

**From:** [Jeffrey Delapena](#)  
**To:** "Heidi Pozzo"  
**Cc:** [Rebecca Messinger](#); [Oliver Orjiako](#); [Jose Alvarez](#)  
**Subject:** FW: Petition Submission — 2025 Comprehensive Plan Update, April 27 Hearing (50 signatories)  
**Date:** Thursday, April 23, 2026 4:31:00 PM  
**Attachments:** [Petition\\_Submission\\_Comp\\_Plan\\_April\\_27\\_2026.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Heidi,

Thank you for submitting this petition and associated comments for the record of the April 27<sup>th</sup> public hearing.

This will be entered into the Comprehensive Plan Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Heidi Pozzo <hcpheidi@yahoo.com>  
**Sent:** Thursday, April 23, 2026 4:02 PM  
**To:** Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>  
**Cc:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>; Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>  
**Subject:** Petition Submission — 2025 Comprehensive Plan Update, April 27 Hearing (50 signatories)

**EXTERNAL:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair and Members of the Council,

Attached is a petition signed by 50 residents for the record of the April 27, 2026 Council hearing on the 2025 Comprehensive Plan update.

Signatories endorsed the statement: "Build the roads before you approve more houses. No new density until the 2019 infrastructure promises are met."

The petition asks the Council not to increase residential density in the NE 179th Street corridor or Salmon Creek area under the Preferred Alternative until transportation infrastructure sufficient to support that density is built, or financially committed and under construction consistent with the six-year requirement of RCW 36.70A.070(6).

The attachment includes the full signatory list with addresses, 30 verbatim signatory comments, and the historical context showing this same corridor system has previously required multiple moratoria and roughly \$133 million in infrastructure investment to restore capacity.

Please confirm receipt and inclusion in the April 27 hearing record.

Respectfully,

Heidi Pozzo

# PETITION TO THE CLARK COUNTY COUNCIL

## Build the Roads Before You Approve More Houses

*Submitted for the Record — 2025 Comprehensive Plan Update*

**To:** Clark County Council

**Hearing:** Monday, April 27, 2026 — Selection of Preferred Alternative, 2025 Comprehensive Plan Update

**Date:** April 23, 2026

**Submitted by:** Heidi Pozzo, on behalf of the 50 signatories listed below

### Dear Chair and Members of the Council,

The attached petition has been signed by 50 residents of the NE 179th Street corridor, the Salmon Creek area, and the broader Clark County community. Signatories are listed with their full names and residential addresses so that the Council can verify the geographic reach of this concern.

Signatories endorsed the following statement:

***"Build the roads before you approve more houses. No new density until the 2019 infrastructure promises are met."***

Signatories respectfully request that the Council decline to select a Preferred Alternative that increases residential density in the NE 179th Street corridor until transportation infrastructure sufficient to support that density is built, or financially committed and under construction consistent with the six-year requirement of RCW 36.70A.070(6). At a minimum, that includes the infrastructure promised when urban holding was removed in 2019, which the County acknowledged at the time addressed only a portion of the corridor's needs.

### A Forty-Year Pattern

The infrastructure problems in this area are not new. Transportation deficiencies in the Salmon Creek and 179th Street corridors date to the 1980s. In February 1997, County Commissioners adopted an interim urban holding zone covering development that would impact both the I-5/NE 179th Street interchange and the NE 134th Street/Salmon Creek area; that holding was lifted in September 1997 only after adoption of the Salmon Creek Fairgrounds Regional Road Plan — plan first, then allow development. Even so, Salmon Creek subsequently required two additional moratoria between 2001 and 2007 and roughly \$133 million in infrastructure investment, including the NE 139th Street interchange reconstruction, before capacity was restored.

The same corridor system — the same roads feeding the same interchanges on I-5 — is now failing again one corridor north. More than two dozen developer-commissioned traffic impact studies submitted to Clark County for review document failing roadway segments and intersection approaches throughout the NE 179th Street corridor under buildout conditions. The urban holding overlay on approximately 2,200 acres was lifted in 2019 on the basis of specific infrastructure commitments that were acknowledged at the time to address only a portion of the corridor’s needs; the six-year GMA financial commitment window has now expired, and even the more limited commitments made in 2019 have not been delivered. The pattern that produced the Salmon Creek moratoria is playing out again in this corridor, and the record before the Council on April 27 already documents it.

