From:	Cnty 2025 Comp Plan
To:	Gary Phillips; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Clark County Comprehensive Plan hearing October 1,2026
Date:	Wednesday, September 30, 2026 3:50:55 PM
Attachments:	Item 1-Your Way of Life - 2.docx Item 2-Unpleasant Valley Map 8.docx Item 3-High Density Commie Blocks-2.docx image001.png image002.png image003.png image004.png

Good day, Gary,

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

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this email, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party

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From: Gary Phillips <gwphillips01@gmail.com>
Sent: Wednesday, September 30, 2026 3:40 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Jose.Alvarez@clark.wa.gov.
Cc: Gary Phillips <gwphillips01@gmail.com>
Subject: Clark County Comprehensive Plan hearing October 1,2026

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.

Please enter this email and the attached documents into the public record for Thursday October 1st , 2026 Comprehensive Growth Management Plan Public Hearing and provide the same attached documents to Councilor Sue Marshall representing District 5 and all Councilors for their review and information.

Please acknowledge that you have received the information. If you need any clarification as to intent or process or are unable to receive or enter these files please call, text or email me at anytime.

Thank you
We appreciate your help and understanding.

Gary W. Phillips
13603 NE 50th Avenue
Vancouver Washington 98686
gwphillips01@gmail.com
360-567-5157
Mailing Address: PO Box 87160,
Vancouver WA 98687

⚠️ URGENT NEIGHBORHOOD ALERT: Massive Zoning Changes in Pleasant Valley-October 1st

Did you know our neighborhood is about to be rezoned for massive high-density apartments and multi-family complexes?
The Clark County Council is on the verge of adopting a new 20-year Comprehensive Growth Management Plan. If approved, it will force much of our semi-rural Pleasant Valley area into high-density zones. Single-family homes will be restricted to tiny **4,000-square-foot lots**, while large apartment complexes and attached multi-family dwellings will become dominant.

How This Impacts Our Immediate Area (NE 50th Ave & 139th St):

- **Severe Traffic Bottlenecks:** NE 139th Street and NE 50th Avenue are already highly congested. Forcing hundreds of new high-density units into this pocket will cause gridlock trying to access I-205 and local thoroughfares.
- **Parking Chaos:** The county's plan cuts multi-family parking minimums down to just **0.5 spaces per unit**. This means overflow vehicle parking will completely pack our narrow residential streets.
- **Overcrowded Schools:** Pleasant Valley Elementary and Middle schools sit right in this immediate zone. Our classrooms and school infrastructure are simply not equipped to handle a sudden housing surge.

🛑 IMPORTANT: BECOME A PARTY OF RECORD TO FIGHT THIS

To force the council to legally acknowledge your opposition, you **must use the formal county channels** instead of basic emails. When submitting, you *must* include your full name, home address, city, and zip code.

- **Primary Action (Most Impactful):** Submit via the official Clark County Comprehensive Plan Comments Portal.
- **Alternative Direct Recording:** Email your written testimony to **comp.plan@clark.wa.gov**.

📞 DIRECT CONTACTS TO VOICE YOUR OPPOSITION

Call or message the key players directly to tell them you expect infrastructure to be protected:

- **Our District Councilor (District 5 Representative):**
  - **Councilor Sue Marshall (Chair)**
  - **Phone:** 564-397-2232 *(Note: Landline for calls/voice messages; standard county lines do not accept text messages)*
  - **Email:** sue.marshall@clark.wa.gov
- **The Full Clark County Council Office:**
  - **Phone:** 564-397-2232

- ⚠️ **Let's protect Pleasant Valley. Submit your official comment via the portal today and call the council office to save our community!**

    - **Web Portal:** Submit a general message to all council members simultaneously through the Clark County Contact Your Councilor Form.
- **Attend the *Final Public Hearing*:**
    - **When:** ***Thursday, October 1, 2026, at 4:00 PM.***
    - **Where:** In-person at the Public Service Center (6th Floor Hearing Room, 1300 Franklin St, Vancouver) or virtually via Webex. Meeting registration and dial-in details are on the Clark County Council Meetings Calendar.

