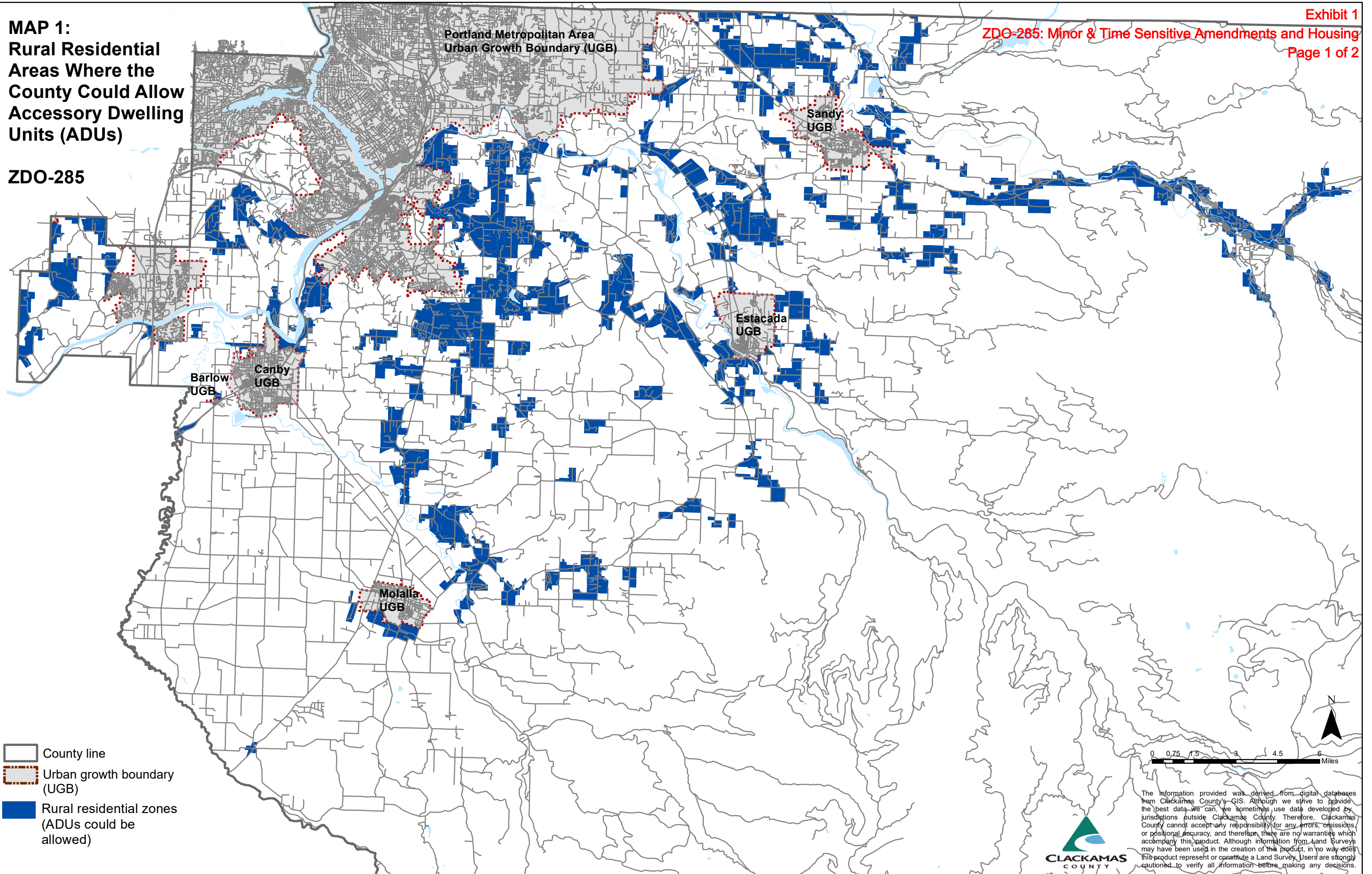





ATTACHMENT B: EXHIBITS

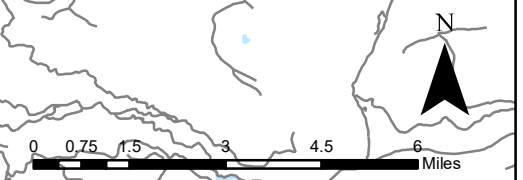
ZDO-285

MAP 1: Rural Residential Areas Where the County Could Allow Accessory Dwelling Units (ADUs)

ZDO-285



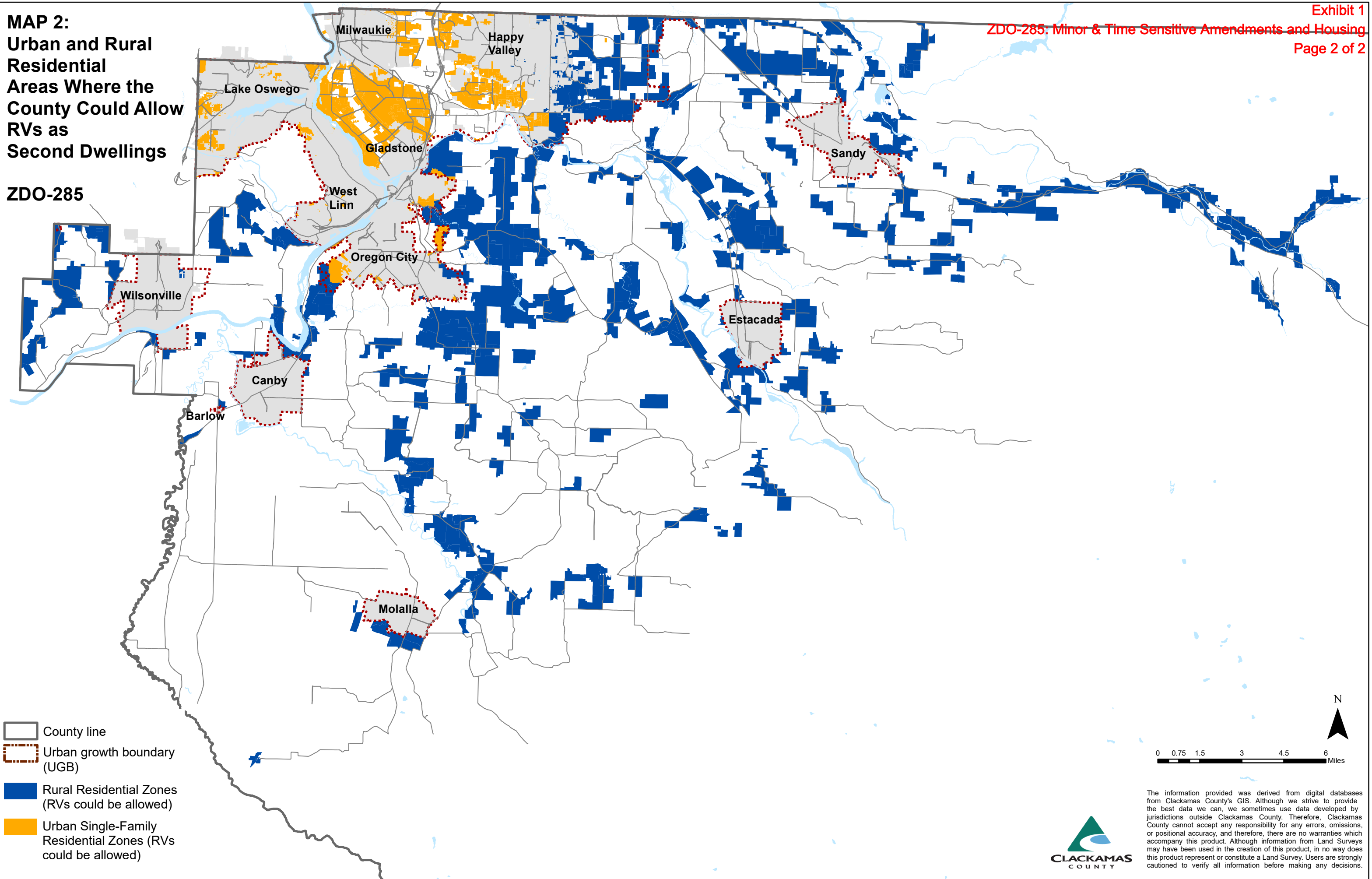
-  County line
-  Urban growth boundary (UGB)
-  Rural residential zones (ADUs could be allowed)



The information provided was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from land surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users are strongly cautioned to verify all information before making any decisions.

**MAP 2:
Urban and Rural
Residential
Areas Where the
County Could Allow
RVs as
Second Dwellings**

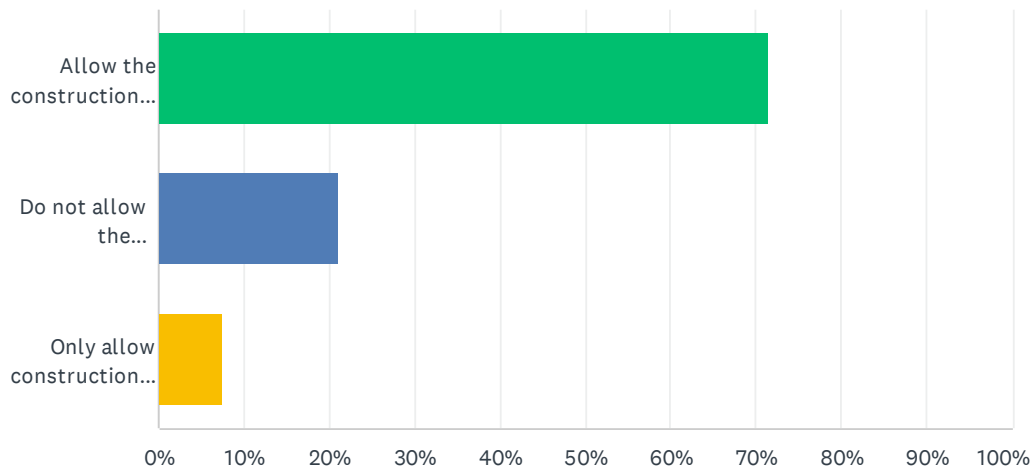
ZDO-285



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Q1 The proposal would allow ADUs to be constructed in the rural residential areas highlighted in blue on the map below. In general, what do you think about the option to construct ADUs in these areas?

