From: Cnty 2025 Comp Plan
To: Gary Phillips; Rebecca Messinger
Cc: Cnty 2025 Comp Plan; SUPPORT Aliberti
Subject: RE: Gary and Chula Ttesytimony
Date: Thursday, October 1, 2026 8:48:15 AM
Attachments: 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.

Confirming receipt from Community Planning. This will be added to the Comprehensive Plan Index of Record.

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

---

From: Gary Phillips <gwphillips01@gmail.com>
Sent: Wednesday, September 30, 2026 5:56 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Cc: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; SUPPORT Aliberti <TeressaA_support@benefitmall.com>; Jose.Alvarez@clark.wa.gov.; Sue Marshall <Sue.Marshall@clark.wa.gov>
Subject: Gary and Chula Ttesytimony

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

Subject: Public Comment: 2025-2045 Comprehensive Plan Update Hearing - Oct 1st

Attention: Clark County Council and Rebecca Messinger, Clerk of the Council
Subject: Official Written Testimony for the 2025–2045 Comprehensive Plan Update Public Hearing (October 1st)

Dear Councilors,
Please accept this formal written testimony into the official public record for the Comprehensive Plan update hearing on October 1, 2026.

Please reply directly to this email to confirm receipt and verify entry into the public record.

I am writing as a deeply concerned resident to formally oppose the aggressive and incompatible rezoning of approximately 100 acres owned by myself and my neighbor. We have been good stewards of our land and have

provided a service in protecting the land and heritage with all members of the community benefiting. The upzoning of this single tract alone from **R1-7.5 to R32/R36** is extreme and forces a massive, high-density urban design directly into a semi-rural residential area completely surrounded by single-family homes including my own.

This one area laying south of 139th and east of 50th Avenue projects an immediate population spike of **500%** within a half mile radius of the intersection of NE 50th Avenue and 139th Street.

This extreme growth is outpacing infrastructure and by aggressively changing these zoning designations it can be argued that there is no viable, funded plan to match.

We believe there have been severe failures in **GMA concurrency requirements** and planning principles across the following areas:

Critical Traffic and Arterial Capacity: It can be shown that localized intersections and semi-rural roads lack the capacity to absorb the massive traffic and parking volume generated by R32/R36 densities. This upzoning will lead to immediate drops in Level of Service (LOS) safety standards, trapping residents and overwhelming local streets.

Severe School Overcrowding: The local school district lacks the physical and budgetary capacity to absorb a sudden 500% neighborhood population spike. Forcing this density here directly compromises the quality of education and safety for local children.

Destabilization of Property Values and Loss of Privacy: Placing massive R32/R36 structures directly across the street from low-density R1-7.5 single-family homes creates a jarring, incompatible visual clash that strips existing residents of their privacy. Erasing the quiet, less-congested premiums that established our neighborhood's value will depress localized real

estate stability and accelerate neighborhood flight.

Irreparable Damage to Registered Historic Resources & Failure to Provide Buffers: The proposed high-density upzoning directly abuts a historic property listed on the Clark County Heritage Register, the Washington Heritage Register, and the National Register of Historic Places. (See attached certificate). Ironically, the county's historical society documented this 120-plus-year-old farmstead, its barn, and its outbuildings as a rare, disappearing representation of Clark County's rural past.

Placing an intensive R32/R36 zone directly bordering this tract destroys its historical context and visual integrity.
Under SEPA and GMA guidelines, we demand the county implement mandatory transitionary buffers to protect this officially registered state and national historic asset from being visually and structurally overwhelmed.

While the county faces state growth targets, meeting those targets by creating severe, localized infrastructural imbalances and erasing historical preservation boundaries is unsustainable and legally vulnerable.

I urge the Council to deny the R32/R36 designation for this tract and restore a zoning classification that respects the surrounding single-family infrastructure and honors GMA laws.

Sincerely,
Gary and Chula Phillips

13603 NE 50th Avenue
Vancouver, WA 98686

gwphillips01@gmail.com
360-567-5157

NATIONAL REGISTER OF HISTORIC PLACES

Washington State Advisory Council on Historic Preservation
and
United States Department of the Interior

In recognition of its significance to our cultural heritage,
the

Heye & Eva Meyer Farmstead

in

Fairweather, Washington

has been entered in the National Register of Historic Places.

Date Entered: January 1, 2021



Chairman
Advisory Council on Historic Preservation

State Historic Preservation Officer