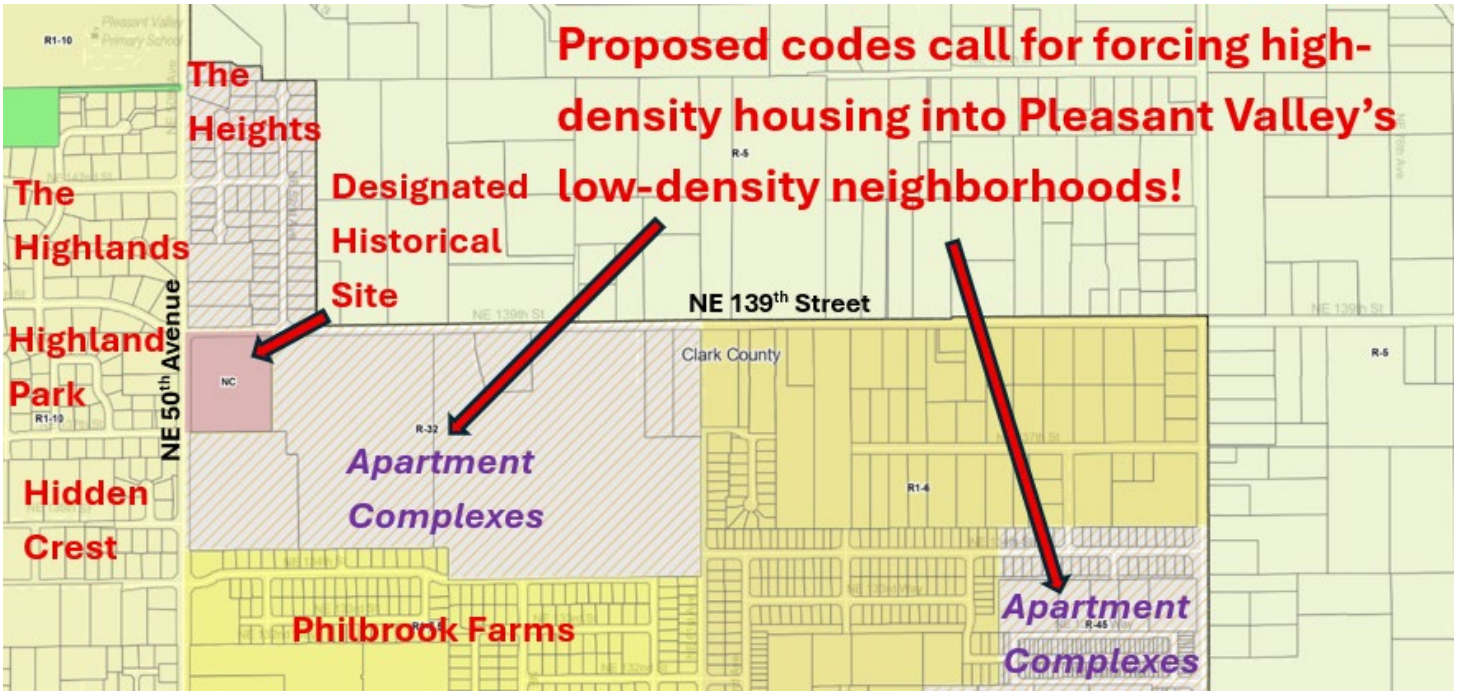
- *Why should it matter to you and what you will lose forever:*
    - *Peaceful quiet way of life.*
    - *Our lower crime rate.*
    - *Less crowded streets.*
    - *Few homeless drug addicts.*
    - *Non-existent graffiti.*
    - *Safety for ourselves, children and grandchildren.*

- *What you will need to get used to very soon:*
    - *Police, Ambulance and Firetruck sirens day and night.*
    - *Gun shots and worse at high density large apartment complexes.*
    - *Our streets jammed with parked cars in front of your house.*
    - *Homeless pushing their carts depositing trash.*
    - *Spray can art on our traffic, school signs and elsewhere.*
    - *Being afraid for your kids, grandkids and yourself.*

🛑 IMPORTANT: Don't let Bureaucrats Steal your Way of Life

You have worked hard for what you have. If you cannot live in peace and without fear in your own home and neighborhood you have nothing. **Use the formal county channels** to say no to this plan. When submitting, you *must* include your full name, home address, city, and zip code**.** ***Remember the October 1St Deadline.***

- **Primary Action (Most Impactful):** Submit via the official Clark County Comprehensive Plan Comments Portal.
- **Alternative Direct Recording:** Email your written testimony to **comp.plan@clark.wa.gov**.
- **Alert your friends and neighbors and Email this Flyer to others.**
- If you doubt what this message is conveying, do your own research.
- See the attached proposed zoning maps.