Answered: 621 Skipped: 10



ANSWER CHOICES	RESPONSES
Allow the construction of ADUs in all of these areas.	71.34% 443
Do not allow the construction of ADUs in any of these areas.	21.10% 131
Only allow construction of ADUs in some areas. (please specify below)	7.57% 47
TOTAL	621

#	PLEASE SPECIFY AREAS:	DATE
1	In particular, on parcels deemed EFU - we farmers especially need the added income	4/10/2024 9:34 AM
2	I believe these blue zones should be expanded to include all areas outside the urban growth boundary. If impact on the land is an issue, than maybe certain areas could be more limited in the number of adus allowed.	4/9/2024 8:17 PM
3	For family only	4/9/2024 4:03 PM
4	The area should also include land zoned EFU if in the immediate area. Small family farms have more challenges than residents generating income to save the small family farm so coveted in Oregon but rarely getting the support need with generating alternative income like an ADU would do.	4/9/2024 12:33 PM
5	They should not be allowed along the Willamette River overlay. Crappy little houses along the scenic rivers sounds horrible.	4/8/2024 5:45 PM
6	within urban growth boundary	4/8/2024 2:50 PM
7	Our local metropolitan areas, with lot sizes of 1-acre or less are permitted to have ADU's. I live the proposed area of ADU expansion in the county on a lot that is greater than 1-acre, and find it very frustrating county code does not permit a 2nd kitchen in my home to accommodate a in-law suite to care for aging family.	4/8/2024 1:39 PM
8	Yes to all areas in blue AND in the urban reserves. Why are properties in the urban reserves	4/8/2024 1:34 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

eliminated from this option? They are the ones closest to urban centers with options for better transportation, less traffic impact, etc.. This is not a just application of allowing ADU's for such a specific land use designation. Either allow all the areas in blue AND in the URBAN RESERVES to have this opportunity, or none of them.

9	EFU should be included in this. It's infuriating that Farmer's cannot have a small ADU on their property. Limit the size and number of allowed structures, but at least give farmers the option. You want to help farms and protect their longevity - give them the ability to generate some additional income! People would love to have the experience of staying on a working farm!	4/8/2024 1:07 PM
10	Some services such as water/sewer are already limited or at capacity in some areas.	4/8/2024 11:29 AM
11	ADU should not be allowed in the resource zones, AG/F, EFU or Timber.	4/8/2024 10:04 AM
12	Only on land more than one acre	4/8/2024 9:13 AM
13	Only areas where homes are separated by a certain minimum distance so that established neighborhoods are not destroyed.	4/8/2024 8:27 AM
14	Rural only	4/7/2024 6:15 PM
15	All	4/7/2024 5:50 PM
16	I'm all for it. Someone in fact I'm going to take my voucher and go my section 8 voucher and go live when one of those until and till the end cuz I'm tired of being stuck on stack with peopl	4/7/2024 4:39 PM
17	I have several dozen acres ag and timber deferred, with 2 electric meters. I want to be sure I can use the 2nd meter, which I've paid electric bills on all these years. How can I look myself up on this map?	4/7/2024 3:18 PM
18	But why not in ALL areas?	4/6/2024 7:12 PM
19	Only allow on properties of 10 acres or more.	4/6/2024 6:21 PM
20	Please do not allow this in Sandy!!!	4/6/2024 3:23 PM
21	Pretty limited area for ADU's. ADU's should be allowed in more area's exclusive farm land zoning w a min of 2 acre lots".	4/6/2024 11:29 AM
22	Please expand areas- we live in rural Clackamas County, have over 2 acres but I do not see that our area included.	4/6/2024 10:51 AM
23	Depending on lot size	4/6/2024 10:24 AM
24	ADU's should be allowed on farm land also!	4/6/2024 9:58 AM
25	Also allow ADU's on farmland zoning with minimum 2 acre lots	4/6/2024 9:24 AM
26	Larger lot size than 2 acres	4/6/2024 8:54 AM
27	In addition, there are a significant amount of new homes on 2 acre properties in rural areas that happened to be zoned efu. These must also be allowed to build ADU. The current rules not allowing them on farmland are outdated. Please include farmland rural land of 2 acres properties.	4/6/2024 8:53 AM
28	All	4/5/2024 6:26 PM
29	Allow in all of county.	4/5/2024 10:45 AM
30	If the map were larger, I may be able to tell what areas you're talking about.	4/5/2024 10:41 AM
31	Outside city limits should be approved	4/5/2024 8:31 AM
32	Haley road north of. Hey 26?	4/5/2024 8:27 AM
33	Any and all, housing is not the entire problem, traffic is already terrible. Lowers existing quality of life.	4/4/2024 8:16 PM
34	Please add South of Molalla and Maruqam area just outside of Scotts mills. My parents land has been in the family for generations and this is the exact solution we need but we aren't in a blue area. What are our options? TO sell out to some millionaire that won't ever farm the land and will wait until laws change? Great idea but expand areas.	4/4/2024 8:11 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

35	You really need to include farmland and forest land 2 acre lot home sites. It makes zero sense to exclude 2 acre homesites that happen to exist in efu areas.	4/4/2024 7:53 PM
36	None	4/4/2024 7:08 PM
37	Allow in MORE areas	4/4/2024 5:35 PM
38	Many exclusive farm areas, not in blue, already have extra small houses that could easily be made rentals.	4/4/2024 5:16 PM
39	Not on first designated land	4/4/2024 10:55 AM
40	Clackamas County	4/4/2024 8:03 AM
41	Allow on lots over 2.5 acres.	4/4/2024 5:26 AM
42	No RV	4/3/2024 8:23 PM
43	I am thoroughly confused how this map was constructed. My old house (5 acres in an area of 5-20 acre parcels, RRF5) AND my new house (under 1 acre in an area of 1/1 - 2 acre parcels RRF5) are both on this map. This makes no sense. Why are other 2+ acre parcels excluded. IMO it's too limited. One side of the street is ok but the other is not?	4/3/2024 7:40 PM
44	Firwood road	4/3/2024 7:23 PM
45	Can't read the map but I hope Boring is included	4/3/2024 7:15 PM
46	It should be allowed everywhere, my neighbors across the street will be able to with 2 acres and I with 60 acres will not according to your map.	4/3/2024 7:09 PM
47	Not in the Sandy area	4/3/2024 6:36 PM
48	Moved to rural area to get away from people and the noise , most people do not respect the rules I see a growing number of adu put on land and property values will plummet	4/3/2024 5:30 PM
49	The map doesn't give an ability to look up by address so is hard to tell what local impacts could look like.	4/3/2024 4:39 PM
50	We live in Boring on 2.5 acres and need a AUD for our parents. I think this is a wonderful idea.	4/3/2024 4:07 PM
51	None	4/3/2024 4:05 PM
52	They should be allowed in more areas than what is showing blue on your map.	4/3/2024 3:52 PM
53	Please allow them all over Clackamas County including unincorporated Boring.	4/3/2024 2:37 PM
54	I don't want to solve Portland,s Homeless Crisis by some non-profit paying to ship all their homeless to clackamas county	4/3/2024 2:19 PM
55	Many of these side roads and back roads arse already have problems with traffic and speeding. Many of us have invested a lifetime in paying for our property because we want to be in a rural area. Not around so many people. That's why we choose not to live in a city. The problem is some people will get the idea that they may turn these little things into rentals. And then it's gonna be a bad deal from there.	4/3/2024 1:25 PM
56	Some areas concern me, as there is already not much law enforcement available to the more outlying areas. Packing more people into those areas could cause issues. That's one reason to admire the minimum 1-acre lot size in Boring; we can't be packed in any tighter.	4/3/2024 1:20 PM
57	Marmot, OR	4/3/2024 1:03 PM
58	All areas that have acreage	4/3/2024 12:09 PM
59	I think every property should be able to have an ADU	4/3/2024 12:06 PM
60	Please do not allow ADU's within 1000 feet of Sandy & Salmon Rivers, Tickle and Deep Crks and other tributaries to Clackamas R drinking water source. The septic systems through out these areas are often sketchy. They likely contribute far more e-coli, etc that treated wastewater from towns. You have no way of assessing the functionality of the existing septic systems they are connecting an ADU to from primary residence.	4/3/2024 11:16 AM
61	Aims area	4/3/2024 11:08 AM