Against that record, adoption of a Preferred Alternative that increases density in this area cannot be reconciled with GMA concurrency obligations under RCW 36.70A.070(6) or with the documented operational conditions in the corridor.

**What the Signatories Are Asking**

The petition asks the Council, in selecting a Preferred Alternative on April 27, 2026, to:

1. Not increase residential density in the NE 179th Street corridor or Salmon Creek area under the Preferred Alternative until transportation infrastructure sufficient to support that density — which at a minimum includes the 2019 commitments — is built, or financially committed and under construction within the six-year window required by RCW 36.70A.070(6).
2. Sequence land use changes to follow infrastructure capacity, not precede it — the core purpose of the concurrency requirement.
3. Direct staff to reconcile the Preferred Alternative density assumptions with the failing roadway and intersection conditions documented in the traffic impact studies now in the County’s files.

**Signatories (50)**

*The following 50 individuals signed the petition between April 8 and April 17, 2026. Additional contact information (email and phone) was collected through the signature form and is available to the Council on request.*

Name	Address
DAVID GILROY	3801 NE 165TH CIRCLE

Name	Address
Patti Lundgren	4113 NE 174th Street
Michael Novak	4115 Ne 174th St
Karla Novak	4115 Ne 174th St
richard kubinieć	16519 NE 37th Ave, Vancouver 98686
Sabine Falkenberg	16519 NE 37th Ave
Lynda Forbes Nielsen	16516 NE 37th Avenue
Roger Lester	3803 ne 165th circle , Vancouver Washington 98686
Jill Koch	3807 NE 165th Circle, Vancouver, WA
Melody Lester	3803 NE 165th Circle
Rick Dozark	2708 NE 173rd St. Ridgefield, WA 98642
Rick Johnson	3807 NE 165th Circle, Vancouver, WA. 98686
Parveen Adel	21011 NW 17th Ct
Mark Miskiewicz	5103 nw 137th way
Bill Chin	2916 NE 160th Street, Ridgefield, WA 98642
Rob Baur	4316 nw 169th st Ridgefield
Emily Malaga Thompson	303 NW 164th Street
Jason Job	3613 NE 168th St
Patricia J Gilroy	3801 ne 165th circle
Ed Camacho	16611 NE 37th Ave, Vancouver WA 98686
Barbara Beggs	3553 N 1st St 98642
Maxine Neinstadt	414 NW 279th st
Sara Elder	1350 S Quail Hill Pl Ridgefield WA
Alisha	822 S Goose Loop
Michael Shotwell	1517 NE 199th St, Ridgefield, WA 98642
Brittany Lefebvre	2117 N 2nd Way Ridgefield, WA 98642
Marcy Franklin	809 N 9th Way, Ridgefield wa 98642
Andrew Lundgren	4113 NE 174th Street, Vancouver, WA 98686
Griffin Sissel	4212 NE 186th St Vancouver, WA 98686
Janet Strandberg	2216 NE 253RD STREET, RIDGEFIELD WA 98642
Liz wallsom	4231 S 16th way ridgefield, wa 98642
Karen	17812 NE 17th Ave Ridgefield, WA 98642
Marlene Denton	2632 S White Salmon Dr

Name	Address
Jason Collins	2622 s 7th way
Kimberly Cummings	6511 NW 202nd Cir Ridgefield WA 98642
Scott Beckstrom	19510 NW 61st. Ave.
Andrew Bauman	4505 NE 178th st
Dean Hergesheimer	4404 NE 174th Street
Deborah	17012 NE 38th Ave
Christopher Skidmore	2711 NE 167th Cir Ridgefield, WA 98642
Jim Byrne	28501 NW 7TH AVE, Ridgefield, WA, 98642
Rema Gossman	16013 NE 31st Ave, Ridgefield, WA 98642
Peter Brinsek	1811 NE 150th Street
Lilian	813 Highland St. Ridgefield WA
Pat Krebs	6407 NE 112th st. Vancouver Wa. 98686
Angela mazzanti	P.O. Box 101 Ridgefield's Washington 98642
Heidi Pozzo	13023 NE Highway 99, Ste 7-298 Vancouver WA
Liz Verbrugge	17413 NE 31st Ave
Michael Frice	611 NW 184th ST, Ridgefield WA 98642
Andrew Cecka	513 NW 184TH ST

## Comments from Signatories

30 of the 50 signatories added written comments addressed to the issues before the Council. Their comments are reproduced below, verbatim, attributed by name and address. These comments are part of the petition and are submitted into the record of the April 27, 2026 hearing.

