



ATTACHMENT 1

City of Bellingham
210 Lottie Street
Bellingham, WA 98225

MEMORANDUM

TO: CITY COUNCIL
FROM: GREG AUCUTT, AICP, PLANNING AND COMMUNITY DEVELOPMENT DEPT.
SUBJECT: CONSIDERATION OF THE PLANNING COMMISSION'S RECOMMENDED REVISIONS TO BELLINGHAM'S ACCESSORY DWELLING UNIT REGULATIONS
DATE: MARCH 28, 2018

The City's original accessory dwelling unit (ADU) ordinance was adopted in 1995. In 2001, the ordinance was amended to restrict ADUs in the Lake Whatcom Watershed. The ordinance was amended again in 2009 to allow carriage units and detached ADUs in areas annexed by the City. The current process to update ADU regulations began in 2015 and was paused during the update to the comprehensive plan. In 2017, staff restarted the process.

The Planning Commission held three work sessions in 2017 and two in 2018 in addition to the public hearing on January 25. On February 15th, the Commission adopted a series of recommended changes to current ADU regulations as detailed in the Commission's findings, conclusions and recommendations document and the attached ordinance. The recommendations now become the purview of the City Council.

The following is a partial list of the changes to ADU regulations recommended by the Planning Commission:

1. Allow detached ADUs in all single family zoned areas.
2. Reduce the minimum lot size for detached ADUs from 10,000 sq. ft. to 5,000 sq. ft.
3. Change the maximum number of occupants from three to four for all ADUs.
4. Limit the number of bedrooms in detached ADUs to two.
5. Require a minimum of one off-street parking space for each ADU.
6. Eliminate transportation and park impact fees for all ADUs.
7. Reduce the maximum building height for detached ADUs from 25-feet to 20-feet.
8. Include a requirement to review the ordinance when 200 ADU permits are issued city-wide; or 25 in any one neighborhood; or by year 2025, whichever occurs first.

Review of the attached packet will show that the process to date has been lengthy, with strong opinions on all sides of the issue. The record is extensive. See the following list of attachments

Agenda Bill Attachments

1. Staff Memo to CC
2. ADU Ordinance
3. PC Findings of Fact, Conclusions and Recommendations
4. 1/25/2018 PC Staff Report
 - A. Draft Findings of Fact, Conclusions and Recommendations
 - B. Preliminary Draft ADU Ordinance
 - C. Staff Proposed Amendments

- D. 1. HVNA Proposed Amendments
- D. 2. HVNA Letter to City Council
- D. 3. HVNA Letter Requesting Pilot Program
- D. 4. Draft HVNA D-ADU Pilot Program
- E. Opportunities/Concerns Matrix
- F. ADU Gauntlet Table
- G. 1. Map: ADUs by Neighborhood
- G. 2. Map: SFR Zones that don't allow D-ADUs
- H. Public Comment reviewed by Planning Commission
- 5. Summary of Public Comment to PC (Opportunities & Concerns)
- 6. PC Minutes from:
 - 9/17/2017
 - 10/19/2017
 - 11/16/2017
 - 1/25/2018
 - 2/1/2018
 - 2/15/2018
- 7. SEPA Final DNS
- 8. CC Public Notice
- 9. Public Comment Received by Council Office 3-8-18 to 4-4-18