62	Why such minimal areas to be approved? Should allow for any outside the UGB if the property meets requirements	4/3/2024 10:48 AM
63	Molalla, Oregon	4/3/2024 8:12 AM
64	Cherryville	4/3/2024 8:02 AM
65	How, pray tell, can you identify where these areas are and what the boundaries are? This is a pretty useless map, even your County people could not identify the boundaries, shame on you folks!	4/2/2024 6:22 PM
66	The entire area as outlined on the map.	3/31/2024 1:17 PM
67	High lighted areas	3/30/2024 11:20 PM
68	No RVs. Should be permanent structures only	3/30/2024 9:18 AM
69	The info structure is not built to handle all the additional unregistered homes	3/30/2024 7:33 AM
70	Larger rural area than this and provide a better map. This is not easily readable and feels very ill prepared.	3/29/2024 7:00 AM
71	Specifically the Hamlet of Beaver creek	3/29/2024 6:25 AM
72	Allow on More than 2 acres in rural areas	3/29/2024 5:27 AM
73	I certainly can't tell you that I agree with ALL of those areas. Cripes. Who could say that? Really? That's not a smart way to ask others. It is kind of viscous-minded to my eye, as it presents an all-to-easy choice for giving the County a blanket permission for what it has drawn up. I do think it is important to consider an expansion of ADUs. I would give a much higher priority for ADU permissions in cases where additional family members are needing a place to live with their parents or other relatives. I'd almost rubber-stamp those, consistent with engineering safety (of course.) I would use a much higher standard for anything of a more distant, 3rd party, commercial nature. But I'd expand that, too.	3/28/2024 11:38 PM
74	If the building site makes sense, allow it but don't go crazy and approve sites that are bad planning. Be picky.	3/28/2024 8:35 PM
75	Critical: ensure oversight and enforcement of ADU-related regulations and restrictions - especially as it relates to short term rental. We are having issues already with regard to inadequate medium- and long-term rentals, and an oversupply of STRs.	3/28/2024 4:38 PM
76	ADU's should be allowed in urban reserves as well.	3/28/2024 3:12 PM
77	Only allow ADU's and RV's in hardship cases. Require full septic capacity upgrades or new septic systems. Mitigate all transportation impacts. Adjoining property owners must approve any new ADU's or RV's.	3/28/2024 8:56 AM
78	On private property by the legal owner. One ADU per property owner.	3/27/2024 9:33 AM
79	This map is too unclear to see the exact area under discussion. However, I am for all ADU's in all areas.	3/27/2024 7:12 AM
80	Rural acreage only	3/26/2024 4:28 PM
81	Only allow construction of ADUs if they are constructed to higher standards that mitigate risk to natural hazards. The Rural Residential areas are vulnerable to hazards like wildfire and flooding, and can be difficult for emergency services to access during extreme weather events. New construction should be limited in the highest hazard areas.	3/26/2024 2:04 PM
82	Rural areas, not right in towns/cities.	3/26/2024 1:53 PM
83	Any place except farm and forest land.	3/25/2024 6:42 PM
84	Not on new construction. Not on wooded lots in rural areas. Only in home developments.	3/25/2024 1:36 PM
85	Allow ADU's outside the City limits and outside the Urban Growth boundaries in ALL of Clackamas County	3/25/2024 9:08 AM
86	Anywhere in Redland and Beaver creek	3/25/2024 8:35 AM
87	Restrictions on number of occupants, sanitation, use of water, waste disposal, accountability	3/24/2024 7:44 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

for regulations

Page 5 of 77

88	ADUs need to be built where the jobs, medical care, mass transportation, and stores are located.	3/24/2024 7:41 PM
89	All areas and all zoning from the above listed RRRF5- EFu, Ag/F and Timber. An adu on a 10-160 acre piece makes more sense than a piece in town or 1 acre in size. It'll be less impact to neighbors and better for family's with generational property.	3/24/2024 7:37 PM
90	Redland/Beavercreek	3/24/2024 3:28 PM
91	Redland	3/24/2024 3:20 PM
92	Washington DC	3/24/2024 12:45 PM
93	DO NOT allow them to be used as STRs.	3/24/2024 11:07 AM
94	Speaking only to the Mt Hood corridor. We here have our own issues with STR's and the county inability to even get this program off the ground. How would we be guaranteed these options would be permitted, monitored and ensure the ADU is built to code and not used as a Short Term Rental? The area here is very diverse in topography, ground water level and access.	3/24/2024 11:00 AM
95	It appears that the majority of Marmot rd (as an example) is not a designated area for an ADU. It hits all the criteria for an ADU so why is so many properties excluded?	3/24/2024 9:24 AM
96	Why restrict ADU's to rural Clackamas Co? You should consider working with city ordinances to loosen restrictions on ADU's in residential areas.	3/24/2024 8:41 AM
97	Damascus city limits	3/24/2024 6:13 AM
98	Fall creek rd, Estacada	3/24/2024 5:06 AM
99	Note: I can't see where these are specifically. Eagle Creek? Sandy? Estacada?	3/23/2024 10:40 PM
100	Beavercreek	3/23/2024 9:48 PM
101	All Clackamas county properties over 2 acres!	3/23/2024 9:20 PM
102	In addition, consider applications for land owners to change zoning from forest timber or agricultural use if they want to also qualify for this residential rural zoning to then qualify for ADU ability.	3/23/2024 7:50 PM
103	Eagle creek and Estacada area in the country for sure	3/23/2024 7:40 PM
104	Allow more areas!	3/23/2024 7:15 PM
105	Colton. We have been throttled back for so long and MH hardship placements are almost as expensive as building	3/23/2024 6:11 PM
106	It seems like ADU's are already allowed. At least a builder who is putting three of them on one lot in our quiet neighborhood thinks so. The planning dept should really consider the impact on the neighborhoods before approving.	3/23/2024 6:06 PM
107	Welches, OR	3/23/2024 5:29 PM
108	Areas affected by Wildfire such as the Mt Hood Corridor and adjacent Federal, State and private lands in the past several years should not be further endangered with additional buildings such as ADU outbuildings. Attached to home can be fire hardened. The County does not enforce registration, payment or existence of Short Term Rentals. These would all become Short Term Rentals because the County lacks enforcement mechanisms that are effective.	3/23/2024 5:29 PM
109	Allowances should be made for people on small acreage for adu's. Small acreage properties are not viable for farming, especially since you're allowing ever more solar farms.	3/23/2024 3:35 PM
110	All areas	3/23/2024 2:40 PM
111	The areas are too restricted; you need do to come up with something that EFU & TBR owners could assist their families as well instead of penalizing them. Rural schools are suffering due to the lack of multi families housing on farms & timber families.	3/23/2024 2:11 PM
112	Needs to be in all areas, not just rural. Perhaps restricted by lot size and ability for parking.	3/23/2024 1:21 PM

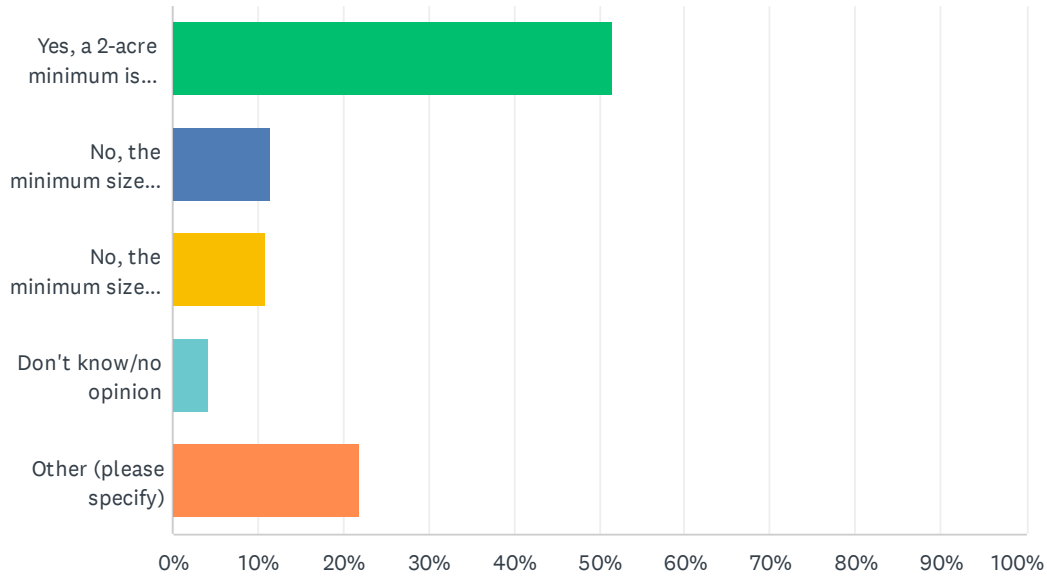
But the housing crisis is in the city not in the country.

113	Clarkes highland dustrict	3/23/2024 1:19 PM
114	Only if off street parking is available	3/23/2024 1:16 PM
115	Not area restriction - use restriction needs to be implemented to ensure investors aren't building adu's to use as short term rentals.	3/23/2024 8:20 AM
116	2 acre minimum would be good	3/22/2024 1:23 PM
117	ANY areas	3/22/2024 6:22 AM
118	Allow it on any property, regardless of the Zoning, that meets the 2 acre minimum.	3/22/2024 6:01 AM
119	please allow an ADU on TBR property also.	3/21/2024 11:13 PM
120	Only in areas adjacent to urban areas. No remote rural ADUs.	3/21/2024 9:56 PM
121	Rural areas of Clackamas County are already being overburdened with STR's many of them are still not registered and there's no enforcement of the regulations either. There are over 1,000 STR's from Sleepy Hollow to Government Camp.	3/21/2024 5:45 PM
122	Expand the areas. This is hardly anything.	3/21/2024 1:42 PM
123	Mt Hood Village: We already have to many ADU's that are being used for short term rentals. THERE IS NO ENFORCEMENT. We are short on CLEAN water, it's already a big issue, same for sewage treatment, we have forest fires caused by careless campfires, traffic is already heavy and out of control speeding is rampant, we have an abundance of trash from short term rentals that bears and other wildlife get into, we have more noise, crowded schools, and ALL with NO LAW ENFORCEMENT IN THE AREA. Adding to all this is NOT an option.	3/21/2024 12:42 PM
124	Inside areas with city provided water and sewer systems. DO NOT allow in areas with small Coop water systems and septic systems.	3/21/2024 8:41 AM
125	inside urban growth boundary	3/20/2024 7:32 PM
126	The areas selected do not make sense. They should be closer to the UGB and not scattered into very rural county.	3/19/2024 1:27 PM
127	Not sure why EFU and Timber areas would be excluded. Seems like a good way to not add housing density but allow homeowners to supplement income. Even if higher restrictions would apply in these areas to only allow if attached or modified within primary dwelling.	3/19/2024 8:28 AM
128	Only allow ADU's on properties 10+ acres or more. It would be unfair to property owners who purchased small acreage for space, to now be forced to live in "neighborhood" situation with possible multiple ADU's.	3/19/2024 4:20 AM
129	It looks like some of the areas are along a stream or some type of water. I disagree with allowing the ADU's in these areas.	3/18/2024 6:04 PM
130	Adjacent to areas whose UGB is fully developed. At this time that includes onlyLake Oswego and West Linn.	3/18/2024 5:39 PM
131	I wonder why only these areas were selected.	3/18/2024 5:00 PM
132	Perfect about time!	3/18/2024 4:14 PM
133	Stop dumping affordable housing in Oregon City and its boundaries. We are not the answer. Stop bringing homeless to our area and stop turning our rural areas into more city cesspools!!! Zoning exists for a reason!	3/18/2024 3:42 PM
134	Do not allow in areas favored for Short Term Rental	3/18/2024 3:11 PM

Q2 If the county allows construction of ADUs on rural residential property, we will have to apply a state-required minimum lot-size standard of 2

acres, but we can choose to require a larger minimum lot size. Is 2 acres the right minimum lot size for construction of an ADU?

