From: Cnty Community Planning
To: Timothy Johnson; Cnty Community Planning
Cc: Rebecca Messinger
Subject: RE: Re-Zoning Areas adjacent to The Heights at Pleasant Valley
Date: Monday, October 12, 2026 8:05:33 AM
Attachments: image001.png
image002.png
image003.png
image004.png

Hello Tim,

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 rest of the council.

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: Timothy Johnson <deserttim72@icloud.com>
Sent: Sunday, October 11, 2026 2:32 PM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Subject: Re-Zoning Areas adjacent to The Heights at Pleasant Valley

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.

Hello,

My name is Timothy Johnson and I reside at 14**104 NE 51st Ave. Vancouver, WA 98686.**

I am writing to express concern about the zoning changes being considered as part of the Clark County
Growth Management Plan update. The neighborhoods surrounding NE 139th Street represent a stable,
intentionally planned residential district. Introducing high density zoning into the center of this area
would disrupt that stability, create incompatible land use transitions, and place additional strain on
transportation corridors that are already over capacity.
Proposed changes are inconsistent with the climate planning requirements of HB 1181. Instead of
reducing vehicle miles traveled (VMT), VMT would increase significantly if the current plan is
implemented
Transportation capacity is a major concern. NE 72nd Avenue is the primary north–south circulation route
for a large portion of the community, and it already operates at or near functional capacity during peak
periods. The road was built as a neighborhood scale corridor with narrow lanes, limited shoulders, and
no center turn lane. It currently carries school traffic, local residential trips, and regional cut through
traffic that exceed what the roadway was designed to handle. Adding high density zoning at NE 139th
Street would increase traffic volumes and worsen existing congestion and safety issues.
NE 139th Street is classified as a Local Access Road, the lowest capacity designation in the County's
transportation system. It is intended for short neighborhood trips and low traffic volumes. High density
residential development generates substantially higher daily and peak hour traffic, which this type of
road is not designed to absorb. Applying high density zoning to a Local Access Road contradicts the
purpose of the County's own roadway classification system.
Any significant increase in residential intensity will overwhelm the systems that support

it, violate the
intent of HB 1181, and degrade the surrounding neighborhood forever.
The proposed redesignation should not move forward until the County demonstrates that the area can
support an increase in residential intensity.

Tim