From:	Cnty 2025 Comp Plan
To:	Terri Burnett; Jeffrey Delapena; Cnty 2025 Comp Plan
Cc:	Oliver Orjiako; Jose Alvarez
Subject:	RE: Comprehensive Plan: R-24 Rezone in zip code 98685
Date:	Tuesday, August 25, 2026 8:29:01 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

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Good day, Terri,

Thank you for submitting comments related to the Public Hearing for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will also be brought to the attention of the Planning Commission ahead of the continuation of the Hearing on Sept. 3rd. This will also be added to the Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Terri Burnett <terrilburnett@gmail.com>
Sent: Monday, August 24, 2026 10:34 PM
To: Jeffrey Delapena <Jeffrey.Delapena@clark.wa.gov>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan: R-24 Rezone in zip code 98685

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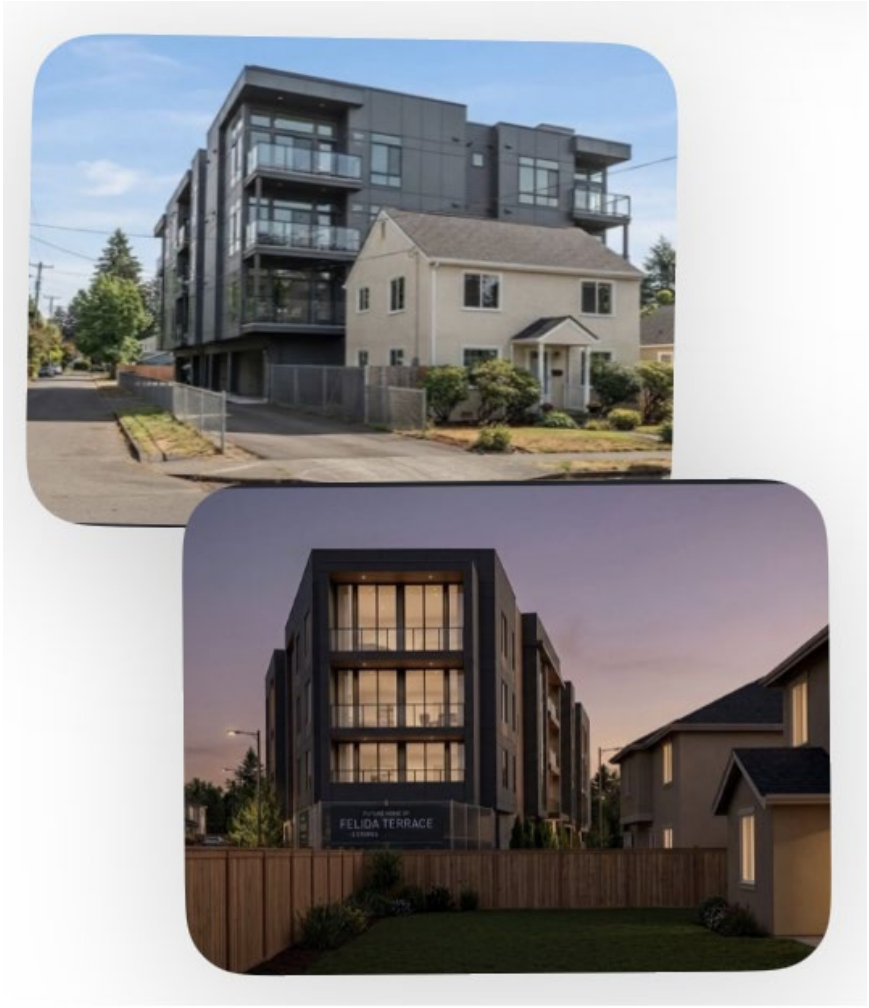
RE: Strong Opposition to High-Density Residential Zoning

Dear Jeffrey Delapena and Planning Commission,

Please accept this formal statement as an official public comment strongly opposing any expansion of high-density multi-family housing or three-story, 50-foot apartment subdivisions within the low-density residential pocket located east of Lakeshore Avenue/36th Avenue to the I-5 freeway. This specific area currently consists entirely of single-family homes and some are on larger parcels. In my Felida neighborhood, The GMA map is showing many sites to be rezoned to R-24. Introducing high-density development here would permanently fracture neighborhood continuity, visually invade existing properties, and strip homeowners of their privacy.

