From: Cnty Community Planning
To: Mark Marshall; Cnty Community Planning
Cc: Rebecca Messinger
Subject: RE: Opposition to Proposed Rezoning Near NE 139th Street
Date: Monday, October 12, 2026 2:33:23 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Hello Mark,

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 to be added to the council's record.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Mark Marshall <mmarshall33@hotmail.com>
Sent: Monday, October 12, 2026 2:28 PM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>
Subject: Opposition to Proposed Rezoning Near NE 139th Street

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Dear Clark County Council Members,

My name is Mark Marshall, and I live directly across the street from the area being considered for rezoning near NE 139th Street. I am writing to oppose the proposed change to higher-density residential zoning.

For my family, this decision would directly affect the place we call home. I value the residential character of our neighborhood and am concerned about allowing significantly more intensive development without first addressing how it would fit into the surrounding community.

Traffic and safety are my primary concerns. Both NE 139th Street and NE 72nd Avenue currently have only one travel lane in each direction. Additional housing would bring more vehicles onto these roads, raising concerns about congestion, turning traffic, and safe access to surrounding neighborhoods. Before approving a zoning change, the County should demonstrate that these roads can safely accommodate the additional traffic, including school-related travel and emergency vehicles. Safe conditions for people walking in the neighborhood also need to be part of that review.

Living directly across from the proposed development area, I am also concerned about building height, setbacks, lighting, noise, and privacy. These are practical issues that would affect our daily lives. Any proposed change should include meaningful protections for the existing homes that would face the greatest impacts.

I recognize that Clark County needs to plan for growth and additional housing. I believe that growth should be matched with adequate infrastructure and careful consideration of the neighborhoods already in place.

I respectfully ask the Council to reject the proposed rezoning. At a minimum, please defer approval until the County has demonstrated that the necessary infrastructure can support it and has given nearby residents a meaningful opportunity to review and respond to specific plans and safeguards.

Thank you for considering my comments and the concerns of those of us who live closest to this area.

Sincerely,

Mark Marshall

5108 NE 142nd St.

Vancouver, WA 98686