From:	Cnty 2025 Comp Plan
To:	tony.komomua@gmail.com; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Monday, October 12, 2026 8:02:08 AM
Attachments:	image001.png image002.png image003.png image004.png

Hello Anthony,

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 7:52 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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.

Submitted on Mon, 10/12/2026 - 7:51 AM

First Name
Anthony

Last Name
Komomua

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tony.komomua@gmail.com

Phone Number
7203520666

Address
4907 NE 131st St
Vancouver, Washington. 98686-2635

Message Subject
Official Opposition to the Proposed R32 Rezoning at NE 139th Street and NE 50th Avenue

Comments
Dear Mayor and Members of the City Council,

I am writing as a resident of the Pleasant Valley neighborhood to formally state my strong opposition to the proposed R32 (High-Density Multi-Family) rezoning of the 88-acre property located at NE 139th Street and NE 50th Avenue.
While I understand the regional need for diverse housing options, the extreme scale and density of this specific R32 proposal are entirely incompatible with the existing character, safety, and infrastructure of the Pleasant Valley community. I request that the Council reject this zoning change based on the following severe impacts:

• Excessive Density and Incompatible Out-of-Scale Design: The proposed construction of high-density apartment complexes totaling an estimated 2,464 units will fundamentally alter our single-family neighborhood layout. These towering structures do not integrate with the surrounding residential architecture and will permanently strip away the suburban character of Pleasant Valley.
• Overwhelming Population Surge: Increasing density to this degree will cause an immediate,

unsustainable population spike—projected at roughly 6,899 new residents within a half-mile radius. This represents an estimated 500% population boom that our current local services, neighborhood pathways, and community spaces cannot absorb overnight.
• Severe Traffic and Overflow Parking Infrastructure Failures: The current building code restricts parking minimums in these multi-family developments to just one space per two apartments. This leaves a massive deficit. An estimated 3,080 vehicle owners from these complexes will be forced to look for overflow parking directly on our narrow single-family residential streets, creating safety hazards for pedestrians, blocking sightlines, and causing severe daily traffic bottlenecks.

The local infrastructure at NE 139th Street and NE 50th Avenue is already heavily burdened. Also one must consider 131st Street, west of NE 50th Ave down to NE Corbin Road onto NE Salmon Creek Ave. This roadway is heavily traveled, currently in terrible condition and absolutely could not withstand the amount of traffic this would create. Introducing thousands of units alongside drastically reduced parking minimums guarantees permanent gridlock and dangerous overflow onto neighbor properties.

I urge the Council to prioritize smart, sustainable growth management that respects established neighborhoods. Please protect the infrastructure and livability of Pleasant Valley by voting NO on this R32 rezone request.

Thank you for your time, consideration, and service to our community.

Sincerely,

Anthony Komomua
4907 NE 131st St
Vancouver, WA 98686

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