

Needed Adjustments for Tiny House Development Code

Dear City Council,

The following issues are critical to being able to build a Tiny House Development on my property in La Conner.

1. Please eliminate any minimum lot size requirement for Tiny Homes and Tiny Home developments. My project's five approximately 4,000 square foot lots are approximately 20,000 square foot total. It would not be allowed under the 1+ acre proposed requirement.
2. Build tiny houses to R/V standards to allow for affordability and innovation. Not standard building code. It is close to impossible to build an SFR to the current energy code, and extraordinarily expensive.
3. Please reduce the fees as follows:
 - a. 10% of SFR for Tiny Homes up to 400 square feet, 20-25% for Tiny Homes from 401-700 square feet. (Fees are currently proposed at 50% when the Tiny House could be less than 10% of SFR.)
4. Please approve portable Tiny Homes for up to 50% of units in a Tiny Home Development, or please consider it for my site at Washington and Whatcom Street as a demonstration project for the city.
5. Please go back to one parking space for every two Tiny Homes including on-street parking.

If the City Council will please approve these amendments to the current Tiny Home Development Code, I can build a wonderful Tiny Home Development project on my property here at Whatcom and Washington Streets to greatly benefit this community.

Thank you,



Greg Ellis

Manager

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