

**From:** [Jeffrey Delapena](#)  
**To:** [Alan Peters](#)  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Claire.Lust@ridgefieldwa.us](#); [Mitch Kneipp](#); [Tracy Coleman](#)  
**Subject:** RE: Planning Commission Comment Letter  
**Date:** Wednesday, January 28, 2026 1:29:00 PM  
**Attachments:** [2026.01.28 ClarkCountyPlanningCommission.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Alan,

Thank you for providing the cities' joint recommendation letter ahead of tomorrow's Hearing to select the Preferred Land Use Alternative.

Your comments will be brought to the attention of Planning Commission ahead of the Jan. 29<sup>th</sup> continuation of the Hearing to select the Preferred Land Use Alternative. 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:** Alan Peters <APeters@cityofcamas.us>  
**Sent:** Wednesday, January 28, 2026 11:58 AM  
**To:** Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>  
**Cc:** Alan Peters <APeters@cityofcamas.us>; Claire.Lust@ridgefieldwa.us; Mitch Kneipp <mitch.kneipp@cityofwashougal.us>; Tracy Coleman <tcoleman@ci.lacenter.wa.us>  
**Subject:** Planning Commission Comment Letter

**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.

Hi Jeff,

Please see attached letter from the cities of Camas, Ridgefield, Washougal, and La Center to the Clark County Planning Commission.

Alan Peters, AICP  
Community Development Director  
Cell 360-409-1475  
Desk 360-817-7254  
[www.cityofcamas.us](http://www.cityofcamas.us) | [apeters@cityofcamas.us](mailto:apeters@cityofcamas.us)

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January 28, 2026

Chair Johnson and County Planning Commissioners Harroun, LeDuc Montgomery, Fadness, Bergthold, Barca, and Halbert

RE: Further comment on cities joint recommendation in support of DEIS Alternative 2 with minor adjustments for the Preferred Alternative in the countywide Comprehensive Plan update

On behalf of the undersigned Cities in Clark County we once more respectfully urge you to recommend selection of Draft EIS Alternative 2 with adjustments noted in our individual testimony on January 8, 2026, with consideration of Transfer of Development Rights (TDR) as a strategy to move an adjusted Alternative 2 forward.

We understand that Planning Commission heard testimony about TDR during the January 8/15 hearing on the DEIS and ultimately set an upcoming work session on January 29 to further discuss this tool. We also recognize that selection of an adjusted Alternative 2 will require conversations about de-designation of Agricultural lands for UGA expansion as well as upzoning within UGAs to accommodate growth over the next twenty years. TDR is a tool that addresses densification of urban and urbanizing areas mitigated by preservation of vital agricultural uses. As such, it has potential to be a tool that moves our communities forward from cyclical conversations focusing on the perceived zero-sum nature of development vs. preservation interests and towards a mutually beneficial solution.

Therefore, we believe consideration of TDR to be a worthwhile part of this Comprehensive Plan update process in service of the ultimate recommendation and selection of an adjusted Draft EIS Alternative 2 without further extending the adoption timeline.

Sincerely,

Alan Peters  
Community Development Director  
City of Camas

Mitch Kneipp  
Community Development Director  
City of Washougal

Claire Lust  
Community Development Director  
City of Ridgefield

Tracy Coleman  
Community Development & Public Works  
Director, City of La Center