From:	Cnty 2025 Comp Plan
To:	aaron.maguire79@gmail.com; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Wednesday, September 30, 2026 11:20:49 AM
Attachments:	image001.png image002.png image003.png image004.png

Good day, Aaron,

Thank you very much for submitting comments related to the 2025 Comprehensive Plan update.

These will be added to the Comprehensive Plan Index of Record. I am forwarding to Rebecca Messinger from the Council's Office for awareness and to share with the Council.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, September 30, 2026 11:20 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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.

Submitted on Wed, 09/30/2026 - 11:20 AM

First Name
Aaron

Last Name
Maguire

Email Address
aaron.maguire79@gmail.com

Phone Number
5035806486

Address
13719 Northeast 48th Avenue
Vancouver, Washington. 98686

Message Subject
My OPPOSITION to the proposed zoning changes being considered as part of the 2025–2045 Comprehensive Plan Update in Pleasant Valley.

Comments
I am writing in complete OPPOSITION to the proposed zoning changes in Pleasant Valley as part of the 2025-2045 Comprehensive Plan Update.

I'm writing to you as a father, husband, and Executive Project Manager for a construction company with years of experience building government-subsidized housing, largely in Oregon. I've seen what high-density apartment buildings do to communities and I don't wish for that to be replicated in mine.

High-density housing brings with it a great many challenges and changes to any existing neighborhood, but especially to well-establish rural/suburban areas. High-density housing attracts a more transient and less stable population, increases traffic to the area, increases noise disturbances, lessens safety, increases roadside parking thus impeding visibility and walkability, strains public services, increases crime rates (especially burglary and graffiti/property destruction), leads to school overcrowding, and negatively impacts property values. I have seen this played out time and again in Salem, Tualatin, Hillsboro, Clackamas, and other Willamette

Valley and Portland area suburbs. Areas once rural and scenic now defaced with 4-story complexes that stand out against the landscape and affect the livability for those around them.

High-density apartments are better suited for urban areas where there is easily accessible public transportation and services. In an urban setting people can walk out their apartment door to access stores, restaurants, medical services, and employment. If apartments are developed in the Pleasant Highlands area, residents won't be able to walk to and access any of these things! Nor will they have convenient public transportation to get to commercial areas. Developing high-density apartments here goes against logic and won't meet the needs of future residents. It will also drive away potential homebuyers who don't want to spend a million dollars-plus for a home next door to multi-family housing.

Please vote NO on the proposed zoning changes to the Pleasant Valley area and help preserve the community we've invested in.

Sincerely,
Aaron Maguire

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