### **Patti Lundgren — 4113 NE 174th Street**

*"Smart development. Safe development makes sense. Nothing the county is doing with this high density, land grab - road closures with NO consideration to safety as these existing neighborhoods are not being improved makes no sense. Absolutely no thought or consideration just allowing developers to maximize the land available to build as many houses possible in the space available with no road improvements."*

### **Michael Novak — 4115 Ne 174th St**

*"Build the roads including safe sidewalks first. And please, please lower the speed limit to 25mph at 50th Ave & 174th west to 29th Ave. dead-end. : )."*

### **Karla Novak — 4115 Ne 174th St**

*"We see housing additions all around us and no safety to improve roads for us. Our road is too small for the increased traffic. I can't walk without fearing for my safety as cars and trucks go beyond the posted speed limits. This is backwards and needs the full attention of the Council"*

### **richard kubniec — 16519 NE 37th Ave, Vancouver 98686**

*"I currently live in a minimally accessible cul-de-sac with a 5+ mile detour in and out that adds mere inconvenience and delays to my every trip in and out. 20-25 minutes more at peak travel times. Emergencies during this degree of inaccessibility and detour are going to lead to loss of life as emergency responders are going to be held up by insufficient roads for years to come. It is inexcusable to continue the development approval as-is with un-funded roads being re-labeled as future improvements that meet criteria to handle 33,000 and counting new daily trips. This is a foreseeable crisis and unchecked approvals need to be paused until the necessary infrastructure is funded and under construction."*

### **Roger Lester — 3803 ne 165th circle , Vancouver Washington 98686**

*"Don't be one of those politicians. Do the right thing."*

### **Jill Koch — 3807 NE 165th Circle, Vancouver, WA**

*"Build the roads before you approve more houses. No new density until the 2019 infrastructure promises are met."*

### **Rick Dozark — 2708 NE 173rd St. Ridgefirld, WA 98642**

*"Build the roads before you approve more houses. No new density until the 2019 infrastructure promises are met."*

### **Rick Johnson — 3807 NE 165th Circle, Vancouver, WA. 98686**

*"The planning is being done by greedy armatures."*

**Parveen Adel — 21011 NW 17th Ct**

*"Too crowded already!"*

**Ed Camacho — 16611 NE 37th Ave, Vancouver WA 98686**

*"Build the infrastructure. Then, build the homes."*

**Barbara Beggs — 3553 N 1st St 98642**

*"they need to do something besides round-a-bouts!"*

**Michael Shotwell — 1517 NE 199th St, Ridgefield, WA 98642**

*"Please complete the infrastructure before building the houses. Traffic is bad enough as it is. We don't need to make it worse."*

**Andrew Lundgren — 4113 NE 174th Street, Vancouver, WA 98686**

*"Halt further development until Safe Roads for arterials are built. Safe Roads must be built before further building is allowed further increasing traffic density on the roads. Solve, fund & build out the existing concurrency issues within both the 174th & 179th streets, as the laws already stipulate within Clark county concurrency standards."*

**Griffin Sissel — 4212 NE 186th St Vancouver, WA 98686**

*"These closures are taking way too long and the oversight and logistics behind the shut downs have been poorly handled all the way from the Clark County government down to Tapani and the contractors performing the work"*

**Janet Strandberg — 2216 NE 253RD STREET, RIDGEFIELD WA 98642**

*"Stop the out of control development! No more houses without all roads in place!!"*

**Karen — 17812 NE 17th Ave Ridgefield, WA 98642**

*"Poorly planned and poorly funded. I live along side Northeast 179th near Northeast 15th. I have seen the amount of homes and apartments that are going to be built. The new middle school that is being built will not even be able to handle all the children."*

