

Adam Zack

From: Lisa Byers <opalclt@opalclt.org>
Sent: Wednesday, August 19, 2020 9:07 AM
To: Comp Plan Update
Subject: Staff report to Planning Commission on ADUs

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Dear Adam, Sophia and Planning Commissioners,

After reading the staff report to the Planning Commission on Accessory Dwelling Units, I want to clarify a few points about OPAL's docket request.

1. The two situations that inspired this request are inside the Eastsound UGA. The staff report refers to this being an impact on rural areas, but that was not the intent. We propose that a change only apply to parcels within UGAs.
2. Both instances that inspired this request are in sub-divisions where private covenants prohibit sub-division to less than a half-acre even though the county has placed the parcels in land use zones that allow ¼-acre density (another issue that certainly has an impact on the Land Capacity Analysis). Therefore, a density bonus from the county would not result in additional affordable housing.
3. We propose that the ADU must be owned by the owner of the land in order to provide year-round affordable rental housing.

Therefore, we propose that SJCC 18.40.240.F.4. be revised to state:

Ownership. An accessory dwelling unit must be owned by the owner of the principal residence, or if the parcel is inside a UGA, an ADU may also be owned by the landowner and such an ADU must have a deed restriction or land lease to provide housing that meets the definition of "perpetual affordable housing" as defined in SJCC 2.27.

Thank you for considering this change.

Lisa

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