

From: [Susan Ellinger](#)
To: [Debbie Throop](#)
Subject: RE: Narrow Lot Code Parking Space Standards - Hearing Date 03/05/2024
Date: Wednesday, February 28, 2024 4:51:00 PM
Attachments: [Parking Issues for PH meeting 2-22-2024.pptx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Debbie –

It was nice to talk to you today. Please find attached a copy of the presentation that Marilee sent to me. Thank you!



Susan Ellinger
She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4516



From: Debbie Throop <debbiethroop111@outlook.com>
Sent: Saturday, February 24, 2024 6:14 AM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: Narrow Lot Code Parking Space Standards - Hearing Date 03/05/2024

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Dear Clark County Council

Narrow Lot Code Parking Space Standards - Hearing Date 03/05/2024

I have gotten used to the idea of condensed housing even though I don't particularly like it but understand that the concept is part of Clark County and the State of Washington. However, I still feel that parking is still an issue with 1.5 times parking while including the one car garage as part of the allowed parking space and the other parking in a one car driveway. We know that most families have more than one car even if it is just two people. I was totally surprised and disappointed that the council is considering reducing cottage parking to one car per house.

I lived in a one car garage home on 1/3 acre once. I parked in it for about 2 weeks until I put a few things in the garage and then it was so inconvenient to park inside the garage as I couldn't open my door without hitting it. I am sure that this will be the case for most homeowners. It is not very practical to have a car in the garage and another car parked behind it. It makes coming and going very inconvenient for the homeowner, moving both cars between trips to work, going shopping or visiting friends.

My daughter had a one car garage townhouse with two cars along with all her other neighbors. It was so hard to turn around in their driveway and find a parking place for all the homeowner's cars let alone any visitors. We dreaded going to see her as it was so hard to find parking.

My son who lives off 99th Street, has the same issue. We only stay a short time at our son's house as the other neighbors cannot leave their driveway if we are parked in front of our son's house.

I also tried living in a condo in Portland. Our family came to visit once but said it was too hard to find parking so never came back to visit.

I urge you to increase the parking requirements to 2 or more parking spaces for cottages **excluding** parking inside a one car garage as most of the time the garage will be used for storage. Maybe you can require a wider driveway so two cars can park in the driveway.