*"Realistic numbers need to be used... be transparent!"*

**Jason Collins — 2622 s 7th way**

*"Stop increasing density. The County's own models show the area failing, yet officials are still counting 'planned' roads from 2019 that haven't been built. We demand a halt on new density until promised infrastructure is actually completed"*

**Kimberly Cummings — 6511 NW 202nd Cir Ridgefield WA 98642**

*"County Council: Please build the roads before you approve more houses. No new density until the 2019 infrastructure promises are met."*

**Andrew Bauman — 4505 NE 178th st**

*"The County's own travel demand model shows the 179th corridor failing under both Comp Plan alternatives. Infrastructure promised in 2019 is years behind schedule. The concurrency system uses planned road capacity instead of actual capacity. Don't increase density until the roads catch up."*

**Deborah — 17012 NE 38th Ave**

*"I am asking the Council to act on the traffic studies already in the County's files and to preserve the Mill Creek Overlay District. Seven independent traffic studies show the NE 179th Street corridor is failing right now. Please do not approve additional density before the roads promised in 2019 are actually built. Full documentation at 179gridlock.com and safe174th.com."*

**Christopher Skidmore — 2711 NE 167th Cir Ridgefield, WA 98642**

*"No new development should be approved until NE 179th construction completed and the I-5/NE 179th Interchange project is done."*

**Jim Byrne — 28501 NW 7TH AVE, Ridgefield, WA, 98642**

*"I have consistently brought up Concurrency at public meetings. Public Works denies the concept of Concurrency in their bogus responses."*

**Rema Gossman — 16013 NE 31st Ave, Ridgefield, WA 98642**

*"Build the roads before you approve more houses. No new density until the 2019 infrastructure promises are met!!!!"*

**Peter Brinsek — 1811 NE 150th Street**

*"Stop new housing development until roads are built. The County's own travel demand model shows the 179th corridor failing under both Comp Plan alternatives. Infrastructure promised in 2019 is years behind schedule. The concurrency system uses planned road capacity instead of actual capacity. Don't increase density until the roads catch up."*

**Lilian — 813 Highland St. Ridgefield WA**

*"Ridgefield has poor planning in so many ways that are beyond describing here, now."*

*"I would however, like to add that our dead end street, Highland St. Has been in disrepair my entire life. I am almost 21 years old and not once has the road been repaved. It is riddled with pot holes. I'm sure ultimately causes havoc on everyone's car who lives on this street. Sure over the years some of the pot holes have been attempted to be fixed but they always return. Our cross street, 8th St. has been repaved multiple times in my lifetime however. Before the city continues to repave roads in newer parts of town or create more unnecessary infrastructure, it should focus on the reflected parts of town and the great historical downtown Ridgefield they are always raving about and claiming that they "preserve.""*

**Pat Krebs — 6407 NE 112th st. Vancouver Wa. 98686**

*"Build roads to handle all the traffic, to many homes going in w out the proper infracstucure."*

**Angela mazzanti — P.O. Box 101 Ridgefield's Washington 98642**

*"Build the roads not more houses!!!!!"*

*"Where's all the money going?????"*

**Liz Verbrugge — 17413 NE 31st Ave**

*"Build roads first!"*

**Michael Frice — 611 NW 184th ST, Ridgefield WA 98642**

*"Follow the law. Roads and supporting infrastructure first."*

**Andrew Cecka — 513 NW 184TH ST**

*"The county is clearly out of compliance with concurrency. I'm not sure they ever were in compliance. Our neighborhood is in big trouble if we can't get the county to follow the law and to properly sequence development so that government provided services can actually accommodate the level of development that is taking place here. If we don't start doing the right thing now, we will be far behind for years and even decades. The county must face the music on concurrency and dramatically slow development until service levels can actually be met, both actual and projected."*

## **Closing**

This petition is submitted into the record of the April 27, 2026 Council hearing on the 2025 Comprehensive Plan update. The signatories ask the Council to ensure transportation infrastructure supports the density the Plan calls for — with the 2019 commitments as a minimum floor, not a ceiling — before increasing the density obligations placed on a corridor already documented to be failing under existing entitlements.

Thank you for your consideration.

Respectfully submitted,

**Heidi Pozzo**

on behalf of the petition signatories