From: webmaster
To: publiccomment
Subject: Council Hearing Public Comment
Date: Thursday, October 1, 2026 3:50:36 PM

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Submitted on Thu, 10/01/2026 - 3:50 PM

Name
Cora Martin

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Subject
Opposition to 2025–2045 Comprehensive Plan Update

Date of Hearing
Thu, 10/01/2026

Comment
My name is Cora Martin, and I am a Clark County resident. I am writing to formally express my opposition to the proposed zoning changes being considered as part of the 2025–2045 Comprehensive Plan Update.

I am concerned about the impact increased residential density could have on our existing neighborhoods and infrastructure, including traffic congestion, road capacity, schools, utilities, emergency services, and the overall character of our community.

A principle concern of mine is the impacts to traffic in these specific areas:

Intersection of 72nd Avenue and 139th Street - this intersection seems to already be at the point where it is failing to meet needs. During previous road construction efforts that required detour it was necessary to install temporary traffic signals to handle additional traffic. The proposed changes will surely require major capital investments to provide the required level of service. Due to the proximity of existing homes, it would be very surprising if this work could be accomplished without condemning at least two homes.

Sight Distance on 139th Street Between 50th Ave and 72nd Ave - 139th Street is a beautiful rolling country road, but with increased traffic that beauty is transformed in to frequent

danger, accidents and injuries to to limited sight distance.. Given the changes to the vertical profile that would be necessary in areas there would be significant impacts to many homes forcing them to have almost no driveway before backing out onto a busy road. It would necessitate the removal of dozens of old growth trees due to the disruptions within their drip zone.

Corbin Road - this will exacerbate a known problem that Corbin Road, only ever intended for local access, which is being used as an arterial for these new developments. This road is completely insufficient to any standards. It is so narrow it cannot be striped for two-way traffic and every element of its geometric design is inadequate.

Before significant zoning changes are approved, I respectfully ask the County Council to carefully consider whether the existing infrastructure and public services can adequately support the additional development and population these changes could bring.

I also ask that the concerns of residents and property owners who will be directly affected by these decisions be carefully considered before final action is taken.

Please include my comments as part of the official public record regarding the 2025–2045 Comprehensive Plan Update.

Thank you for your time and consideration.
Sincerely,
Cora Martin
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