From:	Cnty 2025 Comp Plan
To:	"loleary55@comcast.net"; Cnty 2025 Comp Plan
Cc:	Rebecca Messinger
Subject:	RE: Comprehensive Plan Update Comments
Date:	Tuesday, October 13, 2026 8:02:00 AM
Attachments:	image001.png image002.png image003.png image004.png

Hello Launie,

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: Clark County <webteam@clark.wa.gov>
Sent: Monday, October 12, 2026 7:04 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Comprehensive Plan Update Comments

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 Mon, 10/12/2026 - 7:04 PM

First Name
Launie

Last Name
O'Leary

Email Address
loleary55@comcast.net

Phone Number
3609919261

Organization/Agency Name
Homeowner

Address
13318 NE 61st Avenue
Vancouver, Washington. 98686

Message Subject
Pleasant Valley Neighborhood R32 Zoning

Comments
WHAT WILL R32 ZONING MEAN FOR YOU AND OUR PLEASANT VALLEY NEIGHBORHOOD?

The proposed R32 rezoning of the 88-acre property at 139th Street and NE 50th Avenue isn't simply a change on a zoning map. It could fundamentally change the neighborhood many of us have chosen to call home.

HIGH-DENSITY HOUSING NEXT TO OUR SINGLE-FAMILY HOMES

The proposed R32 zoning could allow development of approximately 2,464 apartments on this property.

That means high-density, multi-family housing could be placed directly alongside an established community of single-family homes.

Many of us live here because of the quieter, less-congested character of Pleasant Valley. We enjoy our homes, our yards, our streets and the ability to let our children and pets enjoy the neighborhood.

Placing this level of density next to existing single-family homes could dramatically change that character.

THOUSANDS OF NEW PEOPLE

The projected development could bring approximately 6,899 additional residents into the area.

Think about what that means for a neighborhood that currently has a very different scale and density.

Our streets, intersections, parks, schools, utilities and emergency services would all face additional demands. This isn't incremental growth. It is a massive increase in population concentrated in one location.

THOUSANDS OF ADDITIONAL VEHICLES

The projected development could also bring an estimated 3,080 additional vehicles into the area.

When parking within the apartment development is limited, where will those vehicles go?

They don't simply disappear. They spill onto surrounding streets and into neighboring communities.

That means more traffic on roads that were not designed for this level of density—and potentially more cars traveling through the streets where our families currently walk, bike, play and walk their dogs.

OUR CURRENTLY SAFE NEIGHBORHOOD STREETS COULD BECOME BUSIER AND MORE DANGEROUS

Many of us currently think of our neighborhood streets as relatively safe places for children to play, families to walk and pets to be outside.

A dramatic increase in traffic changes that.

More vehicles means more opportunities for accidents, speeding, distracted driving and conflicts with pedestrians, bicyclists, children and animals.

A street that feels safe today may not feel the same way after thousands of additional residents

and vehicles are introduced.

Our children and pets shouldn't have to pay the price for inadequate planning.

THIS IS ABOUT MORE THAN APARTMENTS

This is about whether the County should place a high-density development of this magnitude directly next to an existing single-family neighborhood without fully addressing the consequences.

Before approving R32 zoning, we should have clear answers about:

* Traffic: Can the existing road network safely handle thousands of additional vehicles?
* Parking: Where will residents and visitors park when on-site parking is insufficient?
* Pedestrian safety: What will protect children, pedestrians and bicyclists from increased traffic?
* Neighborhood safety: How will increased vehicle traffic affect pets and children on our residential streets?
* Infrastructure: Can existing roads, utilities, drainage and emergency services accommodate this scale of development?
* Neighborhood character: Is it appropriate to place high-density housing immediately beside established single-family homes?

PLEASE DON'T TREAT THIS AS JUST ANOTHER ZONING CHANGE.

For those of us who already live here, this is personal.

We aren't opposed to growth or responsible development. We are asking for development that fits the community rather than overwhelms it.

Once 2,464 apartments and thousands of new residents are built, the change is permanent.

Before the County approves R32 zoning, let's make sure the people who already live in Pleasant Valley are heard—and that the safety, character and quality of life of our existing neighborhood are given the consideration they deserve.

© 2026 Clark County Washington