

From: Lisa Bender <lisa@lisabender.com>
Sent: Monday, March 7, 2022 10:59 AM
To: Eco, Debbie
Subject: re ADUs for tomorrow night's hearing- please adopt Ordinance 22-006

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Hello Debbie-

Please forward my email to the appropriate people including CE Somers. My mailing address is 7822 156th St SE, Snohomish, WA 98296

Regarding the approval of ADUs -- as a real estate agent, I am seeing a couple of things unfold here in Snohomish County. First -- as people are aging, I have many buyers come to me that want to have their family on their property, without having to physically live together. They want the option to care for their parents and have their children get to have a very strong relationship with their grandparents while maintaining some privacy. The problem that we frequently run into is that the land doesn't qualify (it's a "substandard" lot).

As an example of how this poses a problem and lacks some 'logic' -- I live on just over 3 acres. It is level, and could quite easily accommodate an ADU in the front as the house and outbuildings are placed in the back of the property. The center of the property is our drainfield. At the time our house was built, zoning had dropped to 1 acre lots and we have many 1 acre lots nearby. Then it switched back to R5 and now we are not allowed to have an ADU despite the fact that we have ample room (but NOT ample room within 100ft of our home.) We would like to be able to build an ADU to house caregivers in our old age or rent out our main house and have a small place to call home as we travel.

Another problem my buyers are running into is they cannot afford the insane home prices which are driven by a significant lack of supply. If the ADU rules were more flexible, they could have an ADU and this would provide a source of rental income to offset their large mortgage payment AND it would provide more rentals. (The cost of which has also gone through the roof.)

Being able to build more housing should not just be something that only a 'big builder/developer' can accomplish.

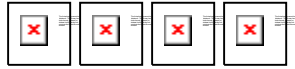
Please adopt the new ordinance 22-006 to allow for ADUs to be built on substandard lots and more than 100ft from the main residence.

Thanks for your time-
Lisa Bender



Lisa D Bender
REALTOR & Team Lead at Sound to Summit Team

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