From: Cnty Community Planning
To: SUE & TOM SIMON; Cnty Community Planning
Cc: Tom Simon
Subject: RE:
Date: Thursday, October 1, 2026 9:18:07 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Good day, Sue & Tom,

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: SUE & TOM SIMON <simonsays2u@comcast.net>
Sent: Thursday, October 1, 2026 8:16 AM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Tom Simon <simontom378@gmail.com>
Subject:

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Dear Community Planning Committee,

We are very concerned to have returned from vacation yesterday to find a postcard informing us of a meeting tonight regarding planning that can severely downgrade the community we live in. We further learned that although the process is intended to ensure meaningful public engagement, **the public did not have access to several critical documents until September 30.** Releasing these materials **only about 24 hours before public testimony and a final vote** does not allow meaningful public review.

In addition to the timing concerns, there are substantive issues that impact our neighborhood. Based on the documents released so far, the area **south of NE 139th Street** is proposed to be rezoned to **R-32**, which allows **up to 32 dwelling units per acre**—typically multifamily or multistory apartment development. For comparison, Heights at Pleasant Valley where I live is zoned **R-7.5**, which results in roughly **4–6 homes per acre** in practice. This is not a small increase; it is a **dramatic jump in density**, scale, height, and intensity.
A large, high-density development directly across 139th would significantly increase traffic and noise in a quiet suburban/rural area with 139th being a narrow, hilly road that has limited visibility. It would also introduce a very different development pattern into an area currently characterized by suburban, somewhat rural neighborhoods. It is clear that the County has **NOT** adequately analyzed the impacts on traffic, school circulation, stormwater, and neighborhood compatibility. This is the same county who recently destroyed the neighborhood along 50th by the WSU-V by leveling acres for a warehouse that does not have the infrastructure to support it and completely ruining the suburban/rural area around it. I ask, what the _____ are you thinking here?

We bought our home 2 years ago, falling in love with the peace and quiet in this area. The zoning behind our home at the time was NOT R-32, as we never would have purchased here. Why on earth would developing along hilly, rural roads even enter anyone's mind as a good idea, when there are plenty of options better suited elsewhere? 72nd Ave is already becoming a multi-family unit zone. That makes more sense, then along 139th. Keep it to that zone, add bus access on 72nd, and for God's sake, widen that busy road to accommodate. The road long 139th is a truly terrible fit. We cannot fathom how any sane person would think otherwise.

Sue and Tom Simon
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