Proposed codes call for forcing high-density housing into Pleasant Valley's low-density neighborhoods!
The Heights
Designated Historical Site
The Highlands
Highland Park
Hidden Crest
NE 50th Avenue
NE 139th Street
Clark County
Apartment Complexes
Philbrook Farms
Apartment Complexes

Unpleasant Valley Neighborhood

How High-Density Upzoning with Massive Apartment Blocks will Destroy Your Way of Life------Don't Let it Happen!!!

Developing a property under low-density zoning compared to high-density multifamily zoning fundamentally changes the built environment and community dynamics. In jurisdictions like **Clark County**, R1-7.5 is a low-density single-family residential zone (typically requiring 7,500 square feet per lot), whereas R32 and R36 are high-density multi-family zones allowing up to 32 and 36 dwelling units per acre, respectively.

Here is how the exact same piece of land would compare under these three designations:

🎨 **Visuals and Physical Appearance**

- **R1-7.5 Development:** This yields a traditional suburban landscape. The property would be subdivided into detached, single-family homes (usually 1 to 2 stories) with individual driveways, private front/back yards, and street-facing garages. Greenspace is fragmented across private lawns.

- **R32 & R36 Developments:** These are apartment complexes, condominiums, or dense townhome blocks. In Eastern Europe they are referred to as "Commie Blocks" reminiscent of the Soviet Occupation era. Buildings are typically 3 to 4+ stories high to maximize air rights. Instead of individual yards, you will see consolidated communal greenspaces, courtyards, large asphalt parking lots, or parking structures. In a sense they are "Commie Blocks", as they are forced on us by state and local governments who take away our

individual freedoms, personal security, wealth and well-being in an attempt to provide it to others. It is destined to fail as it always has because quality of life is something you have to work for.

- **R32 vs. R36:** Visually, these two are highly similar. However, an R36 zone allows a slightly higher footprint or minor height increases (e.g., tighter building separations or an extra fraction of a story) to squeeze in those 4 additional units per acre.

🚙 Traffic Impact on Neighbors

- **R1-7.5 Development:** Traffic generation is low and highly predictable. Peak flows occur tightly during school drops and work commutes. Vehicles are mostly contained within private garages and driveways, minimizing persistent on-street overflow.

- **R32 & R36 Developments:** Traffic volume increases exponentially. A one-acre lot transitions from roughly 4 single-family homes to 32 or 36 households. This introduces multi-directional traffic at all hours of the day (including delivery drivers, ride-shares, and visitors).

- **The Parking Factor:** Depending on local updates to the Clark County development code, multi-family developments often have reduced parking space minimums per unit (sometimes lowered significantly to incentivize affordability). This frequently results in an overflow of cars parked on adjacent neighborhood streets, reducing street walkability and visibility.

🛡️ Crime and Public Safety

- **The "Density vs. Crime" Reality:** Criminological data shows that higher density does not inherently cause crime. However, high-density residential properties can change the *nature* of local policing and neighborhood security.

- **R1-7.5 Development:** Relies heavily on traditional "territorial reinforcement"—meaning neighbors easily spot strangers, and clear property lines make trespassing obvious (the "eyes on the street" effect).

- **R32 & R36 Developments:** Multifamily developments feature high anonymity, making it harder for residents to distinguish between a neighbor and a stranger in common spaces. This anonymity results in a higher volume of property crimes (like package theft and car break-ins), robust security features such as perimeter fencing, keycard gates, and 24/7 security cameras are often a necessity.

📢 Noise and Activity Levels

- **R1-7.5 Development:** Ambient noise levels are generally low. Noise is sporadic and domestic—lawnmowers, kids playing, or occasional backyard gatherings.

- **R32 & R36 Developments:** Ambient noise is continuous and mechanical. You will experience frequent noise from communal HVAC systems, garbage trucks emptying dumpster enclosures, car alarms, and doors slamming in parking lots. Internally and externally, living walls are closer together, meaning a higher baseline of conversational and foot-traffic noise. The higher ambient noise floor is simply due to the tight clustering of mechanical infrastructure

required to support a massive number of people in a small space.

Don’t let it Happen! Don’t let Them Steal Your Way of Life! Its Your Life and You Have Worked Hard for it!

Take action now! Please!

Clark County Comprehensive Plan Comments Portal	***Make your voice be heard.***
Clark County Contact Your Councilor Form	***Let your Councilor know.***
Clark County Council Meetings Calendar	***Go to the meeting***

October 1st