From: Jeffrey Delapena
To: "Robert Nevin"
Cc: apeters@cityofcamas.us; Rebecca Messinger
Subject: RE: Clark county Oct1st meeting
Date: Wednesday, September 30, 2026 12:02:00 PM
Attachments: image001.png
image002.png
image003.png
image004.png
Clark county oct 1. Final.pdf

Good day, Robert,

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: Robert Nevin <rbnevin1@comcast.net>
Sent: Wednesday, September 30, 2026 11:58 AM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>
Cc: apeters@cityofcamas.us
Subject: Clark county Oct1st meeting

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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.

Sent from my iPad

Regarding The City of Camas Urban Growth Perferred Alternative Property Area 5.

Camas has always been exceptional at Urban Planning and Economic Planning for the future strategic growth for the City of Camas.

Should agricultural land be protected? Absolutely. That's a legitimate regional planning question, and I respect the importance of preserving farmland.

Is this property likely to remain agricultural if it isn't included in the UGB?
We need to be realistic. These parcels are already divided into predominantly 5- acre parcels. This land has never been a viable agricultural operation.
As noted before, no water rights, soil type evaluated by your own studies, states that the majority of the property is not deemed as prime agricultural land, not land of statewide significance.
We have had the property hayed in the past, the revenue going to the property taxes. Agricultural zoning has been maintained to keep the property tax's low, otherwise we would have been forced to sell.

Keeping the property outside the UGB does not guarantee farmland preservation. It could simply lead to less coordinated development and fewer opportunities for Camas to plan for the future.

The question should not be whether we prefer farmland to housing. It should be whether we want this particular land to be developed through coordinated urban planning "OR" through piecemeal rural residential construction.

Those are two very different outcomes .

With thoughtful planning, allowing the City of Camas to develop a vision for the area that will bring about "Smart Growth". Increasing the tax base to the County and City of Camas , and their Schools.

This isn't about abandoning farmland preservation. It's about recognizing not every piece of land is suited for agriculture. We need to look at this property for what it is today and make a decision based on what will best serve the County and the City of Camas in the future.

I ask you to consider what is realistically likely to happen to this land
And which outcome best serves the County and the City of Camas
For the generations to come.

Thank You. Also on behalf of Corinne Nevin (Mother), Sandy Nevin and her three kids,Becky,Aaron,Sahara. My wife Susie Nevin and our two children Brent & Caitlin.

Respectfully,

Bob Nevin