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Mark Personius
Director

Memorandum

September 14, 2021

To: The Honorable Satpal Sidhu, Whatcom County Executive
The Honorable Whatcom County Council

From: Matt Aamot, Senior Planner

Through: Mark Personius, Director

RE: Unified Fee Schedule Amendment / Density Credits

The Whatcom County Council is considering a separate ordinance that would allow an increase in the size of accessory dwelling units if density credit fees are paid by the applicant. However, there is no density credit fee in the Unified Fee Schedule (UFS) for enlarging accessory dwelling units. Therefore, we are proposing this ordinance to amend the UFS to include such a fee.

The former County Executive appointed the Whatcom County TDR/PDR Multi-Stakeholder Work Group in February 2017. The *Whatcom County TDR/PDR Multi-Stakeholder Work Group [Final Report](#)* was issued on October 3, 2018. This report included a number of recommendations, including the following:

. . . Accessory dwelling units are currently limited to 1,248 square feet. . . The TDR/PDR Work Group recommends increasing the size limit by 500 square feet to a maximum of 1,748 square feet if density credits are purchased. It is recommended that the price should be \$8/square foot up to the 500 square foot maximum. . . (p. 34).

The proposed ordinance includes an \$8/square foot fee for expanding accessory dwelling units, as recommended by the Work Group.

Thank you for your review and consideration of this matter.