From:	Cnty 2025 Comp Plan
To:	gomezstover@gmail.com; Cnty 2025 Comp Plan
Cc:	Oliver Orjiako
Subject:	RE: Comprehensive Plan Update Comments
Date:	Wednesday, September 30, 2026 9:57:47 AM
Attachments:	image001.png image002.png image003.png image004.png

Good day, Ileana,

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: Tuesday, September 29, 2026 9:56 PM
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 Tue, 09/29/2026 - 9:55 PM

First Name
Ileana

Last Name
Stover

Email Address
gomezstover@gmail.com

Phone Number
2539704705

Address
4908 NE 137th St
Vancouver, Washington. 98686

Message Subject
Opposition to Proposed Zoning Changes 2025–2045 Comprehensive Plan Update

Comments
September 29, 2026

Dear Clark County Councilors,

My name is Ileana Stover, and I am a Clark County resident. I am writing to formally express my opposition to the proposed zoning changes being considered as part of the 2025–2045 Comprehensive Plan Update.

As a homeowner who will be directly affected by decisions regarding increased residential density, I am concerned about how these changes could alter the character and quality of life in established residential neighborhoods. I purchased my home in this area in part because of the peace, quiet, and residential environment it provides, and I believe those interests should be considered when evaluating significant increases in density.

My home is located on a corner lot along a two-way residential street. Increased density and the addition of substantially more housing in the surrounding area could mean more vehicles

traveling through neighborhood streets, increased parking demand, additional congestion, and greater pedestrian and vehicle activity immediately around existing homes.

Noise is also a significant concern. Higher residential density can bring increased vehicle traffic, deliveries, construction activity, and general activity associated with a larger number of residents in a concentrated area. For homeowners who purchased property in an established lower-density neighborhood, these changes could affect the quiet residential environment we currently experience.

I also believe the County should clearly explain how allowing substantially more apartment and higher-density development is expected to address housing affordability. If apartments are already available in the broader area but remain unaffordable to many of the households experiencing housing insecurity or cost burdens, simply increasing the number of units does not by itself demonstrate that those households will be able to afford them. What portion of the additional housing anticipated under these zoning changes is expected to be affordable to the residents the County is seeking to help, and at what income levels?

Before changing established neighborhoods to accommodate substantially greater density, residents deserve to understand the expected benefit and the evidence supporting it. I respectfully ask the County to provide information showing how the proposed zoning changes are expected to improve housing affordability, rather than relying solely on an increase in overall housing supply.

I am also concerned about whether existing infrastructure and public services are prepared to accommodate substantial additional development. Before approving zoning changes that could increase the number of residents and housing units in these areas, I respectfully ask the County to carefully evaluate road capacity, traffic impacts, schools, utilities, emergency services, public-safety service demand, parking, and other infrastructure needs.

I understand that communities grow and housing needs change. However, growth should be thoughtfully planned and balanced against its effects on the people who already live in these neighborhoods. Existing homeowners and residents made significant financial and personal decisions based, in part, on the characteristics of the communities in which they chose to live.

I respectfully ask the County Council to carefully consider these impacts and the concerns of residents and property owners who will be directly affected before approving significant increases in residential density.

Please include my comments as part of the official public record regarding the 2025–2045 Comprehensive Plan Update.

Thank you for your time and consideration.

Sincerely,

Ileana Stover

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