Debbie Throop

503-308-2076

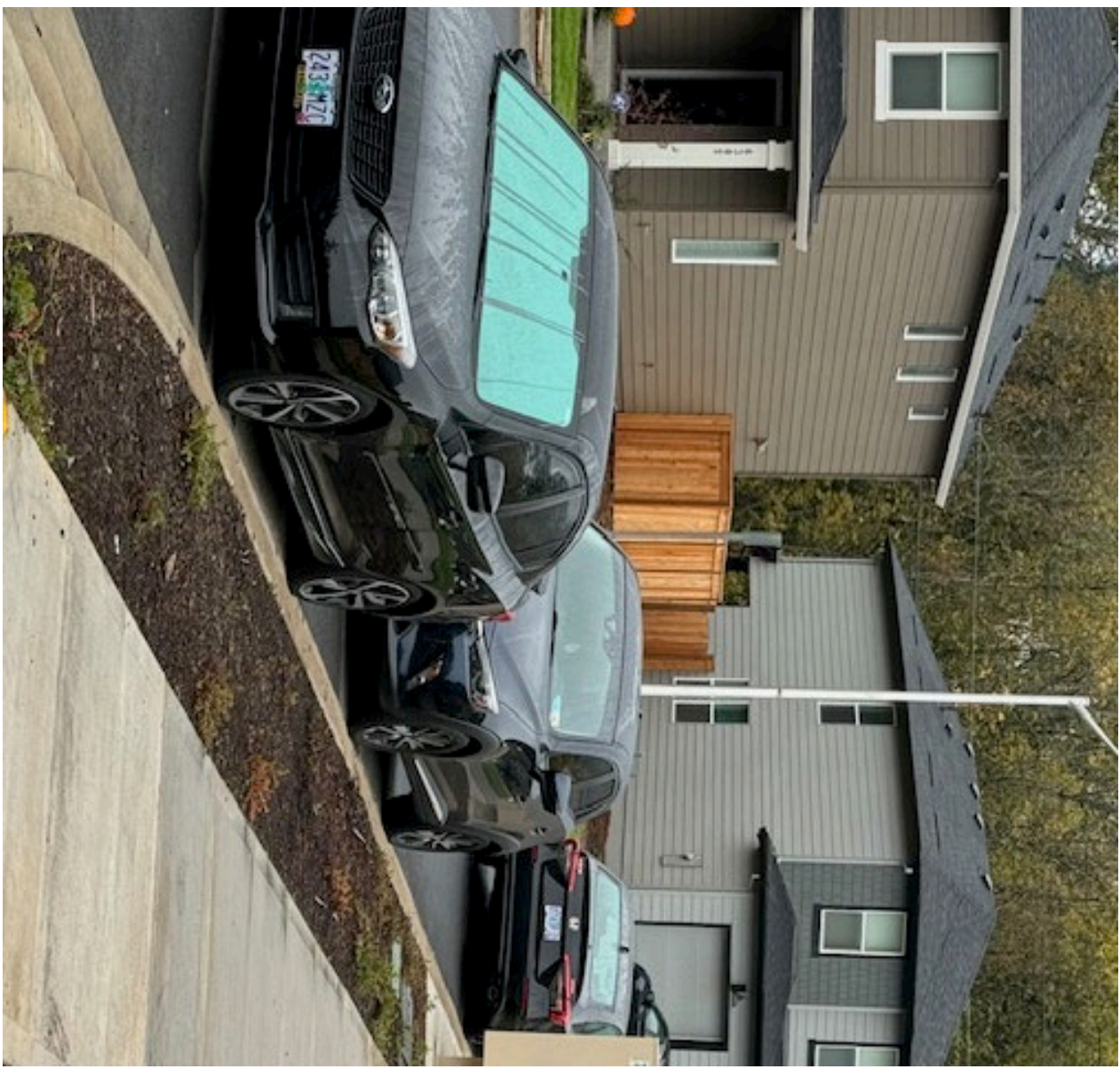
12100 NE 58th Ave, Vancouver WA 98686



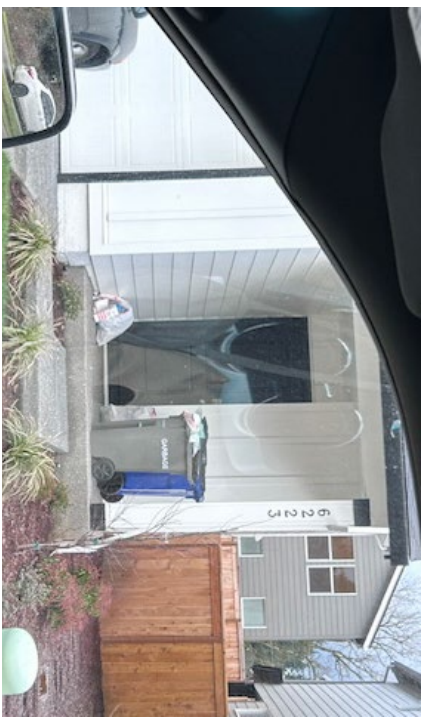
Pleasant Highlands NHA Meeting

February 22, 2024

Photo Examples of Neighborhood Parking Code Issues and Enforcement for discussion



119th STREET COTTAGES





If there's not a place to park, the cars will make a place to park. The cars don't go away. They will block the driveways, park on the greenways and contaminate the environment, and since this subdivision has rolled curbs, they illegally park on the sidewalks, too. These photos were taken mid-day while people were at work. In the evening, it could be difficult for a fire truck to make its way down this street.



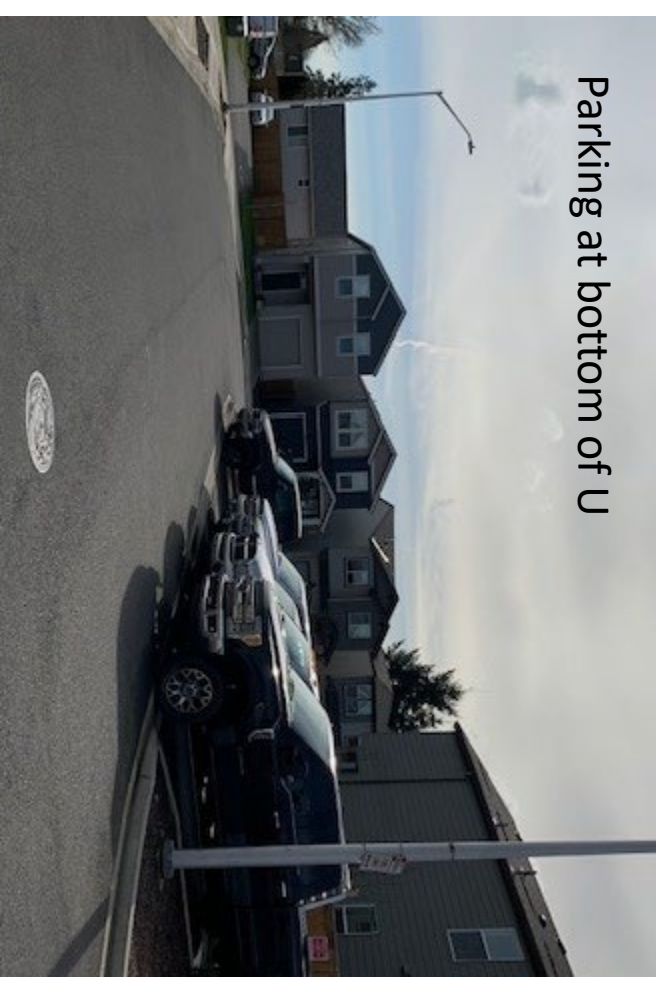
Entering Subdivision



This is a U-Shaped subdivision where additional parking has been provided for one-garage units that only have one parking space off the street.

