From:	Cnty 2025 Comp Plan
To:	"Robbin Sessions"; Cnty 2025 Comp Plan; Hamilton Janet; Pechman Nancy
Subject:	RE: Zoning changes in Pleasant Valley
Date:	Thursday, October 1, 2026 9:42:00 AM
Attachments:	image001.png image002.png image003.png image004.png

Good day, Johnny & Robbin,

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 rest of the council prior to tonight's Hearing.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Robbin Sessions <robbinsessions@yahoo.com>
Sent: Thursday, October 1, 2026 9:35 AM
To: Sue Marshall <Sue.Marshall@clark.wa.gov>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Hamilton Janet <janet.hamilton@evergreenps.org>; Pechman Nancy <jnrsmacpec@comcast.net>
Subject: Zoning changes in Pleasant Valley

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September 30,2026

To: Clark County Community Planning/Clark County Council

Re: Public Comment on Proposed Comprehensive Plan Zoning Changes - Pleasant Valley

Dear County Council Members and Planning Commissioners

We are writing to express our strong opposition to the proposed high-density zoning changes in the Pleasant Valley area, particularly regarding the severe impacts on the residential neighborhood near NE 50th Avenue and NE 139th Street. While we recognize the need for thoughtful regional growth planning, the current proposal to introduce high-density multi-family developments and stacked, small-lot residential units into this pocket presents significant infrastructure, environmental, safety, and live ability challenges.

Our primary concerns regarding these proposed zoning changes include:

1. Severe Traffic Congestion and Gridlock:
The intersection of NE 139th Street and NE 50th Avenue, along with surrounding local through fares, is already heavily congested during peak hours. Funneling hundreds of new high-density residential units into this specific area will create severe gridlock, drastically hindering access to major commute corridors such as I-205 and jeopardizing public safety response times.

2. Inadequate Parking Minimums and Street Overflow:
Reducing multi-family parking minimums down to 0.5 spaces per unit is fundamentally unrealistic for this suburban location. Without sufficient off-street parking, the inevitable overflow of vehicles will saturate surrounding residential streets, creating hazardous driving conditions, blocking sightlines, and restricting emergency vehicle access.

3. Public Safety and Deterioration of Natural Neighborhood Security:
While criminological data shows that higher density does not inherently cause crime, high-density developments fundamentally alter the nature of local policing and neighborhood security. Currently, our low-density layout relies on traditional informal surveillance: clear property lines and low resident turnover make trespassing obvious and allow neighbors to easily recognize strangers. In multi-family complexes and dense developments with high foot traffic and shared areas, residents can no longer easily distinguish between a neighbor and a stranger. This breakdown in natural neighborhood vigilance frequently leads to an increase in opportunistic property crimes, such as vehicle break-ins, package theft, and trespassing.

4. Disruption of Baseline Ambient Noise and Neighborhood Atmosphere:
Currently, our neighborhood enjoys low ambient noise levels characterized by sporadic, domestic sounds - such as lawnmowers, children playing, and occasional family gatherings. High-density developments will permanently alter this rural-suburban atmosphere, replacing it with continuous, high-baseline mechanical and operational noise. Residents will be subjected to frequent running HVAX and heat pump systems. early morning dumpster collection by garbage trucks, constant parking lot activity, car doors slamming, and increased foot traffic resulting from structures built in close proximity.

5. Strain on Local Educational Facilities and Childcare Infrastructure:
Pleasant Valley Elementary and Pleasant Valley Middle School sit directly in the middle of the targeted re-zoning area. Local classrooms and school facilities are already near capacity and are simply not equipped to handle a sudden surge in student enrollment without sacrificing educational quality and safety. Furthermore, our local area faces a severe shortage of affordable childcare providers; rapidly expanding the local population without supporting childcare infrastructure will drive up local childcare costs and leave families struggling to secure essential care.

6. Incompatibility with Neighborhood Character and Property Value impacts:
Placing high-density apartment complexes and small-lot, low-to-middle income housing directly into the heart of an established upper-middle class single-family neighborhood creates a fundamental land-use incompatibility. Abruptly altering the suburban scale and aesthetic of this area negatively impacts property values for long-term homeowners who made significant investments base on the existing low-density single family zoning.

We strongly urge the County Council and Planning Commission to reconsider these high-density zoning designations in Pleasant Valley. Growth must be paired with adequate infrastructure, realistic parking standards, public safety planning, noise mitigation, and sufficient school and childcare capacity before such drastic density increases are approved.

Thank you for your time, consideration, and dedication to protecting the quality of life in Clark County.

Sincerely,

Johnny and Robbin Sessions
4900 NE 137th Street
robbinsessions@yahoo.com
360-773-4968