From: Cnty 2025 Comp Plan
To: Julie Stream; Cnty 2025 Comp Plan
Subject: RE: Zone Changes in Pleasant Valley--October 1, 2026
Date: Thursday, October 1, 2026 10:58:12 AM

Good day, Julie,

Thank you very much for submitting comments related to the 2025 Comprehensive Plan update.

This will be added to the Comprehensive Plan Index of Record. This 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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-----Original Message-----
From: Julie Stream <juliestream1@comcast.net>
Sent: Thursday, October 1, 2026 10:54 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Zone Changes in Pleasant Valley--October 1, 2026

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RE: Clark County Council set to adopt a new 20 year Comprehensive Growth Management Plan on October 1, 2026

MEMO:

In response to notification of the above meeting, I am writing to voice my concerns about the proposed plan and its consequences to the integrity and livability of Pleasant Valley. As a resident of the area I am not opposed to development, however the proposed plan of high-density housing including multi-family complexes does not contribute to or blend with the area. My basic concerns are:

1. Traffic and congestion which is already a safety and livability issue on 50th Ave. High traffic volume and excessive speeding are so rampant on NE 50th that I have difficulty (as do many others) exiting or entering my street at nearly any time of the day. I have to walk across 50th to get my mail from the group mailbox, and that is frequently a frightening experience.

2. Overcrowded schools notably Pleasant Valley Elementary and Middle Schools. The classrooms and

infrastructure are not able to handle an influx on the order being proposed.

3. Parking issues are likely given the county's plan to limit parking spaces to 0.5 per multi-family unit. This is just irresponsible given that most households have at least two vehicles. Overflow parking on narrow side streets will create a chaotic/visual eyesore for everyone living in the area.

Please add my concerns to your deliberations. I am invested in the livability of Pleasant Valley and would like to see any development be more thoughtful and mindful of the existing area such as single family dwellings on lot sizes that are appropriate for the footprint of the home.

Respectfully submitted,

Julie A Stream
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Vancouver, WA 98686
503-880-9674