At bottom of U, guest parking is provided (but notice that all spaces are full of full-size trucks because they don't fit in the driveways) and moving back out to the entrance/exit, the second side of the U (back side of the center home units) has parallel parking marked off along that fence line.

Parking at bottom of U



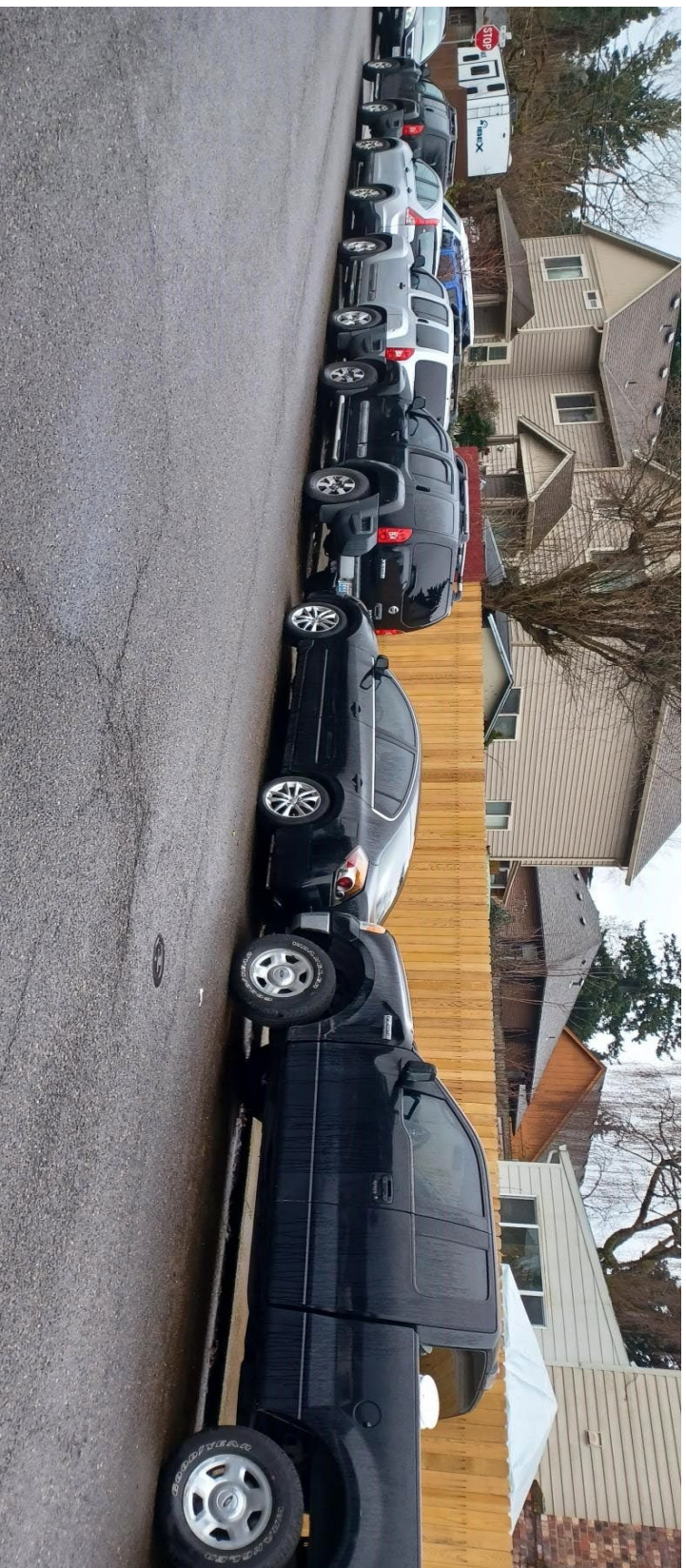
Parallel street parking clearly marked off





Lovely subdivision in West Hazel Dell with front entryways and front porches and garages in the back – but residents park in the front on both sides of the street.

We receive multiple concerned calls about whether emergency vehicles will be able to get down the street to respond to 9-1-1 calls. It's hard for regular vehicles to get down the street in the evening and on weekends. Again, this photo was taken in late afternoon around 2 PM when the majority of residents are at work.



This is a line of cars that is present constantly parked on the street. This is only one side, it is almost the same on the other side as well.

There's not enough parking within the neighborhood so these cars are present almost daily as regular parking on the street.

Truck parked in front of a hydrant, partially because of insufficient parking for this HOA.





The vehicles are parked illegally on the wrong side of the street going the wrong way. The two campers are using the dead end street as their parking area and leaving them there.



Parked in the street as a regular parking space – even extending power cord across the street to the house to keep the motor charged in cold weather!



Parked in this area for years. Used to store racing cars and only gets moved when it goes to racing events. The rig to tow this is parked on a flag lot up off of the street on private property, but the trailer is “stored” on the public road.