From:	Cnty Community Planning
To:	"Shellie Batten"
Cc:	Cnty Community Planning; Mike Eyster; Shayna Hendrickson; Jodi Ross; Phil & Karen Simmons (pdsimmons1966@gmail.com); Rebecca Messinger
Subject:	FW: Public Comment - R-36 Zoning in the area around NE 139th Street
Date:	Tuesday, October 13, 2026 8:04:00 AM
Attachments:	Heights_Pleasant_Valley_LettertoClark_County_Growth_Plan.pdf image001.png image002.png image003.png image004.png

Hello Shellie,

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

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: Shellie Batten <shelliebatten@outlook.com>
Sent: Monday, October 12, 2026 6:41 PM
To: Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Cc: Mike Eyster <salsamike@comcast.net>; Shayna Hendrickson <Shayna57@gmail.com>; Jodi Ross <jodiross@comcast.net>; Phil & Karen Simmons (pdsimmons1966@gmail.com) <pdsimmons1966@gmail.com>
Subject: Public Comment - R-36 Zoning in the area around NE 139th Street

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.

Please document the attached letter and photos as part of the public record. The comments in the letter are also included in the body of this email below.

Thank you,

Shellie Batten
5100 NE 142nd Street
Vancouver, WA 98686

TO: Clark County Council

FROM: The Heights at Pleasant Valley HOA Board

RE: 2025 Comprehensive Growth Management Plan Update and Vote

Dear Council Members,

The Heights at Pleasant Valley is a neighborhood that is part of a deliberately planned, cohesive residential district built for moderate-density single-family living. Its consistent development pattern, compatible lot sizes, and neighborhood-scale infrastructure have produced a stable and successful community that includes our neighborhood, The Highlands, Pleasant Hollow and Philbrook Farms among others. This established framework is not incidental—it is the result of decades of intentional planning.

The proposed R-36 redesignation for the land immediately south our community at the juncture of NE 139th Street and NE 50th Ave is fundamentally incompatible with this area. High-density multifamily zoning would impose building heights, massing, and intensity that directly conflict with the neighborhood's long-standing residential structure. No transitional zoning, buffering, or infrastructure upgrades are proposed to mitigate this abrupt shift, making the redesignation unsuitable.

The existing infrastructure cannot absorb the impacts of R-36 density. Stormwater systems, internal circulation routes, and Local Access Roads—particularly NE 139th Street and the bridge that crosses Salmon Creek—were engineered for low-intensity residential use. Adding a substantial high-density development would deliver congestion, increase cut-through traffic, and create safety risks for Pleasant Valley Elementary students, residents, pedestrians and wildlife.

The redesignation also contradicts HB 1181. This area lacks transit service and walkable access to daily needs or services, ensuring that residents of high-density housing would rely on driving for all trips. This directly increases vehicle miles traveled and undermines the climate-planning requirements the County is obligated to meet.

The Heights at Pleasant Valley HOA Board supports growth—but only where it aligns with

infrastructure capacity, street hierarchy, and established development patterns. The proposed R-36 designation does not meet these criteria. It would destabilize a successful residential district and diminish safety, the environment, and the quality of life for hundreds of existing residents.

We strongly urge the County Council to withdraw the proposed redesignation and refrain from applying high-density zoning in this location. Please see the pictures on page two to help illustrate this area and our concerns.

Respectfully,

The Heights at Pleasant Valley HOA Board:

Shellie Batten, President

Jodi Ross, Vice President

Phil Simmons, Secretary

Shayna Hendrickson, Treasurer

Mike Eyster, At Large

October 11, 2026

TO: Clark County Council
FROM: The Heights at Pleasant Valley HOA Board
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The Heights at Pleasant Valley HOA Board:
Shellie Batten, President
Jodi Ross, Vice President
Phil Simmons, Secretary
Shayna Hendrickson, Treasurer
Mike Eyster, At Large





1. 139th Street headed West. Re-zoning impacts the right-hand side of these pictures.
2. 139th and NE 50th Avenue





1. NE 50th and the bridge that crosses Salmon Creek
2. NE 50th Ave headed south after crossing the bridge. Immediately after those curves is Pleasant Valley Elementary School. There are no crosswalks across 50th Ave.