From: webmaster
To: publiccomment
Subject: Council Hearing Public Comment
Date: Monday, October 12, 2026 10:39:48 AM

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Submitted on Mon, 10/12/2026 - 10:39 AM

Name
Chris Teso

Email Address
christeso@gmail.com

Subject
Ordinance 2026-10-01 — Preserve rural lands near SE 296th Avenue

Date of Hearing
Tue, 10/13/2026

Comment
Chair Marshall and Members of the Clark County Council:

I am writing regarding 1502 SE 296th Avenue, Washougal, and the surrounding rural area. I ask the Council to preserve the area's rural character and oppose further urban expansion into neighboring rural and agricultural lands.

1. Retain the Nevin expansion denial

The proposed ordinance records the Council's denial of the agricultural de-designation and eastward Camas UGA expansion for the Nevin property. Please retain that decision in the adopted ordinance and ensure the final comprehensive-plan and zoning maps reflect it.

2. Limit growth induced by infrastructure

Please also address the potential for urban infrastructure to induce further growth beyond the adopted UGA. Any infrastructure associated with the Grove Field expansion should have clearly defined service boundaries and safeguards against facilitating urban development on surrounding rural lands. I oppose additional urban expansion into this area and request a written explanation of the safeguards the County will apply.

3. Assess local and cumulative impacts

Before approving changes that could affect this corridor, please provide an assessment of local and cumulative effects on traffic, rural road capacity and maintenance, stormwater, water resources, and wildfire evacuation. That assessment should identify any anticipated effects on SE 296th Avenue and neighboring properties, together with mitigation and funding responsibilities.

4. Confirm the status of the property

Please provide written confirmation of the current and proposed comprehensive-plan designation, zoning, and UGA status for 1502 SE 296th Avenue, including whether this adoption package changes any of them. Please identify any proposed road improvements or utility extensions that could affect the property or the SE 296th Avenue corridor.

5. Implement voluntary conservation options

Finally, I support implementation of the voluntary Transfer of Development Rights program described in proposed Policy 1.1.24. Please explain the implementation schedule, funding, and process for identifying eligible sending areas, including whether this property or surrounding rural lands could qualify. Please identify other voluntary conservation options available before that program becomes operational.

Please enter this comment into the record for Ordinance 2026-10-01 and confirm receipt.

Chris Teso
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Washougal, WA 98671



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