

Good evening Planning Commission. My name is Allan Perry. My address is 10194 S Zinnia Way. For the sake of transparency, I am a White City Councilmember; however, I did not participate in the Council sub-committee that helped draft this ADU policy. My comments tonight are my own personal views on a few items in this policy that I hope you will reconsider before making a final recommendation to the council.

I believe one of the biggest reasons the state of Utah addressed the ADU issue is to help address a need for affordable housing options and provide more housing flexibility for individuals as well as families. I believe there are 2 areas where this draft policy falls short in achieving these goals and the objectives outlined in the draft itself.

These are:

- The restriction of Interior ADUs in A-1, A-2, or R-1-21 Zones; and
- The cap on family/occupant size in an Interior ADU

Let me explain my reasoning:

The decision to utilize the Interior ADU policy should generally be up to each homeowner (if their lot size and home can support it) based on their home, their desire, and their individual goals. I see no reason why A-1, A-2, or R-1-21 lots should be restricted. Those lots are larger, generally making it easier to accommodate off street parking requirements or potential home additions if the homeowner desires. We often mourn the loss of Agricultural zoned properties to higher density development, but one reason for a loss of these properties in our communities is the cost of maintaining larger lots and animals. An Interior ADU is another potential tool in the toolbox, if they choose, for homeowners who value these Agricultural properties to be able to have additional income to support their upkeep of these properties.

One of the biggest benefits of Interior ADUs that I see is the flexibility it gives to homeowners at different stages of their lives. For example, a single person may desire to purchase a home with an Interior ADU knowing at some point they would like to raise a family there. In the meantime they might like to build some financial independence by living in the smaller portion of the home and renting the larger portion of the home to a family. I have no problem with a cap of 4 on the number of independent adults renting an Interior ADU, but it may not be uncommon in our community for a single parent or couple with 3 or more kids to need an affordable housing option in a good community that an Interior ADU could provide. Providing affordable housing for families should be an important goal. This hypothetical single homeowner or perhaps a retired empty nester couple could easily live in the smaller portion of their home during those periods of their lives and comfortably rent out the larger Interior ADU to a family of more than 4. This would benefit the homeowner as well as a family in need of affordable housing at a time in their lives when funds are likely already very tight. It's a win-win. I would encourage a cap of 4 adults, or up to 2 adults with their dependent children (which could result in more than 4 persons). Or perhaps put a limit of 4 on one occupied unit (primary dwelling or IADU), but not both.

I believe our community benefits when homeowners can stay in the community longer. As I've already tried to demonstrate, the flexibility of an Interior ADU may allow a homeowner to stay in our community throughout the different stages of their lives. A single person may live in the smaller portion of their home and rent out the larger portion. If that homeowner starts their own family they may transition to the larger portion of the home and rent out the smaller portion. Or they may utilize the entire home depending on their needs. Once their family is grown they may find themselves wanting to live in the smaller portion of their home again and benefit from some extra income into retirement. This flexibility benefits our residents by allowing them to maintain more financial stability throughout their life as needed while also providing more housing options (hopefully affordable options) for other individuals and families who are looking to rent an Interior ADU.

Thank you for hearing my concerns, and I hope you'll consider changes to these 2 areas.