From:	Cnty Community Planning
To:	Becky Salsburg; Cnty Community Planning
Cc:	Rebecca Messinger
Subject:	RE: Proposed Zone changes at 139th Street and 50th Avenue
Date:	Tuesday, October 13, 2026 9:36:57 AM
Attachments:	image001.png image002.png image003.png image004.png

Hello John & Becky,

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 added to the council's record.

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Becky Salsburg <beckysals@gmail.com>
Sent: Tuesday, October 13, 2026 9:34 AM
To: Glen Yung <Glen.Yung@clark.wa.gov>; Matt Little <Matt.Little@clark.wa.gov>; Wil Fuentes <Wil.Fuentes@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Cnty Community Planning <CommunityPlanning@clark.wa.gov>
Subject: Proposed Zone changes at 139th Street and 50th Avenue

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T0: Clark County Community Planning

Re: Comments on Proposed Zoning Changes at NE 139th Street and NE 50th Avenue

From: John and Becky Salsburg, 5206 NE 142nd Street, Vancouver, WA 98686

We are writing to express our concerns about the zoning changes proposed as part of the Clark County Growth Management Plan update.

1. **Traffic Study.** Please conduct a traffic study to evaluate how higher-density zoning would affect existing surface streets.

2. **Parking Impacts.** Please evaluate how R36 and R45 zoning would affect street parking, particularly within nearby residential neighborhoods.

3. **Medium-Density Alternative.** Rather than rezoning the area for high-density development, please consider a medium-density designation such as R18 or R22. Medium-density zoning would be more compatible with the existing neighborhood and infrastructure.

4. **Transportation and Infrastructure.** The neighborhood has no bus service and lacks safe, convenient bicycle and pedestrian access to retail areas. Higher-density development would increase local traffic, yet the proposed changes do not appear to satisfy HB 1811 climate-planning requirements. Before adopting any zoning changes, the County should require an infrastructure-capacity study. NE 139th Street is narrow and has no shoulder, while NE 50th Avenue lacks continuous sidewalks and adequate street parking. The existing infrastructure is not suitable for a large housing development.

5. **Safety.** Increased traffic may create additional safety risks. Has the County conducted a safety analysis of the proposed zoning changes?

6. **Light-Pollution Study.** Please clarify whether the County has studied how additional street and parking-lot lighting associated with high-density zoning would affect light pollution.

7. **Light-Pollution Mitigation.** What measures would be required to reduce the effects of additional lighting associated with higher-density development?

Zoning changes should be supported by careful planning that expands housing opportunities while keeping Clark County neighborhoods livable, safe, and enjoyable.

Before deciding on the proposed zoning changes, we urge the County to review and address these concerns and questions.

Thank you for your consideration.