

From: [Victoria Abram](#)
To: [Jeffrey Delapena](#)
Subject: FW: FW: Clark County Planning Commission Work Session, Scheduled October 2, 2025 (Housing Options Study and Action Plan Implementation - Multifamily Code Updates)
Date: Thursday, October 2, 2025 4:47:08 PM
Attachments: [PC Work Session Agenda for 10-02-2025.pdf](#)
[noname.eml.msg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Jeffrey,

Today we hosted the Development Engineering Advisory Board. The members of the board have asked me to forward their comments regarding the Planning Commission work session for Housing Options Study and Action Plan that is scheduled for this evening.

Would you be the appropriate contact to send their comments to?

Thank-you,



Victoria Abram
Program Coordinator, Building Safety
COMMUNITY DEVELOPMENT

Office: 564.397.5198
Cell: 360.624.2408



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Check out our new monthly Learning Lab to learn about such topics as How to get a Building Permit, Building Inspections, and much more! <https://clark.wa.gov/community-development/learning-lab>

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From: Eric Golemo <egolemo@sgaengineering.com>
Sent: Thursday, October 2, 2025 2:16 PM
To: Victoria Abram <Victoria.Abram@clark.wa.gov>
Cc: Ryan Wilson <Ryan@WilsonArchitects.us>; Mike Odren <modren@mackaysposito.com>

Subject: Fwd: FW: Clark County Planning Commission Work Session, Scheduled October 2, 2025
(Housing Options Study and Action Plan Implementation - Multifamily Code Updates)

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Below is the language with the motion language from DEAB.

Eric Golemo
SGA Engineering
Egolemo@sgaengineering.com
360-993-0911

From:
Eric Golemo <egolemo@sgaengineering.com>

Sent: October 2, 2025 1:59:07 PM PDT

To:
Jack Harroun <jack@jackharrounconstruction.com>

Subject:
Fwd: FW: Clark County Planning Commission Work Session, Scheduled October 2, 2025 (Housing Options Study and Action Plan Implementation - Multifamily Code Updates)

Fyi. See below

Eric Golemo
SGA Engineering
Egolemo@sgaengineering.com
360-993-0911

From:
Eric Golemo <egolemo@sgaengineering.com>

Sent: October 1, 2025 3:39:05 PM PDT

To:
'Mike Odren' <modren@mackaysposito.com>, 'Ryan Wilson' <ryan@wilsonarchitects.us>, "'James D. Howsley'" <jamie.howsley@jordanramis.com>, 'Andrew GUNTHER' <Andrew@plsengineering.com>, 'Seth Halling' <SethH@aks-eng.com>, 'Terry Wollam' <terry@wollamassociates.com>, 'Sherrie Jones' <sherrie@swca.org>, 'Dan Wisner' <wisnerdan@gmail.com>, 'Houston Aho' <houstona@ahoconstruction.com>, 'Les MacDonald' <lmacdonald@crwwd.com>

Subject:

FW: Clark County Planning Commission Work Session, Scheduled October 2, 2025 (Housing Options Study and Action Plan Implementation - Multifamily Code Updates)

Not that we need more on our plate, but we may want to comment to PC on this. I know Dan and Ryan had some items they wanted to bring up (See attached email).

My takeaway was that the flexibility and increase in Maximum density is good and provides flexibility. But no allowable uses should be removed from any zone (for example Townhouses and narrow lots). These provide opportunities for home ownership and more flexibility. Also, the minimum densities should remain the same and not raise. Raising them has unintended consequences and may make constrained properties infeasible. The minimum density is really market driven and doesn't need to be raised. It may force development that is incompatible with the surrounding areas and reduces flexibility.

Eric E. Golemo, PE
Owner / Director of Engineering and Planning
SGA Engineering, PLLC
Civil Engineering / Land Use Planning
Development Services / Landscape Architecture
2005 Broadway, Vancouver WA 98663
Phone: (360)993-0911
Fax: (360)993-0912
Mbl: (360)903-1056
Email: EGolemo@sgaengineering.com

From: Cnty Community Planning <CommunityPlanning@clark.wa.gov>

Sent: Thursday, September 25, 2025 3:56 PM

Subject: Clark County Planning Commission Work Session, Scheduled October 2, 2025

A Planning Commission Work Session has been scheduled for Thursday, October 2nd, 2025, at 5:30 p.m. at the PSC Building, 1300 Franklin Street, 6th floor Training Room, on the topic of **Housing Options Study and Action Plan Implementation – Multifamily Code Updates**. The agenda for the Work Session is enclosed.

