From: webmaster
To: publiccomment
Subject: Council Hearing Public Comment
Date: Saturday, October 10, 2026 3:28:54 PM

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 Sat, 10/10/2026 - 3:28 PM

Name
Paul Dendy

Phone Number
360 931-0549

Email Address
p.w.dendy@outlook.com

Subject
2025-2045 Comprehensive Plan Update

Date of Hearing
Thu, 10/01/2026

Comment
Councilors,

My wife, Elizabeth, and I own a home at 13710 NE 46th Avenue, a very short distance from the intersection of NE 50th Avenue and NE 139th Street. We have owned our home since 2003 and have already seen hundreds of new homes built within mere blocks from us. The upzoning being considered on the East side of NE 50th Avenue south of NE 139th Street is very concerning on many levels: i) School overcrowding, 2) traffic volume, 3) traffic safety, 4) introduction of enormous multi-family development in an environment that still has a mostly rural feel, 5) insufficient infrastructure so support such development and 6) potential loss of value for existing homes as a result of the upzoning.

NE 139th Street between 50th Ave NE and 72nd Ave NE is a standard 2-lane road with no turning lanes. It has several hills that hinder visibility. Going west on NE 139th to 50th Avenue will put vehicles squarely into the already crowded traffic related to school days at Pleasant Valley School. Two times every school day there is significant traffic of school buses, cars of nearby homeowners, cars of school staff and cars of parents of students. I often have seen drivers become impatient and even ignore the 20 MPH school zone speed limit in the area, jeopardizing precious school children.

Going east on 139th Street presents another problem at NE 72nd Avenue. That intersection already is difficult to navigate, whether turning left, continuing east on 139th Street or even turning right into the soutbound flow of traffic, due to the high volume of cars and commercial vehicles on NE 72nd Avenue and the high speed limit on that road. I often use that intersection to go east to the Orchards area, so I experience this challenge often.

We formally oppose this proposed upzoning for the reasons stated above, along with concerns stated by others related to zoning incompatilibity with the surrounding area and existing GMA laws.



© 2026 Clark County Washington