Answered: 625 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, a 2-acre minimum is good.	51.52%	322
No, the minimum size should be at least 4 acres.	11.52%	72
No, the minimum size should be at least 10 acres.	10.88%	68
Don't know/no opinion	4.16%	26
Other (please specify)	21.92%	137
TOTAL		625

#	OTHER (PLEASE SPECIFY)	DATE
1	This is not a good idea. Our emergency services are already strained, it invites unscrupulous people more ways to take advantage of the system as well as the public.	4/10/2024 7:29 PM
2	Should be a .50 acre minimum	4/10/2024 4:58 PM
3	The minimum lot size does not make sense. Why make it harder for families to be able to create a home for an aging parent on the property if we are not lucky enough to have a 2 acre+ lot???	4/10/2024 11:14 AM
4	EFU land must be included	4/10/2024 9:34 AM
5	Even one acre would be fine.	4/9/2024 9:34 PM
6	It should be allowed on .5 acres and above.	4/9/2024 5:58 PM
7	no to ADU's	4/9/2024 4:01 PM
8	I feel the acreage should be a minimum of 5 acres and EFU, small farms should be included.	4/9/2024 12:33 PM
9	Could be a smaller lot size.	4/8/2024 9:21 PM

10	no minimum lot size or maximum lot size. this should not be allowed at all...especially no RV ADUs	4/8/2024 9:16 PM
11	The lot size should be less than 2 acres.	4/8/2024 3:03 PM
12	I feel that a 1-acre lot-size is sufficient for ADU here in the county. I live within one of the proposed areas, and while my lot size is 1.6 acres, we are zoned RRF5 because of the 'green space' protected in the neighborhood which averages lot sizes to 5 acres (it was set up this way in the 1980's). Homeowners such as myself would like to enjoy our property within the rules of existing HOA and CCR in place, example, my neighborhood by-laws do not permit property/room rental, however using an ADU space to accommodate family would be great importance to care for them and not have them reside in assisted living.	4/8/2024 1:39 PM
13	If state law does no allow this, then my comment is null & void. But I appeal to allowing ADU minimum of 1 acre	4/8/2024 1:34 PM
14	I'm assuming the lot size includes the primary house as well. If so, I think 4 acres is a good size.	4/8/2024 1:07 PM
15	Allow on 1 acre lot	4/8/2024 12:27 PM
16	A minimum lower than 2 acres would be more equitable and effective in increasing access to housing	4/8/2024 8:28 AM
17	I think it should be 1 acres	4/7/2024 5:50 PM
18	ADUs should be allowed in exclusive farm land zoning with a min of 2 acre lots.	4/6/2024 12:15 PM
19	Please allow more areas for ADU's. The reural area is too small of an option and very limited.	4/6/2024 11:29 AM
20	Don't see the need for restrictions of people's own property. Am attached ADU wound fit fine on a 1 acre piece of property. Depends on property.	4/6/2024 7:48 AM
21	1/8 acre is perfect. Any more is wasted space. We need to protect rural land for farming and other uses.	4/6/2024 6:45 AM
22	1 acre is good.	4/5/2024 9:21 PM
23	The state should set no minimums.	4/5/2024 6:26 PM
24	There should NOT be any minimum size requirement	4/5/2024 8:57 AM
25	With any land what's 100 ft should be okay and more	4/5/2024 8:31 AM
26	County has us [20acres)overzoned at 80acre minimum , change the zoning.	4/4/2024 8:16 PM
27	This should be to allow farmland to have a second dwelling for families to help with the land. Not some scheme for developers to buy up 2 acre lots to make multiple rentals.	4/4/2024 8:11 PM
28	NO ADUs of any kind on any sized lot. Get it thru your fucking heads. there will be no Meth addict losers plopping some shit hole camper anywhere near me. not eve if its county, state, or federally funded shit house.	4/4/2024 7:08 PM
29	it really could be less than 2 acres, but this is at least, a start	4/4/2024 10:50 AM
30	1/2 acre minimum	4/4/2024 10:49 AM
31	I think a 1 acre minimum is good.	4/4/2024 8:03 AM
32	.5 acre for an ADU 1 acre for an RV	4/4/2024 7:16 AM
33	2.5 acre minimum	4/4/2024 5:26 AM
34	Would prefer it applied to smaller lots as well	4/3/2024 8:37 PM
35	Please don't do this, it will change the value of our house!!!	4/3/2024 5:33 PM
36	Should not even be allowed , only for hardships and I know those are even not following the rules I have two neighbors that they filed hardships and parents died and now use the mobile homes for rentals .	4/3/2024 5:30 PM
37	If you're trying to address the need for housing it needs to have flexibility. 2 acres sounds reasonable but density should be allowed on smaller lot sizes to give more housing options. I	4/3/2024 4:39 PM

live in a rural area where there are .75 acre lots and people live in RVs next to the house so their relative isn't homeless.

38	We live in an area that has covenants and are included in this proposal and have two acres and all have expensive homes. Why are these areas included in this proposal? Feel this will causes values to go down and be hard to sell homes. This is just ridiculous !	4/3/2024 3:41 PM
39	1 acre should be just fine	4/3/2024 3:10 PM
40	This is only a plan to take the homeless away from the city and relocate them into the rural areas. These people are best served closer to public assistance.	4/3/2024 2:50 PM
41	Dont allow it	4/3/2024 2:46 PM
42	It would be nice if it could be 1 acre. We are just under the 2 acre require. City of Portland allows them on smaller properties than even 1 acre.	4/3/2024 2:37 PM
43	It should NOT be allowed only for special properties. I am on Firwood Road and have 18 acres. It's unfair that I am excluded. I have needs too. I will sue the county if this goes through and I am not allowed to reap the benefits when most of my neighbors do. Why would I want to look at the extra houses, deal with the extra traffic, and put a strain on the emergency services in this area if I am unable to benefit myself?	4/3/2024 2:17 PM
44	do not allow under any size.	4/3/2024 2:02 PM
45	None	4/3/2024 1:55 PM
46	This will help limit the number that actually are done. Everybody out here has bought property knowing what the zoning is.	4/3/2024 1:25 PM
47	We have plenty of room on our 1+ acre rural lot. I'd love to see justification for the 2 or more acres.	4/3/2024 1:20 PM
48	It should be less if the property has the space	4/3/2024 1:09 PM
49	1 acre lots since the ADU needs to be 100 ft or less from the primary dwelling. Thus will allow the ADU to connect to the existing septic system. 1 acre lots have plenty of room. 2 acre plus lots eliminate a large group that would be able to comfortably handle an ADU on the property.	4/3/2024 12:23 PM
50	At least one acre is in a rural area	4/3/2024 11:54 AM
51	You have the potential of doubling the population in these areas - not that everyone will be building and ADU but still, with water shortages, there needs to be limits. Not sure why you have Mt. Shadows subdivision off Kelso in blue. Those are <1 acre lots and they already have water shortages.	4/3/2024 11:16 AM
52	80 acres. Just like the current subdivision rules.	4/3/2024 11:08 AM
53	One acre will include more people.	4/3/2024 10:53 AM
54	I don't think the size of the lot matters especially if the 100' distance is to the dwelling is hindering the use of the entire lot anyway.	4/3/2024 10:12 AM
55	1acre	4/3/2024 8:02 AM
56	Two acres might be adequate as designated currently but there need to be considerations even there. Congested living spaces, crowding of dwellings/residences, downgrading of current rural settings with inappropriate installations merely to cram more people into our rural, peaceful settings. Don't downgrade the peaceful, serene settings we have, once overbuilt and crowded, there is no going back. You want to increase available housing, do it in the cities where zoning allows that kind of growth.	4/2/2024 6:22 PM
57	No ADUs, encourage the development closer to the central resources. Why are there so many car lots on 99E?	3/31/2024 12:53 PM
58	The minimum should be .25 acres	3/31/2024 7:08 AM
59	It should be no minimum lot size for this	3/31/2024 1:00 AM
60	I believe one acre in some areas is reasonable !	3/30/2024 1:13 PM
61	No ADU's at all	3/30/2024 7:33 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 10 of 77

