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Zoom Info: Join Zoom Meeting
<https://wastatecommerce.zoom.us/j/94161694309?pwd=YVk0NW00K3RlZm9NeUhhYengwbGN5Zz09>
 Meeting ID: 941 6169 4309
 Passcode: 744546
 One tap mobile: +12532158782,,94161694309#,,,,,0#,,744546# US (Tacoma)
 Dial by your location: +1 253 215 8782 US (Tacoma)

Meeting Purposes:

1. Hear from jurisdiction who adopted similar HB 1923 accessory dwelling unit (ADU) legislation
2. Share progress on ADU codes
3. Discuss issues or questions on ADU work

If you would like to speak on an agenda item during the meeting, please comment in the chat box so we can call on you. You can also send an email to Laura.Hodgson@commerce.wa.gov or Anne.Fritzel@commerce.wa.gov if you have comments on specific items.

Agenda Items	Time	Notes
Welcome	7 minutes	Commerce announcements on: <ul style="list-style-type: none"> • Overview of what we have heard from HB 1923 grantees in status updates • Information on deliverable dates and changes that may be needed • EZView website resources Information on contract changes to encompass HB 2343 ADU options.
Hear from city who adopted similar ADU code	15 minutes	In 2017 Vancouver adopted ADU legislation with similar elements to the HB 1923 legislation (no parking or owner occupancy requirements). Bryan Snodgrass, Principal Planner, will share about that process. Questions and Answers
Share progress on ADU efforts	25 minutes	What ADU codes did you have before this project began? What approach are you taking to developing your codes and gathering support for the new regulations? What issues or challenges are you dealing with as you draft the code? What has worked well for you? Are there any lessons you've learned at this point to share? Speakers: Bremerton and Fife, other jurisdictions invited to share briefly

Group discussion questions	25 minutes	<p>How are you addressing any public or council concerns?</p> <p>What is your main community or council concern with the HB 1923 legislation changes? (parking, owner occupancy, square footage requirements, not prohibiting separate rental or sale of ADU and primary residence, other)</p> <p>Are you exploring other code changes to enhance ADU feasibility, such as reducing setbacks, increasing lot coverage, adjusting utility hook-ups rules (one connection per lot), changing impact and permit fees, etc.?</p> <p>Are you examining your cities permitting and zoning processes for building ADUs?</p> <p>Are you planning to add any regulations regarding short-term rentals as you adopt regulations for ADUs? If so, what issues are you facing and what changes are you looking to make?</p>
Wrap-up	5 minutes	<p>Time for cities to ask questions of each other and Commerce that have not been discussed.</p> <p>What information can Commerce provide to assist your planning efforts?</p>

ADU Resources:

- MRSC: [Accessory Dwelling Units](#) webpage includes information on:
 - What is an accessory dwelling unit (ADU),
 - ADUs in Washington and when they are required in a jurisdiction (including a link to model ordinance recommendations),
 - Examples of Local Jurisdictions
- MRSC: [Accessory Dwelling Units: Issues & Options](#) report (1995)
- MRSC: [Encouraging Residential Infill](#) (see Accessory Dwelling Unit section)
- [Seattle](#) and [Lacey](#) have adopted approved ADU plans for residents to use, which is option (x) of RCW 36.70A.600(1).
- [Seattle's ADU code](#) is another example of code without parking or ownership requirements.

Information on short-term rentals and ADUs:

1. [12 Examples of Short-term Vacation Rental Regulations \(MRSC\)](#)
2. [Regulating Short-term Rentals: A Guidebook for Equitable Policy \(Sustainable Economies Law Center\)](#)
3. [Seattle's Approach and Policy Research on Short Term Rentals \(Seattle\)](#)

Invitees: (Speakers in bold)

City	First Deliverable	Other Actions	Current Code	Work to Date	Possible questions or notes
Bremerton	Rough draft sub 8/10/20; Draft 1/31/21	Cluster zoning, 6 du/acre	<ul style="list-style-type: none"> • Section 20.46.010 • Attached or detached • Permitted with new or existing SF dwellings • 60% of principal unit • Some design requirements • 1 parking space • Owner occupancy • Deed restriction for requirements 	Draft submitted	
Fife	Draft 9/30/20	Duplex/triplex/ courtyard apt, duplex/corner, short subdivision	<ul style="list-style-type: none"> • Section 19.80 • Allowed with SF detached structures • Attached only • Owner occupancy (restrictive covenant) • 300-800 SF, and no more than 30% of primary dwelling • 1 parking space • Home occupation is allowed in ADU or principal structure, not both • No separation in ownership (I assume no condo-ization) • Some design requirements • Additional req. per zone 	Analysis of data and code completed	-Not planning to meet parking, owner occupancy, or size requirements – increasing size from 800 to 900 SF and adding detached units
Orting	Draft 11/30/20	Duplex/triplex/ courtyard apt, cluster zoning, duplex/corner, and short subdivision	<ul style="list-style-type: none"> • Section 13-5-6 • Attached or detached • One allowed with any detached SF structure • Owner occupancy (affidavit) • Up to 1,000 SF • Parking? • Some design requirements • Notice of title to Pierce County Auditor 	All work started	
Pasco	Draft 11/19/20	Duplex/triplex/ courtyard apt, cluster zoning	<ul style="list-style-type: none"> • Section 25.165.040 • Allowed within all SF districts • Attached only • Owner occupancy for 8 months per year 	Has not started ADU that we know of	

City	First Deliverable	Other Actions	Current Code	Work to Date	Possible questions or notes
			<ul style="list-style-type: none"> • no more than 40% of primary dwelling and not exceed 800 SF • No separate utilities • 1 parking space • One design requirement for entrance • AD permit req for construction/alteration 		
Wenatchee	Completed in 2019	Duplex/triplex/ courtyard apt, cluster zoning, duplex/corner	<ul style="list-style-type: none"> • Section 10.47.040 • Allowed with any new or existing SF dwelling • Attached or detached • Owner occupancy for 6 months of the year in RS and RL zones • no more than 50% of primary dwelling and not exceed 800 SF • 1 parking space (3 total w/ SF unit) or only 2 for SF & ADU with 1 on-street • Home occupation is allowed in ADU or principal structure, not both • Jointly metered utilities • Some design requirements • Covenant with County for owner occupancy, no separation in ownership, etc. 	Complete, but included parking and owner occupancy requirement	-Were parking and owner occupancy requirements not possible to attain?
Woodland	No draft date listed	HAP, duplex/triplex/ courtyard apt, cluster zoning, infill exemption, duplex/corner lot, short subdivision, 6 du/acre	<ul style="list-style-type: none"> • Section 17.16.100 • Allowed with any SF structure • Owner occupancy for 6 months of the year with affidavit and notice on title; also no separation in ownership (condo-ization) • Detached allowed only on lots of 8500 SF or more, with one exception for existing structures • 300-800 SF and no more than 40% of primary residence • 1 parking space • Some design requirements 	No info	