

**From:** [Amy Wooten](#)  
**To:** [Susan Ellinger](#)  
**Subject:** FW: ADU Code Changes  
**Date:** Monday, February 5, 2024 8:25:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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This is the whole chain.



**Amy Wooten**  
She/her/hers  
Planner III  
COMMUNITY PLANNING

564.397.4913



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**From:** Kathy Vogt <kathy.vogt@gmail.com>  
**Sent:** Thursday, January 25, 2024 6:15 PM  
**To:** Amy Wooten <Amy.Wooten@clark.wa.gov>  
**Subject:** Re: ADU Code Changes

Hi Amy,

Thank you. I will be sure to read through the resource you have provided.

Kathy

On Jan 25, 2024, at 1:10 PM, Amy Wooten <[Amy.Wooten@clark.wa.gov](mailto:Amy.Wooten@clark.wa.gov)> wrote:

Hi Kathy,  
Community Planning has scheduled the proposed code revisions to be heard at public hearing during the council meeting on March 5, 2024. Documents for the hearing are not yet finalized, but will be posted on the project page, 15 days before the hearing (02/19/24). I have provided a link to the project page for your convenience.

[Housing Options Study and Action Plan | Clark County \(wa.gov\)](#).

Thanks again for your interest in Clark County's planning process. Best, Amy

[<image001.png>](#)

**Amy Wooten**

She/her/hers

Planner III

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[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

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**From:** Kathy Vogt <[kathy.vogt@gmail.com](mailto:kathy.vogt@gmail.com)>  
**Sent:** Wednesday, January 24, 2024 4:09 PM  
**To:** Amy Wooten <[Amy.Wooten@clark.wa.gov](mailto:Amy.Wooten@clark.wa.gov)>  
**Subject:** Re: ADU Code Changes

Hi Amy,

Thank you for getting back to me about the 40 foot setback issue. That seems excessive to me and I hope you could direct me to someone involved in making the proposals so we could talk. I know you are not the person making those decisions and I appreciate that you brought them to my attention before it is too late to have a discussion about them. It would be helpful to understand why anyone thinks it is a good idea to limit frontage and require excessive setbacks.

By requiring a 40 foot setback and limiting the width of the house, it requires an extremely long space to accommodate a building at the front of the lot. I understand that the code changes have not been adopted yet so I am hopeful that it isn't too late to rethink these proposals.

Is it possible for you to email the ADU batch changes proposals and the current rules that would stay on the books to see if there are other things I should be concerned about? I would really appreciate the chance to look it over and ask for clarification where there are concerns. I thought one of the reasons for the code changes was to make it easier to build in Clark County. Some of the proposals you brought to my attention are counter to this.

Thanks again for any information you can provide.

Sincerely,

Kathy Vogt

(360) 624-0141

15008 NW 16th Ave,

Vancouver, WA 98685

On Jan 24, 2024, at 3:20 PM, Amy Wooten <[Amy.Wooten@clark.wa.gov](mailto:Amy.Wooten@clark.wa.gov)>

wrote:

Hi Kathy,

Hopefully, I have clarified some of the proposed code changes and how they might be applied to your property. Below, I hope to have addressed some of your remaining questions.

The proposed standard I quoted for a 40-foot setback to be applied to detached ADU's in the front yard was included in the batch changes proposed at the hearing on July 25, 2023. Under current code, ADU's are not permitted in the front yard, and must be placed to the side or rear of the primary dwelling (see CCC 40.260.020(C)(3)(e)). The proposed change that would allow ADU's in the front yard offers more flexibility to residents who are interested in placing an ADU on their property and is considered an expansion to current adopted code.

I understand that you're looking for some certainty. However, this new code has not yet been adopted and I cannot provide site plan review level assessments at this time. Your questions will be best answered when/if the middle housing standards are adopted and by our staff in the Land Use Review section.

Thanks again for your interest in the planning process.

Best, Amy

[<image001.png>](#)

**Amy Wooten**  
She/her/hers  
Planner III  
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[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

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**From:** Kathy Vogt <[kathy.vogt@gmail.com](mailto:kathy.vogt@gmail.com)>  
**Sent:** Monday, January 22, 2024 5:34 PM  
**To:** Amy Wooten <[Amy.Wooten@clark.wa.gov](mailto:Amy.Wooten@clark.wa.gov)>  
**Cc:** Glen Yung <[Glen.Yung@clark.wa.gov](mailto:Glen.Yung@clark.wa.gov)>  
**Subject:** Re: ADU Code Changes

Hi Amy,

Thank you for getting back to me. After working on this project for over 2 years and worked on numerous floor plan redraws, you still managed to

send me a few wrinkles I hadn't heard before. Back to the drawing board. I am confused about a few things and I hope you can clarify them for me.

