From:	Cnty 2025 Comp Plan
To:	c.komomua@gmail.com; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Monday, October 12, 2026 8:28:25 AM
Attachments:	image001.png image002.png image003.png image004.png

Hello Connie,

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 8:26 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 - 8:25 AM

First Name
Connie

Last Name
Komomua

Email Address
c..komomua@gmail.com

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
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.

• Inconsistency with the Comprehensive Plan: The city's Master/Comprehensive Plan designates this area for low-density residential use to preserve neighborhood character. Granting this rezoning would constitute "spot zoning," setting a dangerous precedent that undermines the city's long-term land-use vision.

• Severe Traffic and Public Safety Concerns: Our existing street infrastructure consists of narrow, residential roads designed for low-volume traffic. Adding a multi-family complex will introduce hundreds of daily vehicle trips, leading to gridlock, blind-spot hazards, and increased safety risks for neighborhood children and pedestrians.

• Strain on Public Infrastructure and Utilities: Our local infrastructure—specifically stormwater management, sewage capacity, and neighborhood schools—is already operating at or near capacity. This sudden spike in density will overburden these vital systems without a viable mitigation plan from the developer.

• Incompatible Neighborhood Scale and Character: The surrounding area is composed entirely of single-family homes. A multi-story apartment complex introduces a stark architectural mismatch, creates severe privacy intrusions for adjacent backyards, and disrupts the established quiet and aesthetic of our community.

For these reasons, I respectfully request that the Planning Commission deny this rezoning request and Sincerely, Connie Komomua

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