

**From:** [Bart Phillips](#)  
**To:** [Susan Ellinger](#)  
**Cc:** [Sonja Wisler](#); [Amy Wooten](#); [Jose Alvarez](#)  
**Subject:** Re: Update to County ADU size code  
**Date:** Thursday, February 8, 2024 9:46:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image001.png](#)

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Thank you so much for your very thorough response.

Best regards.

Bart

On Thu, Feb 8, 2024, 12:46 PM Susan Ellinger <[Susan.Ellinger@clark.wa.gov](mailto:Susan.Ellinger@clark.wa.gov)> wrote:

Hi Bart –

Attached to this email, you will find the code changes as they were proposed in a July 25, 2023 hearing with county council. Some of the main provisions relating to ADUs in that code included:

- Permit up to two ADUs on a site, analogous to proposed triplex use, in any combination of attached or detached structures
- Create option for ADUs to be placed in front setback on deep lots
- Allow a guaranteed maximum size of 1,000 SF for all sites, uncoupled from size of existing dwelling, retaining provision for larger ADUs on lots over 20,000 SF
- Eliminate any parking minimums.
- Review all ADUs at building permit stage and eliminate site plan review requirements

At the July 2023 hearing, council requested staff and our consultants to complete additional work on the phase 1 proposal with review and consideration by the Technical Housing Code Forum. To meet this request, additional meetings were held with the forum in October and November 2023. A work session was also held with the County Council on January 17, 2024.

At those meetings, possible changes to the July 25 version of the code were discussed. The main topic was regarding ADUs was about increasing the allowed height, but some additional topics including lot coverage standards and setback reductions could also impact ADUs. No changes were proposed regarding the size limitations for ADUs. Also attached is a memo dated November 9 that outlines these issues. You can search for ADU to find the most relevant sections.

We very recently scheduled a public hearing on the updated proposed amendments for March 5, 2024. We are currently working on related materials for the hearing, including the updates to the proposed code, and will post them to the website at least 15 days prior to the hearing. Those materials will be posted on the project website here:  
<https://clark.wa.gov/community-planning/housing-options-study-and-action-plan>.

Other than the topics discussed in the attached memo, I expect the code that will be considered on March 5 to be the same as what was proposed on July 25, 2023 (and shown in the attachment).

If approved on March 5, we will return to council with an ordinance to approve the changes, which could be as soon as one week following the hearing. If approved, the code changes would likely go into effect 10 days after approval. Council could also ask staff to make changes or do additional work, as they did in July 2023, both of which would likely take additional time.

Please let me know if you have any questions. Thanks!



**Susan Ellinger**

She/her/hers  
Planner III  
COMMUNITY PLANNING

564.397.4516



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**From:** Sonja Wiser <[Sonja.Wiser@clark.wa.gov](mailto:Sonja.Wiser@clark.wa.gov)>  
**Sent:** Thursday, February 8, 2024 8:20 AM  
**To:** Bart Phillips <[bart.b.phillips@gmail.com](mailto:bart.b.phillips@gmail.com)>; Cnty Community Planning <[CommunityPlanning@clark.wa.gov](mailto:CommunityPlanning@clark.wa.gov)>; Susan Ellinger <[Susan.Ellinger@clark.wa.gov](mailto:Susan.Ellinger@clark.wa.gov)>  
**Subject:** RE: Update to County ADU size code

Good morning Bart, I will refer your inquiry to Susan Ellinger. Thank you

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**From:** Bart Phillips <[bart.b.phillips@gmail.com](mailto:bart.b.phillips@gmail.com)>

**Sent:** Wednesday, February 7, 2024 4:45 PM

**To:** Cnty Community Planning <[CommunityPlanning@clark.wa.gov](mailto:CommunityPlanning@clark.wa.gov)>

**Subject:** Update to County ADU size code

**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.

I saw some proposed changes to the county ADU size restrictions in process within the planning process.

Can you provide an estimate of when these changes will be approved and when they will go in affect?

Is there a latest version available that you can share with me with a probability of how final they may be?

Thank you.

Bart B. Phillips

[Bart.b.phillips@gmail.com](mailto:bart.b.phillips@gmail.com)

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