

From: [Jeffrey Delapena](#)
To: [Alan Peters](#)
Cc: [Rebecca Messinger](#); [Oliver Orjiako](#); [Jose Alvarez](#)
Subject: FW: Council Hearing Comments
Date: Thursday, April 23, 2026 8:21:00 AM
Attachments: [Camas Letter to Clark County Council_04222026.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Alan,

Thank you for providing Mayor Hogan's comments regarding the Council Hearing to select the Preferred Alternative for the 2025 Comprehensive Plan.

These will be added to the Comp Plan Index of Record.

Best regards,



Jeff Delapena
Program Assistant
COMMUNITY PLANNING

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From: Alan Peters <APeters@cityofcamas.us>
Sent: Wednesday, April 22, 2026 3:19 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: Steve Hogan <shogan@cityofcamas.us>; Doug Quinn <DQuinn@cityofcamas.us>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Subject: Council Hearing Comments

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Hi Rebecca,

Please accept the attached letter from Mayor Steve Hogan to the Clark County Council regarding next week's preferred alternative hearing.

Alan Peters, AICP

Community Development Director

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April 22, 2026

Clark County Council
1300 Franklin Street
Vancouver, WA 98660

Re: Comprehensive Plan Update Preferred Alternative

Dear Chair Marshall and Councilors,

On behalf of the City of Camas, thank you for your leadership and thoughtful consideration as you approach a final decision on the preferred alternative. This milestone is a significant step toward completing the Comprehensive Plan and shaping how Clark County and its cities will grow over the next 20 years. We appreciate your collaboration and the work of your staff and Planning Commission throughout this process.

Camas has developed a preferred alternative that aligns Growth Management Act requirements with our community's vision. The four pillars of Camas's 2045 vision – Our Community, Our Environment, Our Neighborhoods, and Our Downtown – reflect our City's desire for an inclusive, livable, and economically strong community. Our plan includes residential upzoning throughout Camas which will provide expanded opportunities for middle and multifamily housing and accessory dwelling units to ensure capacity for housing across all income levels. This represents a meaningful shift from the predominantly low-density development pattern that has historically defined Camas.

At the same time, Camas is planning for more than 11,600 jobs through 2045. To meet this need, we have identified new areas within our existing Urban Growth Area (UGA) and an additional 240 acres outside our UGA for commercial, mixed employment, and mixed-use development. While Camas has successfully attracted major employers in the past, many commercially zoned areas have underperformed in recent years. The County's VBLM model suggests that Camas has lots of vacant buildable acreage in the Grass Valley area, but many of these sites are constrained by critical areas, including wetlands, which limits their viability for employment uses. As a result, we believe the County's land capacity assumptions overestimate job potential in these locations. Strategic expansion of employment lands in locations that are already served or can be efficiently served by urban infrastructure is essential to providing jobs for our residents and supporting the economic future of East Clark County.

Grove Field represents a unique opportunity to bring approximately 80 acres of publicly owned Port of Camas-Washougal property into the UGA to support the Port's economic development mission. Our preferred alternative designates this site as Mixed Employment. This site is located adjacent to the North Shore Subarea where private development plans will bring hundreds of housing units and jobs over the next five to ten years. Bringing Grove Field into the UGA would allow the City and Port to coordinate on zoning and infrastructure investments that directly support job creation and regional economic vitality while supporting the long-term viability of the airport.

Similarly, the 160-acre Nevin property on the border of Camas and Washougal represents a critical opportunity to support a significant employment center with hundreds of jobs. In submitting their site-specific request, the property owners originally requested a residential land use designation on this site and the County's Alternative 3 studied it as such. However, our City Council believes the site is much better suited for a commercial designation

due to nearby infrastructure availability and the combined site acreage's suitability for development. Our preferred alternative would designate this site as Regional Commercial.

It is important to be clear about the choice before the Council regarding this site. While designated as agricultural land today, the Nevin property does not function as a viable commercial farm and has not been used for meaningful agricultural production for decades. This site is located just two miles from downtown Camas and a half mile from Camas High School. The site is already divided into multiple five-acre parcels that can be developed under existing zoning, and surrounding development patterns demonstrate ongoing transition toward residential use. The decision is not whether this land will remain agricultural, it is whether it will develop into fragmented large-lot residential estates for 16 wealthy families or as a cohesive employment center developed in an efficient urban form providing hundreds of jobs to support the broader community. From Camas's perspective, the latter outcome is far more aligned with the goals of the Growth Management Act and the County's Comprehensive Plan.

Finally, Camas strongly supports the County Planning Commission's recommendation to advance a Transfer of Development Rights (TDR) program. We believe TDR offers a valuable tool to balance urban growth with the preservation of agricultural lands of long-term commercial significance. We encourage continued progress on a TDR framework concurrent with adoption of the Comprehensive Plan.

In closing, we appreciate the County's partnership and the thoughtful deliberation that has gone into this process. As you make your decision, we ask you to recognize the efforts that each city has undertaken with extensive public engagement and analysis to craft plans that are tailored to our communities. We respectfully urge the Council to adopt a preferred alternative that includes both Grove Field and the Nevin property to ensure that our community has the land needed to support our employment needs as well as our housing needs.

Thank you for your leadership and consideration.

Sincerely,



Steve Hogan
Mayor