From:	Cnty 2025 Comp Plan
To:	David Marceau; Cnty 2025 Comp Plan
Subject:	RE: Pleasant valley impact
Date:	Thursday, October 1, 2026 8:47:14 AM
Attachments:	image001.png image002.png image003.png image004.png

Good day, David,

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. These will also be forwarded to be shared with the Council prior to tonight's Hearing.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: David Marceau <hitfordcycle@yahoo.com>
Sent: Wednesday, September 30, 2026 5:08 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Pleasant valley impact

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I would like to submit my concerns and objections to the R32 and R36 developments. This neighborhood is one of the gems of NE Vancouver and brings a lot of positive exposure. Developing the area for small housing units in a small area will impact the environment and create noise and traffic in an area that is not ready for it.

I am writing to formally express my **opposition to the proposed zoning changes** being considered as part of the 2025–2045 Comprehensive Plan Update.

I am concerned about the impact increased residential density could have on our existing neighborhoods and infrastructure, including **traffic congestion, road capacity, schools, utilities, emergency services, and the overall character of our community.**

Before significant zoning changes are approved, I respectfully ask the County Council to carefully consider whether the existing infrastructure and public services can adequately support the additional development and population these changes could bring.

I also ask that the concerns of residents and property owners who will be directly affected by these decisions be carefully considered before final action is taken.

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

Thank you for your time.

David Marceau

13896 Ne 47th Ave, Vancouver Wa 98686ZIP]
Phone: 7077317672

Email: [EMAIL ADDRESS] Email: hitfordcycle@yahoo.com

Sent from my iPhone