From:	Cnty 2025 Comp Plan
To:	Rebecca Messinger; Eric Golemo; Cnty 2025 Comp Plan
Subject:	RE: Public Comment- Clark County Comprehensive Plan
Date:	Tuesday, October 13, 2026 11:23:12 AM
Attachments:	image001.png image005.png image006.png image007.png image008.png

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Good day, Eric,

Confirming receipt also for Planning. This will be added to the Comprehensive Plan Index of Record.

Best,

Jeff Delapena
Program Assistant
COMMUNITY PLANNING

564.397.4558

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From: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Sent: Tuesday, October 13, 2026 11:02 AM
To: Eric Golemo <egolemo@sgaengineering.com>; Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: RE: Public Comment- Clark County Comprehensive Plan

Hello, Eric -

This is to confirm receipt of your comments. I will forward to the Council now.

Thank you,
Rebecca

Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

Phone: 564-397-4305
Email: Rebecca.Messinger@clark.wa.gov

From: Eric Golemo <egolemo@sgaengineering.com>
Sent: Tuesday, October 13, 2026 10:51 AM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>; Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: Public Comment- Clark County Comprehensive Plan

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County Council,
I testified at the hearing on 10/1/26 . I understand that the record is closing on October 13 at noon. First, I want to thank council and staff for your work on the Comp plan. It has been a long and grueling process, and I am sure everyone is looking forward to putting it behind them. I do however want to provide 2 comments on items brought up during the hearing that we didn't have opportunity to comment on previously. They are not intended to change the direction of the plan. They are simply 2 minor tweaks to avoid unintended consequences in its application.

1. **Do not eliminate the option to do cluster developments in the AG Zone.**

The last-minute change to the AG code disallowing clusters should not be included in the comp plan ordinance. First, clusters are used to protect viable AG land and keep large parcels intact. Instead of segmenting then into 20-acre parcels, the density can be transferred where appropriate. Then a larger more economical viable AG remainder lot is

protected. Secondly, the proposal did not follow the appropriate procedure. The change was not advertised, and the public and advisory boards were unable to fully comment. **I would suggest it get pulled, properly noticed, and reviewed in more detail so comments can be made and it can be analyzed further as a stand-alone change.**

2. **Avoid inadvertently discouraging family-sized housing.**

Density calculations based solely upon the number of dwelling units can favor smaller units because a studio apartment and a three-bedroom apartment each count as one dwelling unit. When minimum density is aggressive, this can create a strong incentive to construct more studio and one-bedroom units because they allow the project to reach the required unit count within the available building envelope.

The City of Vancouver adopted a density bonus for 2- and 3-bedroom units to prevent disincentivizing much needed family housing. In Vancouver, 2-bedroom units count as 1.25 density units and 3-bedroom units count as 1.5 density units. The objective should be to increase the overall housing supply while still encouraging a range of unit sizes that serve different households. This recommendation was included in "Exhibit 1 – Planning Commission/ Council Decision Table" as part of the Vancouver UGA recommended medium and high-density code revisions. Items 11, 11A, and 65. So it was previously advertised. But was not thoroughly considered during deliberation.

Please adopt similar density bonuses as the City of Vancouver for larger units or another mechanism that avoids penalizing projects for providing two and three-bedroom family housing.

Thanks for the consideration

Sincerely,

Eric E. Golemo, PE
Owner / Director of Engineering and Planning
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