
From: Josh Mohland <josh@mohland.com>
Sent: Tuesday, July 7, 2020 8:38 PM
To: Planning Clerk
Subject: RE: Proposed Accessory Dwelling Unit (ADU) Ordinance

Members of the Planning Commission,

I have an interest in the proposed ADU Ordinance and its potential impact on the Jacoby Creek Area.

As proposed, this ordinance would impose a special restriction on the Jacoby Creek Area. Reportedly, this is because of some problem with the adequacy of water and sewer services or the impact of accessory dwelling units on traffic flow and public safety (see section 69.05.6). My questions are:

1. What is that specific problem?
2. Why is this problem specifically targeting the Jacoby Creek Area compared to the rest of unincorporated Humboldt County?

Additionally, the Planning Department seems to be giving conflicting answers when asked about second dwellings on parcels in the Jacoby Creek Area. Some planners are saying a second unit is okay on parcels smaller than 5 acres, while other planners are saying they are not. When asked why they would not be, the answer has been because there have been studies of pollution in the area.

While this does not make any sense to me -- if this is true, I would like to see the studies and review them. Of greater importance, I'd like to ask the Planning Commissioners if they have seen those studies and if they agree they are the cause for imposing the special restriction on the Jacoby Creek Area? If this is not the case, then why does this special restriction exist?

Thanks,

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