

June 10, 2024

From: Doug Sadler, 8612 E. Bridgeport Ave.

To: Millwood City Council Members

Ref: City Council Meeting – Appeal Hearing for MHP-2024-01

Ref: Supporting Written Documentation for Appellant Argument

Submitted per instructions in May 29, 2024 Notice Letter: “Parties of record may file written arguments prior to the hearing.....”

Dear Millwood City Council,

Below is a copy of the email correspondence where the question was ask of the City Planner for clarification of her unit count of 17. She explained in her email below that she rounded up 16.64 to 17. 16.64 is a maximum value. By definition a maximum value cannot be rounded up. The count of 17 is in error.

The compounding error then occurs because the application is for 20 units. 20 is more than 16. At this point the application should have been returned to the applicant as denied.

Following is the email correspondence:

Respectfully Submitted,

Doug Sadler

From: Theresa and Winston <wiggwi@msn.com>
Sent: Monday, April 29, 2024 6:48 PM
To: Amanda Tainio <planner@millwoodwa.us>
Subject: Magnolia Village

Dear Ms. Tainio,

Thank you for sending us a copy of your decision on the Magnolia Village proposal (MHP-2024-01). We have a couple of items we would like to clarify. Page 27 of your decision notes the following:

“3. MHP-2024-01 (Magnolia Village) will be limited to seventeen (17) manufactured homes on the 83,200 square feet total site per the City of Millwood Bulk Density Standards identified in the City Comprehensive Plan.”

Can you clarify how you came to the figure of 17 units? The Comprehensive Plan allows 2 units per 10,000 square feet in the bulk density standards. By my calculation, under this standard, the maximum number of units on this property should be 16, not 17. Here's my calculation:

$$83,200 \text{ ft}^2 / 10,000 \text{ ft}^2 = 8.32$$

$$2 \text{ units per } 10,000 \text{ ft}^2 = 16, \text{ with } 3,200 \text{ ft}^2 \text{ left over; not enough for even one additional unit}$$

From: Amanda Tainio <planner@millwoodwa.us>
Sent: Tuesday, April 30, 2024 12:24 PM
To: Theresa and Winston <wiggwi@msn.com>
Cc: Info <info@millwoodwa.us>
Subject: RE: Magnolia Village

$$83,200 \text{ ft}^2 / 10,000 \text{ ft}^2 = 8.32$$

$$2 \text{ units per } 10,000 \text{ ft}^2 = 16.64 \text{ which rounds up to } 17 \text{ units.}$$

The adopted appeal fee is \$900.00.

Thank you,

Amanda Tainio

Upward 7 Consulting

City of Millwood - Contract City Planner

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planner@millwoodwa.us