The 50% of the lot size rule and the height restrictions are not an issue. The attached garage issue is critical for us as we are elderly and would not look forward to accessing the garage for things that are stored or to access the car in the middle of an ice storm like the one we had last week. Falls at our ages can be life changing. I understand that we will be able to have an attached garage under the new proposal which will not impact the square footage in the proposed home so that is a change I really appreciate.

The next paragraph in your email, which I changed to red to make it easier to find if you wish to refer to it, is where I have the bulk of my concerns with the information you included. Those rules are totally new to me and I don't understand why they are part of the plan when there is more than enough room to develop a home on the property we own. I'm wondering why a 40 foot front yard setback is required when there are no other houses anywhere in the neighborhoods that we walked through today have that much of a setback. Admittedly our situation is a little different than new construction on a development lot but all of the new construction we saw today on our walk measured at about 20 feet from the curb. The 40 foot setback requirement is twice as deep as the generally accepted practices in our neighborhood. Also, I am unclear what the setback requires. We have a 60 foot easement on the east border of our property. Our road (16th Avenue) is about 15 feet from the eastern boundary. Do we take the 40 foot setback from the eastern boundary of our property, the western side of the road, or from the western edge of the 60 foot easement? The plan I've been working on has a 20 foot driveway into a garage from the easement boundary which is typical of the construction in the neighborhood. Our lot is 165 feet wide. Our primary dwelling has a footprint about 65 feet wide (including the garage). If we narrow the ADU footprint to 50% of the width of the primary dwelling it will be about 32 1/2 feet wide which will require that the attached garage will take up the eastern or the western end of the house. On a 165 foot lot, that is approximately 20% of the width of the lot. There are no other houses in our community that are so narrow on the space available. Can we put the garage in the front of the lot so we have easy access to the road? Are we allowed to put the main entry door on the north side of the house adjacent to the driveway that serves the primary dwelling or does the main entry have to face 16th Avenue? In my original plan, which is 60 feet wide including the garage, I had the front door and the garage facing 16th Avenue for easy access. With the narrower footprint, the house with garage becomes very long. With a 40 foot front yard setback from the easement (if that is the requirement),

that pushes the ADU to about 10 feet from the current dwelling which takes away from quality of life in the primary dwelling. We had planned to shift the ADU closer to the south boundary to allow the view out the windows of the primary dwelling with the plan I have spent the last couple years designing. Requiring a 32 foot wide house with a 1500 foot space allowance forces the structure to have very two short sides and two very long sides which proportionally will look a bit like a barracks. I know Clark County has worked very hard on a plan to make things easier to access and to create nice looking neighborhoods but it is unclear to me how these rules aid in that process.

Our primary intention in wanting to build the ADU on the front of the property, where there is plenty of space, is to use our acreage more effectively. It would also place the ADU closer to the primary home so our daughter, who will move into the primary dwelling, will be closer and more able to help us as needed. If the 40 foot setback and diminished width are part of the process, we may have to think about moving the structure to behind the house. Because of the mature trees and barn, this requires the ADU to be built much farther to the west of the primary structure. If we do this, instead of making better use of our land by putting 2 houses on one acre, we will have one house on each acre, making it less efficient to develop additional homes in the future. The east side of our lot has ready access to county water, electricity, sewer, fire hydrants, roads, and other services. It will cost considerably more to build a road and get required services to the site on the west acre behind the house which will make it less affordable for a retired school teacher and journalist. The west site is approximately 350 feet from the services readily available at the front of the property. What we could save by not having to develop those resources could be used to create a safer home for 2 elderly people who are trying to build a wheelchair ready environment so we can age in place.

You were right in your speculation that I mixed up the cottage discussion with the ADU. 1500 feet was what I had previously planned on before I misunderstood the presentation. One question I have about basements and attics, though. Could we put in a basement strictly to be used for storage and utilities, instead of the standard crawl space which just creates cold floors and cold pipes? My vision is to use an outside door so there would be no access from the house, with no plumbing outside of the hot water heater and enough electricity to light the space and plug in a dehumidifier. Could that be acceptable without impacting the 1500 foot allowance? It would make the hot water heater and heating duct system more efficient since they could be centrally placed, especially if we must opt for a very long structure with the water heater and heating system in the garage which will be nearly 50 feet from the plumbing on the other

end of the house. It would also make it easier to make repairs if a problem occurs. In the same vein, is it acceptable to have an unattached attic with an access door in the garage without impacting the footage allotment? The attic would have electricity for lighting but would not be developed as a living area. It would be really helpful to have adequate space to store the things we care about and the seasonal items that need to be put away during different times of the year.

