

Kathy Davis

From: Ismail Mohammad <ismail.seattle@gmail.com>
Sent: Wednesday, December 07, 2022 11:04 AM
To: Yorik Stevens-Wajda
Cc: Kathy Davis; Becky Ableman McCrary
Subject: Re: [EXTERNAL] Motion regarding ADUs in UR4 and LI

Follow Up Flag: Follow up
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Thanks Yorik for your response.

I am surprised how quickly the UR4 and LI zones were added to the prohibited zones for ADUs. My understanding is that the entire planning commission and the planning department is working to make the codes more efficient and flexible for ADUs and not restrictive.

In my comments of November 14th, I draw up attention to the RCW 36.70A.600 1n which recommends to "Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited". My comment was to consider the MU zone for ADUs. Turn around, there were two zones added to the list of not permissible without any discussion, research, data or public comments.

I completely understand that the UR4 parcels are for more significant development by large developers and builders but taking away the opportunity of building an ADU for even one property owner in this zone is missing the opportunity for that property owner to create wealth and provide the needed housing.

I request you to please consider more discussion with the planning commission with detailed analysis and options for public comments. This change can affect 100s of property owners in the UR4 zone where some of them purchased the properties knowing that they can build an ADU at some point in their lives.

ADUs are a very critical component for the growth of missing middle housing. It may seem to generate a very small number of units but it affects many families who are not even aware that in one stroke, their property use has been changed.

I request that my comments be shared with the planning commission.

Regards

On Wed, Dec 7, 2022 at 9:03 AM Yorik Stevens-Wajda <YStevens@everettwa.gov> wrote:

Sure thing. The commission amended the resolution to recommend prohibiting development of ADUs in the UR4 and LI zones. I looked up the LI parcels during the meeting and found less than 50 that would be candidates for ADUs. I didn't do the same analysis for UR4 parcels, but Chair Finch correctly observed that UR4 is intended for more significant development than ADUs (96% of UR4 land allows four or more floors).

Yorik

From: Kathy Davis <KDavis@everettwa.gov>
Sent: Wednesday, December 7, 2022 8:23 AM
To: Yorik Stevens-Wajda <YStevens@everettwa.gov>
Subject: FW: [EXTERNAL] Motion regarding ADUs in UR4 and LI

Hopefully you can respond to this. . .

From: Ismail Mohammad <ismail.seattle@gmail.com>
Sent: Tuesday, December 06, 2022 8:49 PM
To: Kathy Davis <KDavis@everettwa.gov>
Subject: [EXTERNAL] Motion regarding ADUs in UR4 and LI

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Kathy

I am not clear what was the discussion regarding UR4 and LI for ADU?

Can you please clarify?