

The following Written Testimony relates to File No. 17-285, Accessory Dwelling Units:

Amy Johnson

From: webmaster@cityofsalem.net
Sent: Saturday, June 10, 2017 6:28 AM
To: citycouncil
Subject: Contact City Council

Email from the City Contact form app.

Message Type: Contact City Council

Details:

- From: Douglas Dusenbery at: Duseyd3@yahoo.com
- Phone: 503-689-5254
- Mailing Address: 1115 alpine Ave nw, Salem, Or 97304
- Message Body: Accessory Dwelling Units. I urge you to be flexible about parking when you approve the rule that applies to these units. My neighborhood doesn't have the street width to allow parking on both sides of the street and allow two way traffic to flow from Glen Creek road nw to Tabin Ave nw. Instead off approving approving no parking or one space for all units you could make indivual decisions on parking during the permit stage of an application. Send a notice out to the neighbor within 200 feet of the proposed address then make decision on parking for a particular structure based on the facts of its location. This proposal works as long as the original owner resides in the main structure. What happens when the owner becomes an absentee landlord of two dwellings? There are no monitoring provisions to prevent the land lord to use both dwellings as short term rentals. I think this purposal needs additional work before it is approved.

Amy Johnson

From: Willamette Valley GAD <willamettevalleygad@gmail.com>
Sent: Monday, June 12, 2017 1:17 PM
To: CityRecorder
Cc: Eunice Kim
Subject: Written Testimony for tonight's ADU Public Hearing
Attachments: SAR_ADUTestimony_061217.pdf

Hello - Attached please find the written testimony from the Salem Association of Realtors in support of Ordinance No. 10-17 (Accessory Dwelling Unit Proposal). I'm hoping this reaches you in time to be placed in the record for tonight's hearing.

Thank you,
Holly

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Holly D. Sears
Willamette Valley Government Affairs Director
HDS Consulting, LLC
(503) 931-0876
willamettevalleygad@gmail.com



June 12, 2017

TO: Salem City Council

**FR: Pam McColly, President
Salem Association of REALTORS®**

Alex Rhoten, Government Affairs Chairman
Salem Association of REALTORS®

RE: Ordinance Bill No. 10-17/Accessory Dwelling Unit

On behalf of the over 1000 members of the Salem Association of REALTORS®, thank you for the opportunity to comment regarding the proposed code amendment to allow accessory dwelling units (ADUs) in the City of Salem. As Salem is the only major city in Oregon to not allow ADUs, the Salem Association of REALTORS® urges you to adopt the proposed amendments recommended by the Salem Planning Commission.

The 2015 Housing Needs Analysis (HNA) projects that by 2035 Salem will face a 207-acre multifamily land deficit and 60,000 new residents. Allowing accessory dwelling units is one of several important options to consider to reduce the land deficit and accommodate the population growth that Salem is facing. ADUs will not only add to our housing supply, but will diversify Salem's housing options and create opportunities for owners to earn additional income and add value to their property.

We appreciate the thorough process undertaken by the City of Salem Planning Division, in conjunction with the Housing Choices Advisory Committee and other community members, to develop a thoughtful and reasonable set of standards for allowing ADUs and we urge your adoption.

Thank you for your time and for the consideration of our comments.