From: Cnty 2025 Comp Plan
To: "Mike And Lorie"; Cnty 2025 Comp Plan
Cc: Rebecca Messinger
Subject: RE: Pleasant valley growth plan
Date: Friday, October 2, 2026 8:55:00 AM

Hello Lorie,

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

Confirming this has been received and will be added to the Comprehensive Plan Index of Record. Forwarding to additional staff as well to be shared with the rest of the council.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

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-----Original Message-----
From: Mike And Lorie <mlkhoff@comcast.net>
Sent: Friday, October 2, 2026 8:41 AM
To: Sue Marshall <Sue.Marshall@clark.wa.gov>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Pleasant valley growth plan

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To the Clark county council,
I was unable to attend the October 1 st meeting.

I did want to share concerns about the future development in the Pleasant valley neighborhood.

Safety
1.Right now the ability to live in a very safe and crime free area is most important. To continue this low crime area, it would be more advantageous for the county to build 7-10 k lots with single family homes.
The importance of community and safety are number one. Homeownership does both. Not rentals and apartments.
2. We have very few crimes and the need for police calls is low. This is extremely important for our children who live and go to school here.
I have lived in the area 40 years. I've never had a property crime.

Traffic
1. The roads on 50 th, Corbin, 131 st street and all other side streets are completely in sufficient now. With the haphazard widening done in the last ten years it is dangerous to drive on many of the roads. The narrowing and

widening done with each new addition has created a significant road hazard.
2. The speeds and volumes of traffic on these small roads has caused real concerns of accidents. We had two accidents on 50 th because of speed and narrow roads. It will only get worst until the county widens all the roads or redirects traffic to 72nd ave.
3. Close Corbin Road, it is to narrow, dangerous drop offs and to many blind corners. That road was never designed for the traffic that is on it.

Parking
1. Every new addition build in Clark county under sizes the parking. These new apartments and tiny houses means two to three cars on the street . many of the streets become one lane roads . Unsafe, I'm sure the fire departments and emergency services hate it.
It absolutely ridiculous that the county allows this and let the builders get away with this.
This is not livability, it is chaos and encourages thief!

We all know we need to be safe and more housing. We're just asking for some wisdom to make our area continue to be livable! Not another chaotic dump of ridiculous cheaply built apartments or tiny houses on tiny lots.

Concerned neighbor, Lorie Hoffman

Sent from my iPhone