From: Cnty 2025 Comp Plan
To: subrinasport@gmail.com; Cnty 2025 Comp Plan
Subject: RE: Comprehensive Plan Update Comments
Date: Thursday, October 1, 2026 9:14:04 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Lina,

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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From: Clark County <webteam@clark.wa.gov>
Sent: Thursday, October 1, 2026 8:14 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Thu, 10/01/2026 - 8:14 AM

First Name
Lina

Last Name
Cao

Email Address
subrinasport@gmail.com

Message Subject
Public Comment – Pleasant Valley / NE 47th Ave & NE 137th St

Comments
Dear Clark County Council Members,

I am a resident of the Pleasant Valley area, near NE 47th Avenue and NE 137th Street. I am writing regarding the proposed Comprehensive Plan and zoning changes affecting the area around NE 50th Avenue, NE 139th Street, and the Philbrook Farms area.

I understand that Clark County is planning for long-term housing needs and growth. However, I am concerned that significantly increasing residential density in this specific area may create substantial impacts on the existing neighborhood unless the supporting infrastructure and transition standards are addressed first.

My primary concerns are:
1. Traffic capacity and neighborhood cut-through traffic.
NE 139th Street and NE 50th Avenue already carry substantial local traffic. Before increasing residential capacity in this area, I ask the County to provide clear projections showing the number of additional vehicle trips expected, the effect on nearby intersections, and how traffic will be prevented from diverting onto smaller residential streets such as those around NE 47th Avenue.
2. Parking impacts.
If future multifamily developments provide insufficient on-site parking, nearby residential streets could experience significant overflow parking. Please ensure that any higher-density development has adequate parking and does not shift the parking burden onto existing neighborhoods.
3. Compatibility with existing low-density homes.
Residents in this area purchased and maintained their homes in an established low-density

residential environment. If higher-density development is allowed nearby, strong transition standards should be required, including meaningful setbacks, landscaping, screening, limits on building mass near existing homes, and protections from excessive lighting and noise.

4. School and public infrastructure capacity.

Please evaluate whether Pleasant Valley-area schools, roads, stormwater systems, utilities, emergency services, and other public facilities have sufficient capacity to support the additional housing that the proposed zoning could allow.

5. Site-specific analysis before major density increases.

I respectfully request that the County not rely only on countywide growth assumptions. The area around NE 50th Avenue and NE 139th Street should receive a detailed, site-specific analysis because new development here would directly affect existing residential neighborhoods on the west side of NE 50th Avenue.

I am not opposed to responsible growth or additional housing. My concern is that increased density should be matched by adequate transportation, parking, schools, utilities, and appropriate buffers for existing residents.

Before approving major zoning changes in this immediate area, I respectfully ask the Council to ensure that these impacts are fully analyzed and that enforceable mitigation measures are in place.

Thank you for considering the concerns of residents who will be directly affected by these changes.

Sincerely,
Lina Cao
Resident near NE 47th Ave & NE 137th St
Vancouver, WA

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