From: webmaster
To: publiccomment
Subject: Council Hearing Public Comment
Date: Monday, September 28, 2026 2:44:39 PM

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Submitted on Mon, 09/28/2026 - 2:44 PM

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Subject
2025 Comprehensive Plan Update

Date of Hearing
Thu, 10/01/2026

Comment
Dear Councilors,

Our family has owned the property at 5615 NE 139th Street in Pleasant Valley. It is currently zoned R1-7.5. The preferred alternative would rezone the entire parcel to R-36. We recently learned of this proposal from a neighbor. We are writing to ask that the Council modify it before adoption.

We live on this property and intend to stay. We have no plans to sell or develop it. As we read the draft code, R-36 would prohibit new single-family detached homes and duplexes. It would also require any new residential development to reach at least 24 units per acre. For a family keeping its land, that would mean:

No ability to build for family. We could not divide off a lot or build another home for a family member without committing to a multifamily project of hundreds of units.
Higher taxes on land we are not developing. Land zoned for multifamily is likely to be assessed at its multifamily value. That would raise taxes substantially on property that will stay in residential use.

A project out of scale with the neighborhood. Applied to all 40 acres, the R-36 minimum

means roughly 1,000 or more units. That is far out of scale with the surrounding single-family homes. A single project of that size is also unlikely to be financed or built in the foreseeable future, so it contributes little to the County's actual housing supply.

We respectfully ask the Council to take one of the following actions, in order of preference:

(a) keep the existing R1-7.5 zoning on the parcel, or
(b) adopt split zoning: to allow a combination of R-24 or R-36 and R1-7.5, or
(c) if R-36 is applied, amend the code to allow single-family detached and duplex housing on large R-36 parcels, and to waive the minimum density for land that stays in existing residential use.

Please include this letter in the hearing record. Please also send us notice of any further action affecting the property.

Respectfully,

Matthew Philbrook



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