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Subject: Council Hearing Public Comment
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Submitted on Mon, 04/27/2026 - 3:56 PM

Name

Coleman Henner

Email Address

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Subject

Preferred Land Use Alternative

Date of Hearing

Mon, 04/27/2026

Comment

My name is Coleman Henner, and I have been a resident in Camas for more than ten years. I'm submitting these comments to urge you to adopt Alternative 1 for the urban growth boundary.

I support Alternative 1 because it is the most fiscally responsible and forward-looking option before you.

Alternatives 2 and 3 would allow substantial greenfield development without requiring additional density in the places where Clark County is already best equipped to grow. While that may appear attractive in the short term, in the long term it creates a costly pattern of expansion. New suburban development on the edge of town requires new roads, utility extensions, and indefinite costs spread over larger areas. Too often, that kind of growth does not generate enough long-term tax revenue to fully cover the cost of the infrastructure it depends on. The result is that taxpayers across the county end up subsidizing development that does not pay for itself. As a young person, this is especially concerning to me.

Alternative 1 takes the economically smarter approach. It keeps the urban growth boundary where it is and directs growth inward, toward existing centers like downtown Vancouver, Camas, and Washougal. Those communities already have infrastructure, existing street networks, and commercial cores that can support additional housing and jobs. Encouraging infill and redevelopment on underused land would allow Clark County to grow without taking on unnecessary long-term liabilities.

Clark County has a rare opportunity to strengthen its position in the region as workers and flagship businesses look for alternatives.

And just as importantly, investing in the communities we already have helps preserve the

forested landscapes and agricultural lands that make Clark County such a desirable place to live. We can grow in a way that welcomes new residents and jobs without sacrificing the rural and natural character that defines our county.

The decision here today gives the members of the council the opportunity to be remembered as leaders with a forward thinking approach to growth.



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