From: Cnty Community Planning
To: SUE & TOM SIMON; Cnty Community Planning
Cc: Rebecca Messinger
Subject: RE: 139th Street Rezoning concerns
Date: Thursday, October 8, 2026 8:10:10 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 has also been forwarded to be shared with the Council.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: SUE & TOM SIMON <simonsays2u@comcast.net>
Sent: Thursday, October 8, 2026 6:23 AM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Subject: 139th Street Rezoning concerns

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The neighborhoods surrounding NE 139th Street represent an intentionally planned residential district designed for moderate density single-family homes and farmland. The roads are at a minimal level to support this level of residence/traffic. Introducing high density zoning into the center of this area would disrupt that intent for the area that has been thoughtfully considered for decades. It would create incompatible land-use transitions, and place additional strain on a transportation corridor already operating beyond its intended capacity. We are pro-growth and would prefer to see the 72nd corridor be further expanded to accommodate this growth. It can more easily be expanded and connects to multiple major streets. The multi-family dwellings that have gone in along 72nd are a logical location. 72nd quickly connects to major crossroads such as 119th. 139th connects to 50th, a narrow road lacking in sidewalks that spills down to a small, narrow bridge over Salmon Creek that has limited weight capacity. 139th is a narrow, hilly road with no shoulder and multiple blind spots. It is barely sufficient for the farmland and single family homes in the area around it.

Along with the concerns noted above, this proposed development would bring more children to the Pleasant Valley schools that are already far beyond their capacity. Until Battle Ground actually passes a school levy, that building is just not going to be able to absorb more children without adding even more portable units. Further, there is ample wildlife living in the area including eagles and coyotes. This would destroy their habitat. Finally, people who have moved to this area of Vancouver have specifically chosen it for the peace, quite and rural calm. That would be ripped away, and for what? With 72nd nearby and such a logical choice for growth, why would the council want to destroy what all of those in the area have carefully sought out?

The incompatibility between the proposed zoning and the area's infrastructure, street hierarchy, schools, wildlife and established development pattern is quite honestly, highly illogical. Focus on 72nd for R32 is by far the more logical choice. The proposed re-designation should be withdrawn.

Respectfully submitted,

Sue and Tom Simon
14207 NE 52nd Ave