From:	Cnty 2025 Comp Plan
To:	winelovercy@gmail.com; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Wednesday, September 30, 2026 1:52:59 PM
Attachments:	image001.png image002.png image003.png image004.png

Good day, Christine,

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 1:52 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Wed, 09/30/2026 - 1:52 PM

First Name
Christine

Last Name
Yuss

Email Address
winelovercy@gmail.com

Address
5106 NE 134th St
Vancouver, Washington. 98686

Message Subject
Zoning Changes in Pleasant Valley

Parcel Number
NE 50th Ave and 139th Street

Comments
I live just off 50th Ave in the Philbrook Farms development for the past couple years. The backside of my house borders the property that is being considered by the county for apartment zoning. While I understand housing is needed everywhere, I strongly oppose this property being zoned for apartments. Apartments will increase the traffic on 50th Ave considerably which is already heavy since it is only one lane in each direction. Apartments will decrease the property values in surrounding neighborhoods which in turn will decrease the property taxes assessed. The property as it stands today is used heavily by all manner of animals. We have deer, coyotes (nightly), rabbits, squirrels as well as many bird species that include hawks, owls and a nesting pair of eagles in a tree that butts up to 50th Ave. This neighborhood is crime free and I'd like to see it stay that way!
When moving to Vancouver 2 years ago, I specifically chose this neighborhood for its beauty and quiet streets.
Again, I understand the need for housing, but I hope that when zoning is considered for this property, it will only be zoned for single-family homes.

Regards,

Christine Yuss



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