62	Don't allow ADU. There are already too many of these types located with and likely without permission and variances.	3/30/2024 3:48 AM
63	There should not be an option to construct any type ADU on any size property. Beaver creek is rural and needs to remain as such.	3/29/2024 6:25 AM
64	Why is it a 2 acre minimum? Some properties like mine are nearly seven acres but the hills are steep so the ADU would have to be close to my house, almost just as if I only had one acre. It could be nice to have an ADU maybe but why two acres?	3/28/2024 8:35 PM
65	A .25 acre minimum would allow opportunity for more landowners.	3/28/2024 3:12 PM
66	On all properties.	3/28/2024 2:21 PM
67	1/2 acre	3/28/2024 2:18 PM
68	I think the minimum should be 5. Less than that is too small and could potentially bring down values of neighboring homes and lots.	3/28/2024 8:28 AM
69	Should allow ADU's under 2 acres.	3/28/2024 8:14 AM
70	ADU not allowed no matter how much land you have. Period!!	3/27/2024 10:00 PM
71	NO ADUs	3/27/2024 5:40 PM
72	No minimum lot size	3/27/2024 10:52 AM
73	More important than acreage size is the fact that they absolutely must have water access and septic as well as garbage service.	3/27/2024 9:05 AM
74	No. No, & No. Clackamas County is a beautiful rural county with wide open spaces and lots of farmland. I am against any zone change to allow ADUs in rural residential areas. In 1973 strict land use laws in Oregon were approved by voters. These strict laws have kept our state livable and beautiful for over 50 years. Keep California Creep out of Oregon!	3/26/2024 6:39 PM
75	What is the maximum lot coverage on rural residential properties? What are the landscaping requirements? Two acres seems okay, assuming that there is still pervious surface area and lots are maintained to reduce fire danger.	3/26/2024 2:04 PM
76	Who will regulate this, not just Lot size?	3/26/2024 10:17 AM
77	Should be 1.5 acres!	3/25/2024 2:12 PM
78	If homes are on large lots in all ready developed areas, with sewer, paved roads, water, ADU's should be acceptable.	3/25/2024 1:36 PM
79	should be 1 acre.	3/25/2024 11:11 AM
80	2 acres is good. No ADU's or Rv's on EFU or Timber zoned lands. If you can't build a home on it , it can't have a RV or ADU.	3/25/2024 9:08 AM
81	1 acre should be minimum.	3/25/2024 2:05 AM
82	I'd be okay with either 2 or 4.	3/24/2024 10:14 PM
83	If ADUs must be built in rural areas then the minimum size should be at least 10 acres.	3/24/2024 7:41 PM
84	Clackamas County should push back on the state and allow adu's on all properties as long as setbacks and applicable building codes can be met.	3/24/2024 7:37 PM
85	People who live on property 0.6 of an acre or higher should be allowed to do this. Restricting to 2+ acres really restricts who can do this. Most people don't have this kind of property in rural areas.	3/24/2024 4:48 PM
86	Could be less than 2 acres	3/24/2024 4:02 PM
87	At least 50 acres	3/24/2024 2:13 PM
88	If there is a 2 foot walkway on every side of dwelling it should be allowed on any property that wants to put one on it.	3/24/2024 2:03 PM
89	special projects to be allowed with special requirements noted.	3/24/2024 1:58 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 11 of 77

90	Should be 1 acre	3/24/2024 1:39 PM
91	None	3/24/2024 12:45 PM
92	Please do not allow this no matter how much acreage. We have alot of beautiful forest & waterways. We have an overabundance of air bnb , verbo's already. There is enough apartment complexes here also. Thank you for your time.	3/24/2024 12:41 PM
93	Allow them on small lots so grannies can live in them. 10,000 SF Lots and above	3/24/2024 11:07 AM
94	Keep peopkle centralized in the city. There are empty apartments. Make the existing housing more affordable.	3/24/2024 9:21 AM
95	Larger is to just further restriction	3/24/2024 8:51 AM
96	The minimum lot size should be .5 acres. Many rural properties are this size and easily accommodate an rv pad as well as an owner occupied home.	3/24/2024 7:32 AM
97	I think two acres is too much. In our area (Hoodland Corridor), the lots are usually smaller. ADU's are allowed in Portland and it's not a two-acre minimum...	3/24/2024 6:18 AM
98	Minimum should be one half acre	3/24/2024 6:13 AM
99	Standard 5000 sqr ft lot size is adequate	3/24/2024 5:02 AM
100	1.5 acres	3/24/2024 12:36 AM
101	Minimum lot size should be considered for anyone with 1 acre or more.	3/23/2024 10:40 PM
102	Should be 1/2 acre	3/23/2024 9:48 PM
103	No it should be a quarter acre or more. Come on now, people could really do better if they can legally live on their family or friends propt in an ADU unit.	3/23/2024 7:58 PM
104	This is false information. You can make an exception to the two acre requirement. 2 acres is way too large, meaning that you would be greatly restricting the application of adus, greatly restricting affordable housing. In case you hadn't noticed only white wealthy people own 2 or more acres of land.	3/23/2024 7:56 PM
105	People should be able to add an ADU on their property that is smaller than 2 acres. People are seriously struggling!	3/23/2024 7:15 PM
106	I don't think there should be a limit or the limit should be smaller than 2 acres.	3/23/2024 5:36 PM
107	Smaller. 1 acre.	3/23/2024 3:41 PM
108	Less than 2 acres	3/23/2024 2:40 PM
109	No lot size restriction so long as you can honor reasonable abutments to neighbors property.	3/23/2024 2:35 PM
110	Any size lot that can accommodate an ADU should be allowed.	3/23/2024 2:28 PM
111	The minimum size should be at least 6 acres.	3/23/2024 2:26 PM
112	Smaller than 2 acres would be even better!	3/23/2024 2:23 PM
113	1 acre also	3/23/2024 2:09 PM
114	Less than two acres.	3/23/2024 1:59 PM
115	The size should be at 1 acre or more. My property falls just a hair short of 2 acres but with how the house is built we have enough room for an ADU	3/23/2024 1:45 PM
116	Do not allow ADU's due to additional traffic concerns. Some highways now cannot handle newer planned community development.	3/23/2024 1:42 PM
117	1 acre minimum	3/23/2024 1:34 PM
118	all If these are too high.	3/23/2024 1:21 PM
119	1 acre	3/23/2024 1:17 PM
120	Only if off street parking is available	3/23/2024 1:16 PM

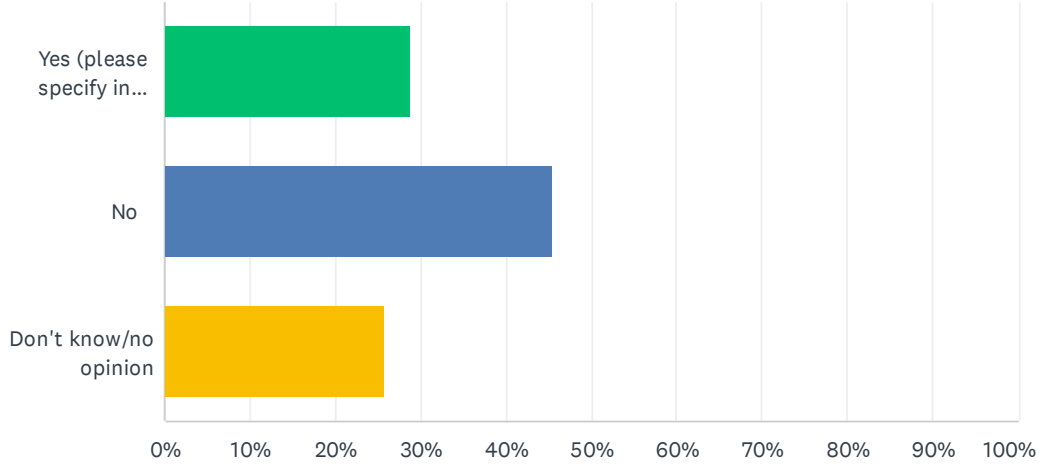
ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 12 of 77

121	There should be no ADUs	3/22/2024 6:22 AM
122	.5 acres	3/21/2024 10:02 PM
123	The 2 acres minimum is out dated and should be removed.	3/21/2024 9:48 PM
124	The minimum lot size should be less than 2 acres. If you already have a well and a septic system on a non-comforming lot, you should be allowed to build an ADU.	3/21/2024 8:41 PM
125	We should be allowed to finish basements of already existing homes to rent out	3/21/2024 8:41 PM
126	Many families on smaller lots just want a place for Mom and Dad. Throw out the minimum size.	3/21/2024 1:42 PM
127	No size property is right for adding additional residences in our area, it's too small. This is the National Forest and is already over crowded and over used.	3/21/2024 12:42 PM
128	The current code for RR specifies 2 acres. So it makes sense that if one dwelling is currently allowed on 2 acres, the two dwellings should have a 4 acre minimum	3/20/2024 7:32 PM
129	The minimum should be less, as long as the activity isn't infringing on neighboring properties people should be able to use the property they pay for and are taxed on.	3/20/2024 10:52 AM
130	1 acre minimum except for EFU zone, then 1 acre for each unit	3/19/2024 7:06 PM
131	I am disappointed by the 2-acre minimum. We have a Temporary Dwelling for Care permit to have a manufactured home on our property so that we can care for my Mom, which cost a great deal of money in permitting and site development. We would like to convert the ADU to real property, and expect that zoning will eventually catch up to the realities of both housing supply and the growing number of families that need to care for aging parents with dementia. While this is a great step forward, it is surprising and disappointing that the State is requiring the minimum lot size to be so much greater than in Oregon City neighborhoods 3 miles down the road.	3/19/2024 5:39 PM
132	2 acre is fine but it should be about the location of the land not about the size	3/19/2024 1:27 PM
133	1 acre	3/18/2024 5:49 PM
134	The density should be the same as RV Parks in Clackamas County. Infrastructure requirements should be the same as well.	3/18/2024 5:39 PM
135	Bad idea, there are too many legal issues and abuse of the system that will happen when things are simply given to people.	3/18/2024 4:45 PM
136	I would prefer to have it on a 1 acre lot. In town you can have two houses on one house lot. An area is plenty of land to have two places.	3/18/2024 3:46 PM
137	1 acre	3/18/2024 3:16 PM

Q3 Should the county apply other regulations to ADUs constructed on rural residential land?

