From:	Cnty 2025 Comp Plan
To:	paulvanek@msn.com; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Monday, October 12, 2026 8:01:49 AM
Attachments:	image001.png image002.png image003.png image004.png

Hello Paul,

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 council.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Clark County <webteam@clark.wa.gov>
Sent: Monday, October 12, 2026 7:47 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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Submitted on Mon, 10/12/2026 - 7:47 AM

First Name
Paul

Last Name
Vanek

Email Address
paulvanek@msn.com

Address
4915 NE 131st Street
Vancouver, Washington. 98686

Message Subject
R-32 high-density zoning of the 88-acre property located near NE 139th Street and NE 50th Avenue.

Comments
The proposed R-32 high-density zoning of the 88-acre property located near NE 139th Street and NE 50th Avenue would be a problem for a number of reasons, not least of which would be that the roads that lead to this area cannot support additional traffic. To get to I5 or I205, people are directed to take NE 131st street to
NE 39th Ave to NE Corbin Road to NE Salmon Creek Ave to NE 134th. Those roads are incredibly narrow, not striped, and are not built to handle traffic. Yet, all map services direct people to take them to or from the freeways. Alternately, NE 50th runs from NE 119th at a 40 mph zone, where people regularly drive 50, 60, 70 miles per hour, despite a school zone.

Structural changes would have to happen to the roads in the area to make significant housing changes even plausible.

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