From: Cnty 2025 Comp Plan
To: mattlindsay999@gmail.com; Cnty 2025 Comp Plan
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, October 1, 2026 8:48:35 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Matthew,

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

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: Clark County <webteam@clark.wa.gov>
Sent: Wednesday, September 30, 2026 6:03 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 Wed, 09/30/2026 - 6:02 PM

First Name
Matthew

Last Name
Lindsay

Email Address
mattlindsay999@gmail.com

Phone Number
360-931-5277

Address
4818 NE 142nd St
Vancouver, Washington. 98686

Message Subject
Defiant Opposition to the High-Density Multi-Family Rezone and Proposed Development at NE 50th Ave and NE 139th St

Parcel Number
R-45 & R-32

Comments
I am writing to submit my formal, unyielding opposition to the proposed high-density apartment and multi-family complex at the intersection of NE 50th Avenue and NE 139th Street. As a homeowner and taxpayer, I am completely appalled by the county's blatant disregard for basic urban planning principles and the welfare of its established residents. This aggressive proposal is an insult to the property owners who have invested their lives here, and it must be rejected immediately.
Let me be perfectly clear: this is not a new fight, and the county's short memory is unacceptable. The county tried to underhandedly push this exact type of high-density development through years ago, and it was met with overwhelming, fierce community opposition. The public spoke, the arguments were won, and the project was rightfully killed. It is incredibly infuriating that the county is yet again attempting to revive this failed plan, hoping that the neighborhood has grown complacent.. We have not. We rejected this overdevelopment then, and we reject it now.

Furthermore, the county has already established a massive structural precedent for multi-family zoning in this area: the apartments belong off of 72nd Avenue. That specific corridor was explicitly built, widened, and designed to handle high-density commercial and residential complexes. If developers want to build massive apartments, they need to build them over there on 72nd Avenue where the infrastructure actually exists—NOT tucked away inside our quiet single-family neighborhood.

The intersection of NE 50th Avenue and NE 139th Street consists of narrow, suburban roads that are already heavily congested. Shoving hundreds of high-density rental units into this bottleneck will guarantee permanent gridlock. To make matters worse, the county's reckless plan to slash multi-family parking minimums is a recipe for absolute chaos. Tenants will not magically stop owning cars just because you cut parking spots. Instead, hundreds of vehicle overflows will spill directly onto our single-family streets, destroying neighborhood safety, blocking emergency vehicle access, and creating a daily parking war.

The absolute disregard for local resources is mind-boggling. The Pleasant Valley schools serving this zone are already operating at capacity. Classrooms are overcrowded, and our teachers are maxed out. These schools physically cannot handle an influx of children from a massive apartment complex. Forcing this growth will degrade the quality of education for every student in the area.

Equally offensive is the total lack of respect for our community's heritage and environment. This massive development sits directly adjacent to a documented historical site. Shoving a towering, modern apartment complex right next to a piece of our local history is a visual and cultural desecration. It will permanently ruin the historic integrity of the area, destroy the local tree canopy, and create severe stormwater runoff problems on neighboring properties. The commercial lighting and light pollution from multi-story buildings will completely eradicate the suburban, dark-sky character of this community.

We must also be honest about the socio-economic reality of injecting high-turnover rental density into a stable, single-family neighborhood. This project will inevitably bring an influx of localized crime, transient traffic, property damage, and graffiti into an area where families chose to build their lives. This drop in safety and localized vandalism will actively drive surrounding property values down, destroying the equity of families who worked for decades to afford their homes.

This proposal completely prioritizes the profits of outside developers over the safety, quality of life, and financial well-being of Clark County residents. I demand that the Planning Commission and the County Council do their jobs, respect the clear historic precedent on 72nd Avenue, heed past community outrage, and deny this rezone immediately. We will not sit quietly while our neighborhood is ruined.

Sincerely,

Matthew Lindsay

© 2026 Clark County Washington