

Susan Ellinger

From: Susan Ellinger
Sent: Friday, April 5, 2024 11:51 AM
To: Eric Golemo
Cc: 'Scott Taylor'; Jose Alvarez; Amy Wooten; Brent Davis
Subject: RE: Density example under proposed housing code

Hi Eric –

As we were drafting the code, we specifically added the clause to disallow using the PUD and compact lots in the same proposal. We saw these as two separate development types that were not intended to be mixed because they each have their own methodologies for increasing the allowed density.



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From: Eric Golemo <egolemo@sgaengineering.com>
Sent: Friday, April 5, 2024 11:33 AM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Cc: 'Scott Taylor' <staylor@sgaengineering.com>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>; Brent Davis <Brent.Davis@clark.wa.gov>
Subject: RE: Density example under proposed housing code

I noticed that code language as well. That may be something we overlooked on the committee. It doesn't really make sense that you can do Townhomes at 21.8 units/acre on a portion of a PUD but not compact lots that may be more compatible with the surrounding area. We also discussed one of the Justifications for the 3 Acre min on the compact lots was that a PUD could be used for sites above that size.

From: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Sent: Friday, April 5, 2024 11:25 AM
To: Eric Golemo <egolemo@sgaengineering.com>
Cc: 'Scott Taylor' <staylor@sgaengineering.com>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>; Brent Davis <Brent.Davis@clark.wa.gov>
Subject: RE: Density example under proposed housing code

Hi Eric –

Unfortunately, I don't think the mix of uses you suggest would be allowed. The new compact lot standards state in 40.260.072.B.2, "Compact lot developments may not be used in conjunction with a Planned Unit Development per Section 40.520.080.", so a PUD could not be used.

The new compact lot standards state in 40.260.072.D.4, "Additional types of middle housing dwellings may be included within a compact lot development subject to the development standards of the underlying zone; no additional density bonus or modifications to dimensional standards shall apply to lots created for middle housing." That would permit the townhomes but not permit the standard R1-6 lots or cottages, based on the new definitions as follows:

"Cottage housing" means a grouping of small dwellings clustered around a common open space and developed with a coherent plan for the entire site.

"Middle housing" means duplexes, triplexes, quadplexes, and single[1]family attached dwellings (townhouses).

Thanks!



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From: Eric Golemo <egolemo@sgaengineering.com>
Sent: Friday, March 29, 2024 12:10 PM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Cc: 'Scott Taylor' <staylor@sgaengineering.com>
Subject: RE: Density example under proposed housing code

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Susan,

We are looking at doing a project or PUD under the new standards with a mix of housing types and wanted to verify with you how density would be calculated based on your example below.

In this example we would have a 5 Acre Site zoned R1-6
1 Acre standard R1-6 lots
1 Acres Townhomes
2 Acres Compact lots
1 Acre Cottages

So would the Allowed densities be as follows?

1 Acre standard R1-6 lots = 1 acres x 7.9 units per acre = 7.9 units for that portion

1 Acres Townhomes = 1 Acres at 21.8 units/acre = 21.8 for that portion

2 Acres Compact lots= 2 Acres at 15.8 units/acre (2x base zone)= 31.6 for that portion

1 Acre Cottages = 1 Acres at 15.8 units/acre (2x base zone)= 15.8 for that portion

This just expands on your example below. I just wanted to verify.

On a related note, would this have to be a PUD due to the size of the lot and the 3 Acre compact lot Threshold?

Or, can we do Compact lots on a portion of the site as long as that portion is below the 3 Acre threshold without having to go the PUD route?

Also I know one of the Justifications for the 3 Acre min on the compact lots was that a PUD could be used for sites above that size. But the PUD code has a loose threshold of 6 acres. But it allows for smaller sites if the responsible official finds that the site of the proposed use is adequate in size and shape to accommodate the proposed use and all setbacks, parking, loading, landscape/screening, and other features. I am assuming smaller sites like this would be considered in this situation as long as it can be shown to meet the items above.

Thanks,
Eric

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From:

Susan Ellinger <Susan.Ellinger@clark.wa.gov>

Sent: July 20, 2023 11:37:17 AM PDT

To:

"Wisner, Dan" <wisnerdan@gmail.com>, "Eric Golemo (EGolemo@SGAengineering.com)" <egolemo@sgaengineering.com>, Seth Halling <SethH@aks-eng.com>, Noelle Lovern <Noelle@biaofclarkcounty.org>, Lindsey Sonnen <Lindsey@ginngroup.com>, Byron Woltersdorf <byronw@cnwe.cc>, Reuben Chepeta <ruvimc1@gmail.com>, "kessi.engineering5@gmail.com" <kessi.engineering5@gmail.com>

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Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>, Jose Alvarez <Jose.Alvarez@clark.wa.gov>, Elizabeth Decker <edecker@jetplanning.net>, Bryan Mattson <Bryan.Mattson@clark.wa.gov>, Brent Davis <Brent.Davis@clark.wa.gov>

Subject:

Density example under proposed housing code

Hello –

In testimony each of you provided on the proposed code and comprehensive plan amendments to implement the Housing Options Study and Action Plan (HOSAP) going to County Council on July 25, you included questions/comment on how density would be determined under the proposed code provisions.

Please find below an example provided by our consultant on the project. It is expected that this type of information would be included in a handout.

Density Calculation Example

5-acre lot in the R1-6 zone, excluding any public rights of way, private road easements, or street tracts (adjusted gross acres).

1. The maximum density permitted for single family is 7.9 units per acre, so the first portion of the calculation is:
5 acres x 7.9 units per acre = 39.5 units
2. The allowed minimum lot size for single-family detached homes in R1-6 is 5,500 SF so the second portion of the calculation is:
39.5 units x 5,500 SF = 217,250 SF of allowed lot area for middle housing in total.

The 217,250 SF could be divided up in any mix of middle housing lots meeting the minimum lot sizes, such as:

- a. 39 duplex lots (same as single-family)
- b. 36 triplex lots
- c. 27 quadplex lots
- d. Some combination like 4 quads (4 x 8,000 SF = 32,000 SF), 10 triplexes (10 x 6,000 SF = 60,000 SF) and 22 duplex or single-family detached lots (22 x 5,500 SF = 121,000 SF), for a total of 213,000 SF allowed lot area, less than the maximum 217,250 SF permitted.
- e. Townhouses are regulated separately in Table 40.220.010-4, but a portion of the site could also be designated for townhouses and density for that portion calculated according to that table, up to 21.8 units/acre for the R1-6 zone.

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



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