s employment allocation goals by adding needed job capacity. Under the preferred land use alternative, inclusion of the Airport helps the City meet the employment target assigned by the County. Not including the Airport would create a jobs deficit for Camas.
  - **Strategic Plan:** Partnership with the Port through the addition of Airport lands into the UGB directly supports the Economic Prosperity priority by:
    - Ensuring a supply of developable employment land, balancing job and housing growth, and enabling more predictable and efficient review processes.
    - Providing a foundation for creating and implementing a comprehensive Economic Development Strategic Plan that leverages the Airport and surrounding employment lands as key assets.
  - **North Shore Subarea Plan:** The Port intends to pursue grant funding for critical infrastructure investments and collaborate with adjacent employment landowners and the City to plan for and recruit businesses, consistent with the North Shore Subarea Plan vision. This work will support:
    - Locate industrial parks and commercial centers to the north – Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport.
    - Plan for needed schools and infrastructure – Ensure adequate roads, schools and utilities are in place before development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety.

### **Partnership in Economic Development and Resilience**

The Port’s mission is to enhance the quality of life in our community by fostering job creation, infrastructure development, and recreational opportunities in East Clark County through environmentally and socially responsible investments. The Airport’s inclusion in the UGB is consistent with this mission and strengthens the Port’s ability to partner with the City in advancing shared economic and community goals.

- **Advancing equitable economic opportunity:** The Port seeks to promote more equitable economic opportunity between Camas and Washougal by expanding access to family-

wage jobs in both communities. The Airport offers a ready-made employment site that can support new and expanding businesses, creating family-wage jobs, growing the local tax base, and providing closer-to-home work options for residents. The Port's Industrial Park in Washougal demonstrates how Port-led investments can successfully attract and sustain private-sector employers and investment in the region.

- **Supporting job growth and investment:** By bringing the airport into the UGB, the Port and City can work together to plan and entitle the Port's additional employment lands that are attractive to businesses seeking modern industrial and commercial space. High occupancy at existing Port facilities highlights strong market demand and indicates that additional space is needed to accommodate growing firms that want to remain or locate within Port-owned properties. This targeted growth helps reinforce the area's role as a hub for employment and private investment.
- **Leveraging infrastructure and funding partnerships:** UGB inclusion positions the Port and City to jointly pursue public and private funding for critical backbone infrastructure in the North Shore Subarea, including transportation connections, and utility systems that will serve both the airport and surrounding employment lands. Coordinated infrastructure planning reduces costs, shortens development timelines, and ensures that new employment areas are served by reliable, efficient, and environmentally responsible systems.
- **Strengthening emergency readiness and resilience:** Grove Field is located on upland ground outside the FEMA and local floodplain maps. Enhancing it will help ensure it remains a safe, reliable facility capable of supporting emergency management, aviation-based evacuation, and incident command operations when needed. Airports that are planned and maintained with emergency access, communications, and staging capabilities in mind play a vital role in regional disaster response – improving overall community resilience.

For your reference, we have attached an updated Frequently Asked Questions document with additional information on the Port's next steps. The Port values its strong working relationship with the City of Camas and appreciates the Council's continued consideration and support for including Grove Field Airport in the UGB. The Port stands ready to continue partnering with the City and community stakeholders to ensure that integration of the Airport into the UGB delivers lasting economic, infrastructure, and quality-of-life benefits for Camas and East Clark County.

Sincerely,

Trang K. Lam  
Executive Director

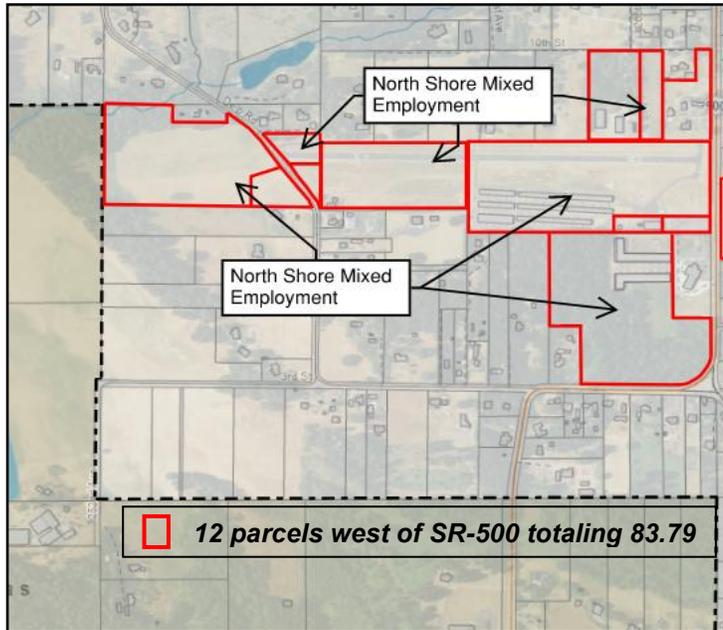
Cc: Alan Peters, Community Development Director  
Doug Quinn, City Administrator

