From:	Cnty 2025 Comp Plan
To:	Matt Zeller; Cnty 2025 Comp Plan
Subject:	RE: Official Written Testimony and Research Packet for the 2025–2045 Comprehensive Plan Update Public Hearing (October 1st)
Date:	Thursday, October 1, 2026 3:49:24 PM
Attachments:	image001.png image002.png image003.png image004.png

---

Hello Matt,

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. This will also be forwarded to be shared with the council prior to tonight's Hearing.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this email, in whole or in part may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Matt Zeller <zeller_matthew@msn.com>
Sent: Thursday, October 1, 2026 3:45 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Official Written Testimony and Research Packet for the 2025–2045 Comprehensive Plan Update Public Hearing (October 1st)

EXTERNAL: This email originated from outside of Clark County. Do not click links or open

attachments unless you recognize the sender and know the content is safe.

Dear Councilors,

Please accept this formal written testimony into the official public record for the Comprehensive Plan update hearing on October 1, 2026.

Please reply directly to this email to confirm receipt and entered into the public record.

I am unable to speak today to formally oppose the proposed rezoning of the tract in our neighborhood from R1-7.5 to R32 and R36.

Like many of my neighbors, I chose to invest my life and my future into Pleasant Valley precisely because of its unique character.

We moved here for the quality of life—because it is quiet, less congested, and purposefully insulated from heavy commercial activity.

This proposed plan completely disregards that identity. By dropping a multi-story, high-density multifamily zoning directly into a perimeter completely surrounded by single-family homes, this council is effectively forcing an urban, city-like environment onto a semi-rural neighborhood overnight.

If passed, this rezone will result in an immediate, staggering population spike of up to 500% in our neighborhood within one half mile of the intersection of 139th street and NE 50th avenue just from this single piece of land.

More distant neighbors are not spared either as the population increase at 1 mile out is over 128% and this is not including other areas of upzoning nearby.

Furthermore, forcing this massive upzoning right across the street from established R1-7.5 homes will drastically destabilize our property values. It creates an incompatible, looming visual clash that completely erases our privacy.

By destroying the exact quiet, low-congestion character that gave our homes their value, this plan will trigger neighborhood flight as families are forced to move away to find what they once had.

This isn't just a loss of community; it's a direct blow to the financial security of long-time residents.

Additionally, this proposal creates a severe, irreversible threat to our local heritage. This high-

density tract directly abuts a landmark property officially listed on the National, State, and Clark County Heritage Registers.

Our own Clark County Historical Society documented the Heye Meyer Farmstead with 100+ -year-old barn and farmstead as a rare, disappearing representation of our rural past.

Yet now, the county sees fit to place massive, multi-story apartment complexes directly bordering this historical tract.

Forcing intensive urban density against this border strips the site of its historical context and violates the county's duty to protect it under SEPA guidelines.

Under the Growth Management Act, growth cannot outpace infrastructure, nor should it obliterate local history. This plan lacks the transit, the infrastructure, and the mandatory historical preservation buffers required for this density.

I am unable to attend the hearing today but would ask that all of our Councilors help protect the integrity of Pleasant Valley and our shared history. I urge you to deny the R32/R36 designation and maintain the R1-7.5 zoning.

Thank you.

Matthew Zeller

13714 NE 47th Ave, Vancouver, WA 98686

zeller_matthew@msn.com