Answered: 601 Skipped: 30



ANSWER CHOICES

RESPONSES

Yes (please specify in comment box below)	28.79%	173
No	45.42%	273
Don't know/no opinion	25.79%	155
TOTAL		601

#	WHAT SHOULD THE COUNTY REGULATE?:	DATE
1	Don't allow/pass this...	4/10/2024 7:29 PM
2	Maximum Occupancy in the ADU. I am all for families building an in-law suit or rental property but would like to protect our farm/forest workers from being overcrowded by employers that would take advantage of migrant workers.	4/10/2024 2:12 PM
3	Require that they be hooked up to septic or sewer	4/10/2024 1:09 PM
4	Setback and maximum lot coverage requirements of base zone must be met. ADU may not be taller than Primary Dwelling. 1 Parking spot for ADU must be provided.	4/10/2024 6:57 AM
5	The county should remove the regulation that says adus must be within 100ft of the primary dwelling. This might make sense on a 2 acre property, but not on a 20 acre property. Dwellings can be spread apart on larger properties and still maintain minimal impact on the land.	4/9/2024 8:17 PM
6	Yeah, don't allow it! This invites issues regardless of the restrictions.	4/9/2024 1:31 PM
7	I feel that if there is an existing structure like an older house that may have been converted to storage should be able to qualify even if it exceeds the 900 sq. foot size and that the proximity to the existing residence should not be restricted to within 100 feet especially on larger acreage like 5 acres or more. I feel that RV's do not maintain the rural community character and would look out of place especially if set so close to the primary residence.	4/9/2024 12:33 PM
8	Water access needs to be addressed and not impact other residences in the area.	4/9/2024 9:24 AM
9	no RV ADUs at all. All ADUs should be fully regulated for fire safety, bathrooms, sewers/septic septic systems, aesthetic considerations, size dwelling, running water, heat, etc...	4/8/2024 9:16 PM
10	The ADUs should be required to be far away from adjoining neighbors' property. And if a property owner uses an easement to access their rural property, the affected neighbor (who owns the land the easement is on) should be able to allow/disallow the additional land use. When someone allows an access easement for one house on their land they don't want to suddenly have another house (and traffic) crammed down their throat.	4/8/2024 5:45 PM
11	Size, building codes, utilities, traffic	4/8/2024 4:07 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

12	How close the RV's are to the street without fencing or foliage screening. Rural settings shouldn't become RV parks with people sitting in deck chairs under awnings waving at the road,	4/8/2024 2:54 PM
13	water, sewage, setback	4/8/2024 2:50 PM
14	The county should allow for a 2nd kitchen either in ADU within 100ft from the primary dwelling, or if it is attached. Homes are permitted to have more than 1 bathroom, more than 1 laundry room, more than 1 refrigerator, more than 1 gas fireplace, an 'outdoor kitchen', etc... Not allowing for a 2nd kitchen within the home is not justified.	4/8/2024 1:39 PM
15	ADU's should be limited in size/square footage. This is ADDITIONAL not the construction of a second full size home.	4/8/2024 1:07 PM
16	Require of street parking.	4/8/2024 11:29 AM
17	Only one ADU per property.	4/8/2024 10:04 AM
18	How close the ADU can be to the property boundaries.	4/8/2024 8:28 AM
19	They should have the same size requirements/planning/engineering as if they were the sole dwelling on that property.	4/7/2024 6:52 PM
20	Current building codes should apply	4/7/2024 6:15 PM
21	NO CANNABIS growing and NO PIT BULLS. I cannot stand the skunk smell when I even drive by, and my livestock gets murdered and mutilated by pitbulls. More of these ADUs will mean more cannabis growing and more pit bulls.	4/7/2024 3:18 PM
22	Limit the number of residents allowed in the 900sq ft ADU. Limit the number of vehicles belong to the residents of the ADU. Require all rentals or owners to have proof of rental/ownership filed through a county agency, to help address any potential squatting situations. Change or create law to address problems removing squatters. ADU residents can only have 2 domestic animals (cat/dog). ADU must contain any water runoff. ADU cannot be included in any property/land value assessments therefore raising taxes.	4/6/2024 6:21 PM
23	Limit the number of allowed ADU	4/6/2024 3:23 PM
24	Also allow ADU on farmland zoning above 2 acres	4/6/2024 9:24 AM
25	Setback from property lines and consideration for water quality related to septic systems near waterways.	4/6/2024 8:54 AM
26	Codes should be applied for safety and good construction	4/5/2024 9:21 PM
27	Nothing. It's private property.	4/5/2024 6:26 PM
28	This should be used for elderly and/or disabled, or the property owner's family. Please do not allow random rental situations in our community. We all worked and saved and sacrificed to be able to be out in the rural county.	4/5/2024 4:56 AM
29	Make it so a family member has to live in the unit for the first 2 years, and for the unit to get approved. Then after 5 years it can be rented out eventually.	4/4/2024 8:11 PM
30	Yeah, like NONE ever. I don't give a fuck. Low income people can just stay out of rural areas. furthermore they should stay in the cities and within public transit areas.	4/4/2024 7:08 PM
31	Adequate septic and water systems	4/4/2024 5:35 PM
32	Some water districts have restriction of only one residence per water meter. This could be cost prohibitive to add another water meter.	4/4/2024 5:16 PM
33	Only should be allowed for nuclear family and I would also add parent/grandparents of the same nuclear family. No, renting to any other people.	4/4/2024 11:59 AM
34	should be the same as City of Portlands regulations	4/4/2024 11:58 AM
35	Maybe requiring that they obtain a certain number of bids and/or making it an ADU that relates to affordable housing in some form.	4/4/2024 11:36 AM
36	tiny houses on wheels need to be allowed	4/4/2024 10:50 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 15 of 77

37	The RV/ADU needs to be fully functioning and pass all required codes to be habitable. Not just some piece of junk shelter dumped on a property.	4/4/2024 8:03 AM
38	Number of vehicles & accumulated trash or junk	4/4/2024 7:57 AM
39	Animal limits of some type. Strict code enforcement for trash debris junk	4/4/2024 7:00 AM
40	Only relatives should be allowed to rent ADU.	4/4/2024 6:06 AM
41	If not a family member: Background check, must not have a bad record history. Must prove income.	4/3/2024 10:36 PM
42	The county should have zero jurisdiction or say on personal home owner's home or property whatsoever.	4/3/2024 9:42 PM
43	Make sure septic and water is sufficient	4/3/2024 8:23 PM
44	Nothing	4/3/2024 8:03 PM
45	A GOOD buffer from neighbors houses, not just lot lines. ESPECIALLY for trailers. When homes are near lot lines this could pose some issues with neighbors when someone tries to cram a house in between theirs and a neighbor. The neighbor bought or built their home knowing the distance from their home to others. They shouldn't be forced to change their privacy.	4/3/2024 7:40 PM
46	Maybe the county should look at how they would verify compliance. I've got illegal grow right behind my fence. There are regulations for that but no one is ensuring adherence.	4/3/2024 7:23 PM
47	This should be available in timber zones. There is housing in these areas and a need to accommodate more community members.	4/3/2024 4:39 PM
48	We feel we should be able to build our parents a 900sq ft home without going through all the hoops that Clackamas County requires. What if it was for our kids that don't have any special needs but it is cheaper for them to live at home	4/3/2024 4:07 PM
49	Annual permit	4/3/2024 4:05 PM
50	I think it would be good to make sure whatever is built on the land is tied into the water and septic and that it is inspected to make sure that the septic will handle the increase of people	4/3/2024 3:45 PM
51	Require that any new construction, manufactured home, or RVs, to have sprinkler systems put in for fire prevention. I have seen numerous RVs that catch fire and with experiencing fires these past few years, the above mentioned especially RVs need fire preventive measures.	4/3/2024 3:41 PM
52	How many people can reside and how long they are required to live there. Otherwise there's going to be a cycle of homeless migrating to these places and creating homeless camps.	4/3/2024 2:50 PM
53	Dont allow any of it	4/3/2024 2:46 PM
54	Only allow family members, and should not be able to charge rent only expenses, take the profit motive out of it. If someone wants to help their family for free that's okay	4/3/2024 2:19 PM
55	Don't do it.	4/3/2024 2:17 PM
56	Road access ability most roads in these areas are narrow and cannot handle the extra traffic	4/3/2024 1:55 PM
57	A parking space be identified for the unit near the unit.	4/3/2024 1:32 PM
58	It states that the property must not be a nuisance property. But I did not see where it stated it could not BECOME a nuisance property.	4/3/2024 1:20 PM
59	No rvs. Only stick built.	4/3/2024 1:06 PM
60	Should be able to connect to the existing septic system.	4/3/2024 12:23 PM
61	Change the renting law.	4/3/2024 12:16 PM
62	No way to regulate renters while land owners are subject to increasing taxation.	4/3/2024 12:09 PM
63	The county really should be as accommodating as possible, especially in the current housing market where ADUs could help bring more housing options to many people on fixed income.	4/3/2024 12:03 PM
64	See 1000 foot setbacks to Salmon/Sandy rivers and creeks that flow to drinking water	4/3/2024 11:16 AM

supplies. You should also require adequate water rights/well production. Do not allow them in areas with surface water supplies that are limited (Rhododendron, Salmon R supply, etc.). You should also have an occupancy limit of 4 people and 2 bedrooms given 900 ft². Limit it to lots >4 acres.

