From: Cnty 2025 Comp Plan
To: John Freedman; Cnty 2025 Comp Plan
Cc: Rebecca Messinger
Subject: RE: Oppose the proposed zoning change at NE 50th Ave and NE 139th St.
Date: Tuesday, October 13, 2026 11:58:05 AM

Hello John,

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

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-----Original Message-----
From: John Freedman <JFreedman45@outlook.com>
Sent: Tuesday, October 13, 2026 11:57 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Oppose the proposed zoning change at NE 50th Ave and NE 139th St.

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Attention: Clark County Council and Rebecca Messinger, Clerk of the Council

Dear Councilors,

Please enter this written testimony into the official record for October 13, 2026, Comprehensive Plan update hearing and reply to confirm its receipt and inclusion.

Although I cannot speak today, I formally oppose rezoning this neighborhood tract from R1-7.5 to R32 and R36. Like many neighbors, I chose Pleasant Valley for its quiet, low-congestion, semi-rural character and separation from intensive commercial activity. Allowing multi-story, high-density housing on land surrounded by single-family homes would disregard that character and abruptly impose an urban environment on the neighborhood.

This single rezone could increase the population within a half mile of NE 139th Street and NE 50th Avenue by up to 500%, while the increase within one mile could exceed 128%—even before accounting for other nearby zoning changes.

Placing high-density development across from established R1-7.5 homes could undermine property values, create an incompatible visual presence, and diminish residents' privacy. By eroding the quiet, low-congestion character that attracted families here, the plan could drive residents away and threaten the financial security of longtime homeowners.
This proposal also threatens our local heritage. The high-density tract directly abuts the Heye Meyer Farmstead, a century-old property listed on the National, State, and Clark County Heritage Registers and recognized by the Clark County Historical Society as a rare remnant of our rural past. Placing multi-story apartments beside it would erode its historic context and conflict with the county's preservation duties under SEPA. The plan also lacks the transit, infrastructure, and required preservation buffers needed to support this density under the Growth Management Act.

Although I cannot attend today's hearing, I urge the Council to protect Pleasant Valley's character and shared history by rejecting the R32/R36 designation and retaining the R1-7.5 zoning.

Sincerely,

John C. Freedman
12006 NE 56th Ave.,
Vancouver, Washington 98686
206-963-7006
JFreedman45@outlook.com