From:	Jeffrey Delapena
To:	"Bob Minturn"
Cc:	apeters@cityofcamas.us; Bob Nevin; Rebecca Messinger
Subject:	FW: Comprehensive Growth Management Plan - Clark County Council public Hearing - Oct 1, 2026 at 4PM
Date:	Wednesday, September 30, 2026 9:48:00 AM
Attachments:	Nevin Property - UGA9252026 update1.pdf image001.png image002.png image003.png image004.png

Good day, Bob,

Thank you very much for submitting comments related to the 2025 Comprehensive Plan update.

These will be added to the Comprehensive Plan Index of Record. I am forwarding to Rebecca Messinger from the Council's Office for awareness and to share with the Council.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Bob Minturn <bcturn@outlook.com>
Sent: Tuesday, September 29, 2026 3:39 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: apeters@cityofcamas.us; Bob Nevin <rbnevin1@comcast.net>
Subject: Comprehensive Growth Management Plan - Clark County Council public Hearing - Oct 1, 2026 at 4PM

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Jeffery,

I hope all is well. On behalf of the Nevin family, please find the attached letter regarding the Nevin property in Camas for the county council's consideration.

Thank you in advance,

Bob Minturn
(916) 257-4065

RE: Nevin Property Comment Growth Management Plan update – Clark County Council Public Hearing scheduled for October 1, 2026.

To whom it may concern.

Regarding the City of Camas Urban Growth Preferred Alternative Property Area 5: As I and others have noted before it is abundantly clear that Clark County will continue to grow and outpace other regions of this fine state. For obvious reasons, this trend specifically will continue in places like Camas. Camas has great economic opportunities and wonderful school systems. As in the past UGA efforts, it continues to outpace the counties' growth projections and planning.

Vision

The Nevin property is 155acres combined. It sits on the border of the current Camas City Limits, Camas UGA, very near the Washougal GMA and is surrounded by recent urban developments in both Camas and Washougal. Camas High school and Woodburn Elementary are less than a half a mile from the property. It's a great location to expand housing and could add some small community commercial sites if planned properly making for "Smart Growth" instead of McMansions on 5- or 20-acre properties. The property is readily served by urban utilities located in Crown Road. And we, the property owners have been collaboratively working with the City of Camas to develop a vision for the area that will bring about an increased tax base to the County and City.

History

Over the past 53 years our families have not farmed the land. Without irrigation water and its soil types it has proven to be less then prime agricultural land. The property also has surface rock and shallow basalt not uncommon for the surrounding area. And as shown in the recent release of countywide agricultural mapping in the County's own agricultural study, the property is not deemed as prime agricultural land, not land of statewide significance. We have hayed in past years, with the revenue generated only providing relief of the assessed property taxes. The agricultural zoning has been maintained to keep the property taxes low, otherwise we would have been forced to subdivide and sell.

With all the above considerations, I wish that the county will stand with Camas and adopt the preferred alternative.

Thank you in advance, written on behalf of Irene Nevin (Mother), Sharon Nevin and her two kids, Erika & Nils. My wife Collette (Nevin) Minturn, and two children Megan & Evan

Respectfully,

Bob Minturn