65	Length of stay.	4/3/2024 11:08 AM
66	No short term rentals	4/3/2024 11:06 AM
67	Water, septic	4/3/2024 10:46 AM
68	Case sensitive construction. With some properties, it is too difficult to locate ADU within 100' of the dwelling, even if it's a 10 acre lot. Possibly allow additional well and septic if needed. PGE has no issue with creating a new meter at ADU, why does the county?	4/3/2024 10:12 AM
69	Should only be allowed on streets maintained by the city, county or state, not on substandard roads with only one inlet/outlet. Not where additional use would have a negative impact on area wells or drain fields.	4/3/2024 8:42 AM
70	Adjoining neighbor approval	4/3/2024 8:25 AM
71	you do absolutely nothing to fix the roads. look at stafford rd - 65th sign everywhere and absolutely no code enforcement!	4/3/2024 4:49 AM
72	I think the square footage should be raised. I have independent 'baby boomer'parents. They want to live near me but don't want to live in 900 sq ft! Could the maximum allowed space be 2000? Those of us with larger acreage could easily build a 2000 sq ft adu home for our parents. That would be a blessing to those of us who want our parents to live on our property so we can take care of them as they age.	4/2/2024 11:16 PM
73	Current regulations seem to be working, why change and why change to lessen our standard of living. We have been lucky to not have any more development than we have had in all these years. I have been up here since 1946 and restrictions on building and zoning and development have been good for everyone. Do not lower that standard of living, you'll never get it back. Consider the ghettos of other areas and other countries where there are no controls such as we have, do not lesson those controls and standards.	4/2/2024 6:22 PM
74	Usual building regulations.	4/2/2024 11:02 AM
75	All state standards for water (wells) and sewage must be required and enforced. Currently, Clackamas County Code Enforcement is absolutely powerless and does not enforce current county ordinances.	3/31/2024 1:17 PM
76	Separate sewer and electrical from main structure. 99E and car lots?!	3/31/2024 12:53 PM
77	Perhaps there should be a certain amount of acreage on the property that is devoted to green space where people can walk their dogs or enjoy spending time outdoors socializing or whatever. So just for example maybe a 16th of an acre per dwelling. So if someone builds 16 dwellings on a 3 acre plot then 1 acre must be devoted to green park space. The numbers are just example. I don't know what would be best but I think some green space is important.	3/31/2024 9:30 AM
78	What they have the resources to regulate.	3/30/2024 11:20 PM
79	Proximity to neighbors homes	3/30/2024 10:03 PM
80	No RV's as second homes.	3/30/2024 10:42 AM
81	Maximum number of residents allowed in each ADU	3/30/2024 10:21 AM
82	Permanent structures only, no RVS or buses	3/30/2024 9:18 AM
83	Adequate off street parking	3/30/2024 8:37 AM
84	Census, plumbing and other utilities.	3/30/2024 7:33 AM
85	Adu's should be 100 feet away from all property lines to protect privacy of neighbors. Main house may be closer but I didn't buy house on acreage to have more than one house close to me.	3/29/2024 9:00 PM
86	ADUs should be restricted to immediate family occupancy only. Not for short or long term rentals. And all building codes enforced in the construction.	3/29/2024 10:55 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 17 of 77

87	Size of Adu, only half size of existing residence, attached only, must be using existing septic and well, Adu OR hardship not both. No Airbnb and no rentals for family or hardship only.	3/29/2024 7:00 AM
88	It should not be allowed PERIOD!	3/29/2024 6:25 AM
89	No more than one structure	3/29/2024 5:27 AM
90	Difficult to say, since I am not expert on existing regulations. But water and how it flows is very important. So will be soils engineering considerations. So will be septic waste considerations, if applicable. PGE power substation capacity may also be a consideration. Etc. I think all the basics of good engineering practices should be applied in all the related fields (water, plumbing, electrical, home construction, etc.)	3/28/2024 11:38 PM
91	Figure out ways to make the neighbors not feel helpless if they aren't happy about the behaviors of the people in the extra dwellings.	3/28/2024 8:35 PM
92	Taxation or method to ensure funds are available to enforce the law and related regulations.	3/28/2024 4:38 PM
93	Mitigate all transportation and road access issues. Require additional areas for storage. Require certified water supply and septic services.	3/28/2024 8:56 AM
94	If they can, this could be the beginning of the end of private lands. No "ADU's"!!	3/27/2024 10:00 PM
95	Safety codes. Not minimum size requirements	3/27/2024 8:21 PM
96	Do not allow ADUs	3/27/2024 5:40 PM
97	INSPECTION!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Clackamas County needs to stop being reactive and start being proactive. Too many code violations already go unchecked & unenforced. Shame on you!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	3/27/2024 4:43 PM
98	Appropriate sewer septic and grey water connection	3/27/2024 10:52 AM
99	The size of the ADU can only be half or less square footage as the main residence on the property.	3/27/2024 9:33 AM
100	I think an inspection to check safety is a must. We have an Airbnb in our neighborhood that visitors have told us (neighbors) has serious wiring problems and they cannot contact the owner.	3/27/2024 9:05 AM
101	Not be allowed to hook up to already shred well that is on neighboring property . Too much draw on the well. They will need to dig their own well.	3/27/2024 6:31 AM
102	Limit number of vehicles to property to 4.	3/26/2024 8:54 PM
103	I said NO !	3/26/2024 6:39 PM
104	If allowed, site must be served by public sewer, electricity and water. Not septic, off the grid electrical, or well water.	3/26/2024 5:51 PM
105	limit size to no more than two bedrooms and no bigger than 50% of the main dwelling	3/26/2024 4:40 PM
106	The county should consult the state's wildfire hazard maps for awareness of high-, medium-, and low-risk areas, and implement higher construction standards and defensible space best practices in all areas where there is a level of risk. The county should also consult the channel migration maps on the Sandy River and restrict new construction in areas with high flood risk.	3/26/2024 2:04 PM
107	Obviously that the area (s) be free of garbage, yard debris, etc.	3/26/2024 1:53 PM
108	Sewage	3/26/2024 1:51 PM
109	Square footage, proximity to groundwater. Must be hooked up to a septic system.	3/26/2024 12:15 PM
110	Waste water, noise restrictions, animal restrictions.	3/26/2024 4:55 AM
111	There should be limits on animals/ livestock allowed on properties with multiple dwellings on them.	3/26/2024 4:15 AM
112	Make sure septic an Wells can stand the extra unit	3/25/2024 9:58 PM
113	Meeting current occupancy codes and construction standards.	3/25/2024 8:38 PM
114	No ADU's in rural areas such as the Villages of Mt Hood, unless they are on paved roads, all	3/25/2024 1:36 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

ready established residential areas; Full time renters only. NOT STRs

Page 18 of 77

115	Nothing. There are already plenty of regulations in place to support livability.	3/25/2024 11:11 AM
116	Less regulations is best.	3/25/2024 9:08 AM
117	Do not allow them to be used as short term rentals. This would not help the housing problem. Long term rentals only.	3/25/2024 8:58 AM
118	They should allow reasonable solutions to real problems. I've been trying to construct an ADU in RRRF5 in Clackamas for years, but am limited to 600 sq.ft, no kitchen, or 900 sq.ft but only temporary. Neither is a viable solution for my aging mom and disabled sister. I have loads of open space, but no legal ability to use it to help family.	3/24/2024 10:14 PM
119	Sewage, water, should the ADUs be used for short term rental ie VRBO not long term rental, fire protection, medical availability, fire safety in building	3/24/2024 7:41 PM
120	Perhaps...More details and examples would be helpful.	3/24/2024 6:08 PM
121	You should not restrict short term rentals done legally and with taxes paid.	3/24/2024 4:48 PM
122	No rv's	3/24/2024 4:16 PM
123	Add new laws against squatters.	3/24/2024 2:13 PM
124	None	3/24/2024 12:45 PM
125	No short term rentals.	3/24/2024 11:07 AM
126	You've a good start with water, septic (most of the larger parcels here are on septic, some systems are old and likely failing or failed). Septic size is based on number of bedrooms, and with the addition of an addition bedroom, the septic system on an individual parcel would have to be enlarged or replaced. This would be a large financial responsibility to the property owner. Also, wells are sometimes at capacity with well-share agreements in place. If a well is at capacity, will the County require a new well to be drilled to service the ADU?	3/24/2024 11:00 AM
127	We need more and better infrastructure prior to expanding any more. Our emergency services and schools will be overburdened.	3/24/2024 9:21 AM
128	The ADU's should NOT be allowed for Short Term Rental!	3/24/2024 9:17 AM
129	Either create them as TEMPORARY for dwellings with wheels, or allow PERMANENT builds. Our neighbor, in her 90's, wanted to build on her 100 acre property so her son could live independently, yet nearby if she needed help. Her application was denied. That's absurd.	3/24/2024 8:49 AM
130	The county should stay the hell out of properties owners business. They need to stop regulation of property.	3/24/2024 7:32 AM
131	Follow all codes for county building	3/24/2024 6:54 AM
132	Building codes to insure plumbing and power.	3/24/2024 6:20 AM
133	Electrical and plumbing requirements	3/23/2024 11:11 PM
134	No use of RVs. No ADUs. There are already properties in Rural unincorporated clackamas county that have multiple buildings and tearing down all the trees to build more. Big junkyards. If this passes, villages of Mt Hood property values will plummet.	3/23/2024 9:17 PM
135	Additional regulation directly reduces the affordability and access to these options.	3/23/2024 7:32 PM
136	Variances for people in all areas of Clackamas County based on need & hardship. Loosen up!	3/23/2024 7:15 PM
137	Septic	3/23/2024 6:11 PM
138	Noise, number of residents, animals, lighting (try to protect our dark skies)	3/23/2024 6:06 PM
139	Smaller than original dwelling	3/23/2024 5:41 PM
140	There MUST be infrastructure for fire defense, access to water and investigation for water table depletion & infrastructure and/or regulations for sewer as well as studies for traffic load on rural roads to prevent more accidents.	3/23/2024 5:40 PM
141	Short Term Rentals which will happen because there is NO ENFORCEMENT of much of	3/23/2024 5:29 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

anything in the Mt Hood Corridor. Show me a list and I'll select them.

