

Watts Remy

From: Richard Miron <rlmiron43@gmail.com>
Sent: Saturday, March 30, 2019 4:17 PM
To: SENR Exhibits
Cc: Sen.TimKnopp@state.or.us; Phil.Henderson@deschutes.org; Patti.Adair@deschutes.org; Tony.DeBone@deschutes.org
Subject: Yes on SB 88 & suggested alterations

Dear Chair Dembrow and members of the committee,

I live in Deschutes county near Bend and believe SB 88 could be a valuable step in alleviating the housing shortage we are experiencing in our area. And, I believe this bill could be more usable and valuable with two slight modifications.

First, I suggest that ADU square footage should not be limited to 900 sq ft (Section 2 f). This should be left to the discretion of the county commissioners or at least raised to 1200 or 1500 sq ft. A family typically needs at least 2 bedrooms and 900 sq ft is insufficient space for a 2 BR dwelling to be realistically comfortable. Besides why limit this bill to such a low number. Cost will naturally keep the square footage low.

Secondly, I suggest that ADU maximum distance from the existing single-family dwelling should not be restricted to 100' (Section 2 g). Depending on property size, configuration & terrain, 100' may or may not make sense. This restriction should be raised or eliminated or left to the discretion of the county commissioners. Again why limit this bill to such a low number.

On an additional note, many rural properties already have an existing second dwelling such as a barn. In many cases these second dwellings could be renovated to provide a permitted livable space at a lower cost than a new structure. Also not having to build a new structure might alleviate objections some have with this bill not preserving farm land. Again the 100' distance restriction could be restrictive.

Thank you for your consideration.

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