

From: [Rebecca Messinger](#)
To: [Sue Marshall](#); [Glen Yung](#); [Michelle Belkot](#); [Wil Fuentes](#); [Matt Little](#); [Oliver Orjiako](#); [Jose Alvarez](#); [Cnty 2025 Comp Plan](#)
Subject: FW: Subject: Testimony for April 27, 2026, Comprehensive Plan Update Public Hearing – 5916 NE 159th St
Date: Monday, April 20, 2026 2:46:23 PM
Attachments: [image001.png](#)

Please see the public comments below. Thank you.



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

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From: Scott Edwards <barrelonevineyards@gmail.com>
Sent: Monday, April 20, 2026 2:42 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: Subject: Testimony for April 27, 2026, Comprehensive Plan Update Public Hearing – 5916 NE 159th St

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Dear Members of the Clark County Council,

I am writing to provide testimony regarding the 2025 Comprehensive Plan Update. I respectfully urge the Council to consider a logical correction to the proposed land use map for the property located at 5916 NE 159th St.

Currently, this parcel is designated as R-5, despite being located within a corridor that is receiving significant public investment in urban-grade infrastructure. As part of the ongoing improvements—which include the widening of 159th Street, the installation of an 18-inch sewer line, and the development of "Complete Street" standards—this area is being physically prepared for urban density.

Leaving this specific property at an R-5 designation creates a functional planning inconsistency. It results in a "rural island" situated amidst infrastructure explicitly designed to support the "University Village" high-density vision.

I request that the Council align the legal zoning of 5916 NE 159th St with the physical reality of the infrastructure being installed by designating this property as R-36/MX. This adjustment would ensure the corridor remains cohesive, maximizes the utility of the County's infrastructure investment, and avoids an illogical "step-down" in density that does not align with the established character of the surrounding area.

Thank you for your time and for your commitment to responsible planning in Clark County.

Sincerely,

Scott Edwards