Thanks again for getting back to me. This has been a lot more complicated than we had thought it would be since the home we built over 30 years ago was constructed with very little difficulty. We are trying to stay hopeful that we can get our new home built this year. But that has been the case over the last 2+ years we have been working on trying to get project approval. I have to stay optimistic we will live long enough to get it done.

Sincerely,

Kathy Vogt

(360) 624-0141

15008 NW 16th Ave,  
Vancouver, WA 98685

On Jan 18, 2024, at 3:32 PM, Amy Wooten  
<[Amy.Wooten@clark.wa.gov](mailto:Amy.Wooten@clark.wa.gov)> wrote:

Hi Kathy,

Thank you for your interest in the County's housing initiative.

I'm happy to try and answer your questions. Please be cognizant that these standards are not yet codified therefore information contained herein does not substitute for project

review in any way.

I looked up your address and it appears that your property is zoned R1-10, so below I will discuss the proposed changes for ADU's in that zone particularly.

In the R1-10 zone, you cannot exceed a maximum lot coverage of 50% when combining the footprint of your residence and the footprint of the ADU. On a 2acre lot, I don't expect that lot coverage will be an issue for you.

Maximum height for the proposed structure will match the zone maximum, which is currently 35 feet. Since, you're proposing a single story ADU, building height should also not be of concern. However, the revised height limitation would provide for a "garage under" design if you and your husband are interested in that at all. ADU's don't have any prescribed parking requirements. If you would like a garage for the ADU, it can be attached or detached.

If you are interested in placing your ADU structure in front of the primary dwelling, you can, but must allow for a minimum 40-foot front yard setback, and the ADU cannot exceed 50% of the overall width of the primary dwelling.

Finally, on large lots the maximum size for one ADU is 1,500sf. For purposes of describing the maximum size of the ADU, the 1,500sf maximum should only be applied to the interior habitable area which includes basements and attics but does not include the garage. I think you may have confused the maximum size of the cottages (which max out at 1,600sf) for ADU's.

I hope I've answered your questions. I have also attached a copy of the PowerPoint from Wednesday's presentation. As this code is not yet codified and draft versions are not available yet, I would recommend you wait until adoption to pursue permits as you will likely not be able to submit an application as yet. If you have any additional questions, please feel free to reach out. Thanks, Amy

Amy Wooten  
She/her/hers  
Planner III  
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-----Original Message-----

From: Kathy Vogt <[kathy.vogt@gmail.com](mailto:kathy.vogt@gmail.com)>  
Sent: Wednesday, January 17, 2024 3:34 PM  
To: Jose Alvarez <[Jose.Alvarez@clark.wa.gov](mailto:Jose.Alvarez@clark.wa.gov)>  
Subject: ADU Code Changes

CAUTION: 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.

Good Afternoon,

I sat in on the on-line work session regarding code changes this morning. Unfortunately, my computer has slow internet so I couldn't see any of the display materials the presenters referred to and some of the discussion was unclear to me. Is it possible to get a copy of the plan that will be presented to the Councilors when you have the open meeting? I understood the presenter to say that the allowed footage is now 1600 feet, up from the 1500 that was in discussion before. Has this changed? I was also confused about the discussion about the requirement for a detached garage. We were under the impression that an attached garage was not a problem. Especially after the weather we have had this week, you can imagine the danger this could cause if we needed to go to the garage for supplies with the ice on the ground. I am only interested in the codes that will impact ADU's on large lots. Our primary home sits on 2 acres and we would like to know what we will need to do so we can hit the ground running when the code changes are approved.

My husband and I are currently 75 and I will turn 76 this winter. We would like to build a home that will meet our needs when we are no longer able to navigate a 2 story house. Our daughter and her family will move into our current two story home to provide additional support as it is needed. Time is running out for us to move while we are still strong and mobil enough to do it so we are sincerely hoping something will be decided soon.

Thank you for any help you can provide.



Sincerely,  
Kathy Vogt  
(360) 624-0141  
15008 NW 16th Ave,  
Vancouver, WA 98685