More information can be viewed on the following weblink: *Please note that the webpage will be updated as more information becomes available.*

<https://clark.wa.gov/community-planning/planning-commission-hearings-and-meeting-notes>



Clark County Planning Commission

Karl Johnson, Chair
Jack Harroun, Vice Chair
Jeremy Baker
Mark Bergthold
Kyle Fadness
Bryan Halbert
Eldon Wogen

CLARK COUNTY PLANNING COMMISSION WORK SESSION THURSDAY, October 2, 2025

Work Session

5:30 p.m.

HYBRID MEETING DETAILS

Planning Commission meetings will be held in a hybrid format and the public is encouraged to participate in the following ways:

1. **Attend in person in the 6th floor training room**, Public Service Center, 1300 Franklin St, Vancouver. **Please Note:** No testimony is taken at work sessions.
2. **Attend virtually via Webex (by phone or computer/mobile device)**. The Webex link, phone number, and Webex details will be posted to the Planning Commission meetings webpage at least one week prior to the meeting at **www.clark.wa.gov/pc**

AGENDA

- | | |
|---|------------------|
| 1. Call to Order | Chair |
| 2. Housing Options Study and Action Plan
Implementation – Multifamily Code Updates | Elizabeth Decker |
| 3. Comments from Members of the Planning
Commission | All |
| 4. Adjournment | Chair |

From: [Daniel Wisner](#)
To: [Ryan Wilson](#)
Cc: [Terry Wollam](#); [Eric Golemo](#); [Seth Halling](#); [Mike Odren](#); [Jamie Howsley](#); [Houston Aho](#); [Andrew GUNTHER](#); [Sherrie Jones](#); [Les MacDonald](#); [Travis Johnson](#)
Subject: Re: Townhouses in Future Apartment Zone land
Date: Thursday, July 31, 2025 1:29:27 PM

Looks like task force is done, They presented this info to Council Yesterday. There was some good question raised about so I think that with additional info the discussion can still be brought forward and make a difference.

Daniel Wisner

Songbird Homes and Visionary Property Development
Chair 2021 Clark County Developer/Engineer Advisory Board
Email: Wisnerdan@gmail.com
Cell: 360.607.7849

Mailing Address:

10013 NE Hazel Dell Ave. PMB 504 | Vancouver, WA 98685

On Thu, Jul 24, 2025 at 1:34 PM Ryan Wilson <ryan@wilsonarchitects.us> wrote:

Does anyone know if there are plans for additional meetings of the Multi-Family Housing Task Force? I'm on it, so should probably know. The last meeting sort of felt like it was the last one, but I don't know that anyone has said that officially.

RYAN WILSON

WILSON ARCHITECTS

(360) 696-4722

From: Terry Wollam <terry@wollamassociates.com>
Sent: Thursday, July 24, 2025 1:18 PM
To: wisnerdan@gmail.com
Cc: Eric Golemo <Egolemo@sgaengineering.com>; Seth Halling <SethH@aks-eng.com>; Mike Odren <modren@mackaysposito.com>; Jamie Howsley <jamie.howsley@jordanramis.com>; Houston Aho <houstona@ahoconstruction.com>; Ryan Wilson <ryan@wilsonarchitects.us>; Andrew GUNTHER <Andrew@PLSengineering.com>; Sherrie Jones <sherrie@swca.org>; Les MacDonald <lmacdonald@crwwd.com>; Travis Johnson <travis@plsengineering.com>
Subject: Re: Townhouses in Future Apartment Zone land

I agree this would be important to discuss further. Thank you for taking the time to look into

Dan.



On Thu, Jul 24, 2025 at 12:53 PM Daniel Wisner <wisnerdan@gmail.com> wrote:

Some of you may have heard that the proposed code amendments for medium and high density residential zones will no longer allow any platted lots. This would mean that townhomes would be limited to a minimum lot size of 2,000 sq ft since that is the minimum allowed in low density zones.

The indication was that the root cause of these changes was being driven by the WA State Dept of Commerce so I went looking. Question Validate and Verify is one of my favorite error reduction techniques.

Attached you will find a draft document detailing my investigation into Townhomes and what Annual Median Income band they would fit in. I believe that it is quite compelling that townhomes fit in the moderate band of AMI, same as market rate apartments so platting should be allowed in the future.

Can we add this the agenda for discussion or should we handle it another way? It sounded like we are not having a meeting in August and I will not be able to attend the September meeting.

Not having the ability to plat townhouse lots even if we have 18 units per acre minimum density would limit the market and greatly reduce the lowest price point for affordable home ownership which is one of the state goals of the state legislature.

Daniel Wisner

Songbird Homes and Visionary Property Development

Chair 2021 Clark County Developer/Engineer Advisory Board

Email: Wisnerdan@gmail.com

Cell: 360.607.7849

Mailing Address:

10013 NE Hazel Dell Ave. PMB 504 | Vancouver, WA 98685