Right now, there is an active, real-time example of this exact threat: a Type III application requesting a rezone from R-12 to R-22 to construct an 18-unit, 3-story apartment complex on a busy intersection at NW Lakeshore Ave and NW 119th St. This proposed high-density development directly backs up to established single-family backyards in the Lake River Terrace neighborhood on NW 35th Ave and extends directly into the Westmoor subdivision on NW 116th Way.

Introducing a 3-story, multi-family structure directly adjacent to single-family properties creates an obtrusive, appalling, and visually invasive barrier that strips homeowners of their basic privacy. Visual models and site impact examples clearly demonstrate that a 50-foot structure would tower over existing single-family yards. If the Growth Management Act (GMA) framework interprets "infill" as forcing massive, towering apartment blocks directly into the backyards of quiet, low-density subdivisions like Lake River Terrace and Westmoor, then the implementation of the GMA in Felida is fundamentally broken. Numerous code violations have already been identified and submitted into the open record testimony by concerned local residents.



The ZIP code 98685 is located entirely within Clark County and corresponds to the northwestern portion of Vancouver, Washington, covering highly desirable communities like Salmon Creek, Felida, and Lake Shore. Home to approximately 30,600 residents, this is a suburban, family-centric area characterized by a high rate of homeownership and extensive green spaces. High-density urban subdivisions fundamentally clash with the established character and design of this distinct community.

Beyond neighborhood aesthetics, the practical outcome of current Growth Management Act (GMA) oversight has been a demonstrable failure to restrict development permits even as core corridors exceed their functional capacity. While multi-family residential units continue to receive approval, concurrent transportation infrastructure remains unbuilt. This creates a severe imbalance that threatens public safety and local quality of life.

I specifically cite a **Failure to Comply with RCW 36.70A.070(6) (Washington State Growth Management Act)**:
Under the state Growth Management Act, Clark County is legally bound to enforce strict "concurrency." This statutory framework explicitly prohibits the approval of new

developments if the accompanying transportation facilities are insufficient to handle the impact. Approving high-density projects that impact already failing, dangerous intersections and overburdened local corridors violates both local ordinances and the overarching state mandate.

Although Felida is located a few miles southwest of the core NE 179th Street/I-5 development zone, it is directly bound to the same interconnected regional infrastructure and traffic ecosystem. Failures in northern segments create an immediate domino effect on our neighborhood streets.

Our community faces severe impacts due to the following structural realities:

1. Commuter Traffic Spillover: As the NE 179th Street corridor and the I-5 interchange face extreme bottlenecks, drivers actively seek alternative north-south bypass routes. Gridlock on the freeway routinely forces commuter traffic into local Felida arterials. We are experiencing heavy cut-through traffic flowing along two primary over-capacity pathways:
    - From NW 179th St down through NW 41st Ave, NW Seward Rd, NW Bliss Road, and NW 36th Ave.
    - From NW 179th St to 11th Ave, moving across NW 149th St to NW 21st Ave, down NW Bliss Rd to NW 36th Ave, and emptying directly into Felida at NW Lakeshore Avenue.
2. Shared Westside Infrastructure Vulnerabilities: Long-term county transportation studies clearly establish that the "Westside Corridor" intrinsically connects Ridgefield, Salmon Creek, Felida, and Lakeshore. Because our roads are completely interconnected, adding high-density housing to a grid that is already absorbing severe commuter bypass traffic will completely paralyze local mobility.

A reminder what GMA Purpose is: It requires fast-growing counties (like Clark County) to plan for population growth *before things* get chaotic, making sure cities don't grow faster than their infrastructure can support. Washington's Growth Management Act requires a simple deal: if you approve new development, the roads to serve it must be funded and in place within six years. **That's the law. It's called "concurrency."**

The County must uphold the Growth Management Act (GMA) and state law before entertaining any high-density infill zoning. I urge the Council to protect the single-family character of the Lakeshore and Felida neighborhoods. Please reject the R-24 rezoning proposal east of NW Lakeshore/NW 36th Ave for the remaining larger parcels (most have homes on these parcels, they are not vacant land) near Felida Elementary and Jefferson Middle School. This community matters deeply to me and others. These parcels should remain single-family residential.

Respectfully submitted,

Terri Burnett
11706 NW 35th Ave
terrilburnett@gmail.com