# Grove Field Airport – Frequently Asked Questions

## Request: Incorporation of Airport into Camas UGB



January 2026

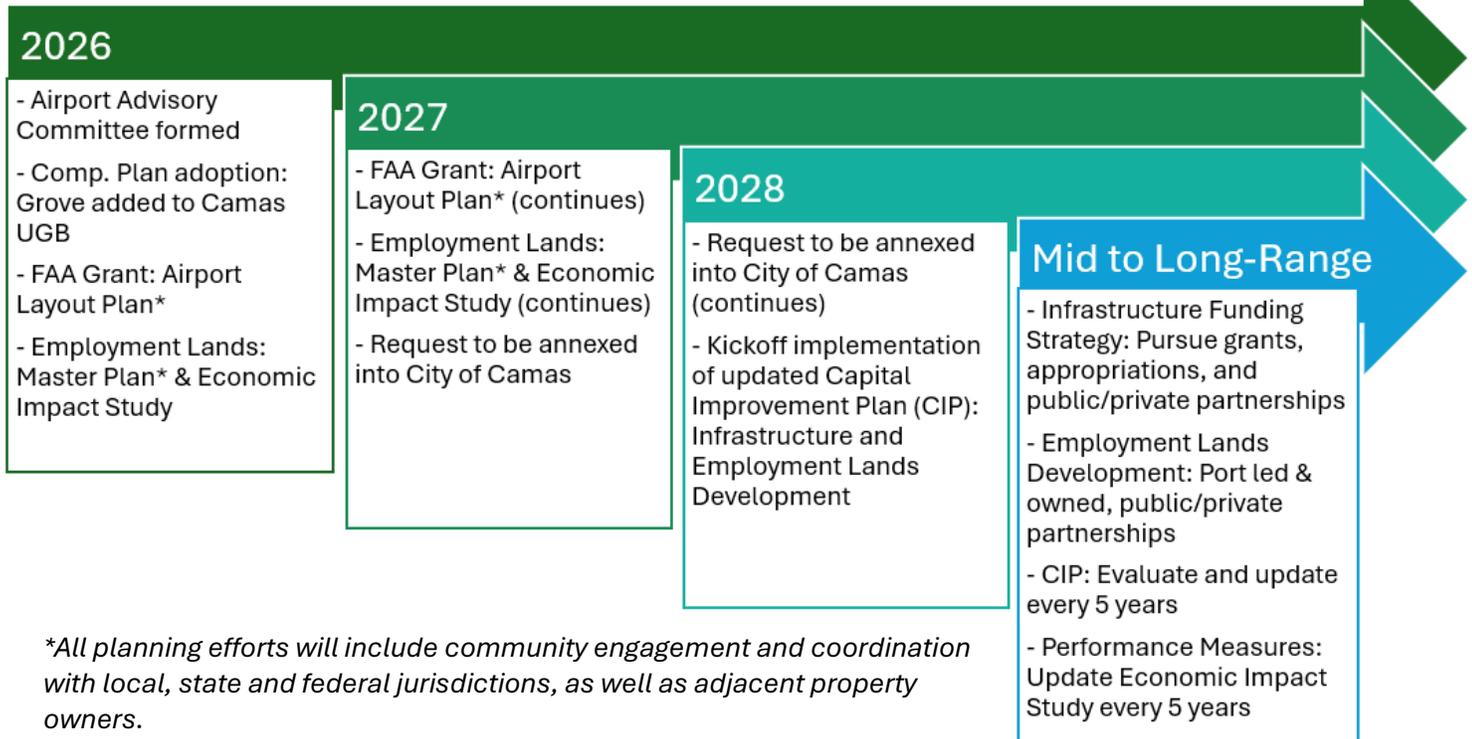


### Which Port properties are involved with the proposed UGB expansion?

The Port is requesting a total of twelve (12) parcels west of SR-500 be added to the Camas UGB (map showing proposed North Shore zoning). These parcels include 12 of the 13 parcels the Port owns in the area, which includes five (5) parcels that comprise the runway, taxiways, hangars A-H, the Fixed Base Operator building, and the parking lot fronting SR-500; six (6) properties located on either side of the runway or are north and south of the runway and hangars; and one large property, behind the East County Fire and Rescue Station 91, contains the Immelman Hangars.

### Airport Planning Next Steps

UGB inclusion of the 83.79-acre airport parcels is just the first step in the longer-term planning process for the Grove Field.



*\*All planning efforts will include community engagement and coordination with local, state and federal jurisdictions, as well as adjacent property owners.*

# Grove Field Airport – Frequently Asked Questions

## Request: Incorporation of Airport into Camas UGB



January 2026

### What is Leasehold Excise Tax?

The Washington state **leasehold excise tax (LHET)** is a **12.84% tax** on the use of publicly owned real or personal property by a private individual or business. This tax is in place of property taxes.

- Purpose: The tax compensates local governments for general fund services provided to private entities using public property.

- o [RCW 82.29A](#)

- Rate: The total rate is 12.84% of the taxable rent.

- Use of funds: Approximately 53% of the tax goes into the State General Fund and 47% of the tax is returned to the County (16% of the 47%) and City (31% of the 47%) in which the leased property is located.

	Tax Rate: 12.84% of Rent	Share of Total Tax
Washington State	6.84%	53%
Clark County	2.00%	16%
City of Camas	4.00%	31%

- o The County’s share of the Washington State LHET is distributed by the county treasurer to all non-city taxing districts in the county, based on each district’s pro rata share of the county’s property tax.

- Taxable Rent: This is generally the contracted rent paid for leasing or using publicly owned property.

### LHET vs Property Tax example:

The Port’s **Building 20** in the Industrial Park is approximately 50,000 SF with seven tenants.

### 2025 lease revenue and property assessed value:

LEASEHOLD TAX		PROPERTY TAX			
Total Lease Revenue	LHET 12.84%	Assessed Value (taken from Clark County GIS)	Estimated Property Tax (Washougal - \$9.4701/1000)	Estimated Property Tax (Camas - \$9.5264/1000)	
\$ 545,959.31	\$ 70,101.18	\$ 7,422,700.00	\$ 70,293.71	\$ 70,711.57	
	\$ 21,838.37		\$ 16,673.67	\$ 17,879.73	City’s Share
	31% of total		23.72% of total	25.29% of total	



Image: Building 20