Page 19 of 77

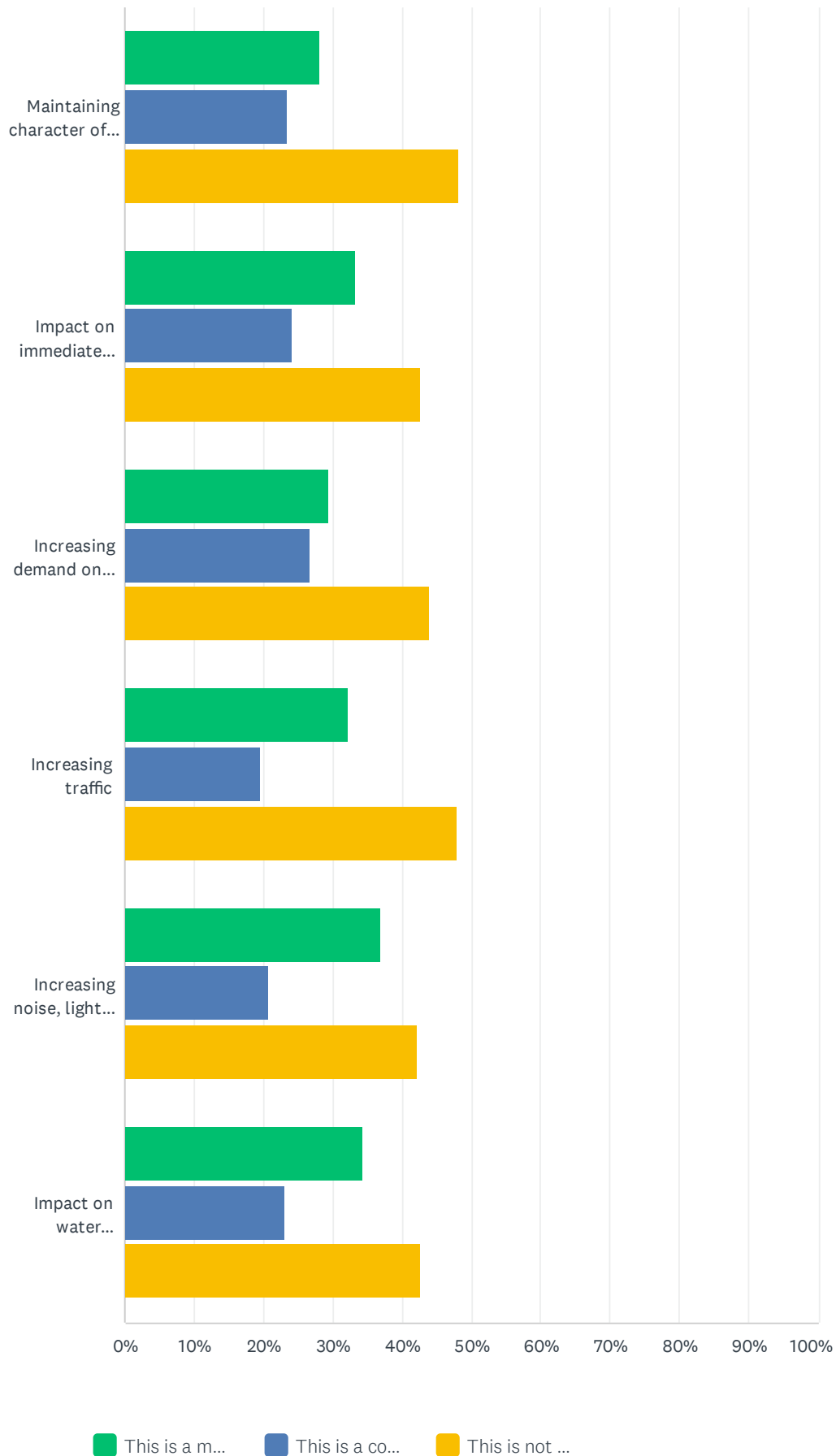
142	Adu no larger than 500 sq ft. If lot is 2-2.5 acres no more than 2 adds. If 2.5 -3.5, 3 adds. 4 -5 acre 5 adus. Tiny homes in clusters are great for extended family members.	3/23/2024 3:36 PM
143	Permanent housing. No short term rentals.	3/23/2024 2:26 PM
144	The areas are too restricted; you need do to come up with something that EFU & TBR owners could assist their families as well instead of penalizing them. Rural schools are suffering due to the lack of multi families housing on farms & timber families.	3/23/2024 2:11 PM
145	Very concerned about RV's as an ADU. These tend to age quickly and become eye sore. If they are not required to be connected to sewer, eventually tanks will be drained where they are and contaminate ground water.	3/23/2024 2:08 PM
146	Septic should be able to support the number of people that will be living on the property.	3/23/2024 2:03 PM
147	Restrict the number of residents in tiny homes. 4 max.	3/23/2024 1:59 PM
148	See answer to #1 and #2.	3/23/2024 1:42 PM
149	No RVs, please!!	3/23/2024 1:28 PM
150	Drive way and parking access.	3/23/2024 1:21 PM
151	Off street parking	3/23/2024 1:16 PM
152	Make sure not closer than 75 feet from property line	3/23/2024 12:39 PM
153	Don't let it look trashy	3/23/2024 12:30 PM
154	Just sounds like another bad idea!	3/23/2024 12:20 PM
155	Don't allow investors to build adus for the use of short term rentals. Long term rentals seem like a great idea though. Renters under landlord Margaret Thurman have told me they have months long waiting lists to get an apartment.	3/23/2024 8:20 AM
156	Not for STR	3/22/2024 4:34 PM
157	construction, safety, fire, utility issues	3/22/2024 1:23 PM
158	standard building codes and permits	3/22/2024 1:14 PM
159	no temporary dwelling	3/22/2024 9:40 AM
160	Only as temporary housing via hardship permit.	3/22/2024 7:09 AM
161	NO ADUs	3/22/2024 6:22 AM
162	listen to its voters NO ADU	3/21/2024 10:32 PM
163	Size, setback, ownership. Rural ADUs should not be short term rentals or sporadic use. Frequency of different residents in ADU.	3/21/2024 9:56 PM
164	Off street parking, Noise ordinances, number of occupants etc.	3/21/2024 5:45 PM
165	Non rental units.	3/21/2024 1:42 PM
166	No matter how many regulations, it won't work, there is no enforcement, no accountability.	3/21/2024 12:42 PM
167	No RV's.	3/21/2024 11:55 AM
168	1200 sf limit	3/21/2024 9:36 AM
169	No variances off current setbacks.	3/21/2024 8:41 AM
170	sewage for 2 households. An addition water connection IF state water authority allows it. Some rural water companies are limited by the state to the number of connections allowed	3/20/2024 7:32 PM
171	Each dwelling/adu in EFU zone will have minimum of 1 acre each at market value to support dwelling.	3/19/2024 7:06 PM
172	More roads need to be constructed and the ones that exist need to be updated before we have more people living in Clackamas Co. Oregon City is terrible & the TONS of additional housing	3/19/2024 3:09 PM

they have added will bring moving around the city to a stand still when people move in.

173	The county should focus on what they can actually regulate. I worry that ADU's will have regulations on the books but no staff to actually enforce them if they are not followed.	3/19/2024 1:27 PM
174	Time and housing term limits. Make it similar to hardship permits.	3/19/2024 4:20 AM
175	RVs shouldn't be parked in front of homes/on front driveways. They need to neatly be tucked on a level pad with all utilities and sewer hookups	3/18/2024 8:16 PM
176	Exactly the same as RV Parks.	3/18/2024 5:39 PM
177	They need to meet standards of new primary dwellings. No short cuts.	3/18/2024 5:21 PM
178	There should be a maximum number of occupants of the ADU. The septic system should also be adequate for the increased use.	3/18/2024 5:00 PM
179	Yes, that they cannot be used for short term rentals like Airbnb or vacation rentals. If they are used as rentals, they need to be long term.	3/18/2024 4:53 PM
180	All building, electrical, septic and plumbing codes must be applied to the ADU structures.	3/18/2024 4:20 PM
181	KEEP THE ZONING THE WAY IT IS!!! Use city land for city problems. Maybe try Lake Oswego and West Linn.	3/18/2024 3:42 PM
182	setbacks from property lines and ensuring that areas where the ADU will be located are surveyed for wetlands and other significant natural resources	3/18/2024 3:12 PM
183	Distance from property lines. Adequate septic capacity and water availability.	3/18/2024 3:11 PM

Q4 Do you have any of the following concerns about allowing construction of ADUs as second dwellings in rural areas?

Answered: 626 Skipped: 5



ZDO-285: Minor & Time Sensitive Amendments and Housing

	THIS IS A MAJOR CONCERN FOR ME.	THIS IS A CONCERN, BUT CAN BE HANDLED THROUGH STATE OR COUNTY STANDARDS.	THIS IS NOT A CONCERN FOR ME.	TOTAL	WEIGHTED AVERAGE
Maintaining character of the neighborhood community	28.23% 175	23.55% 146	48.23% 299	620	2.20
Impact on immediate neighbors by ADUs built on small lots	33.23% 205	24.15% 149	42.63% 263	617	2.09
Increasing demand on emergency services (fire, law enforcement, ambulance)	29.52% 183	26.61% 165	43.87% 272	620	2.14
Increasing traffic	32.25% 198	19.71% 121	48.05% 295	614	2.16
Increasing noise, light, litter or other nuisances	36.98% 230	20.74% 129	42.28% 263	622	2.05
Impact on water table/water supply	34.31% 211	23.09% 142	42.60% 262	615	2.08

#	OTHER (PLEASE SPECIFY)	DATE
1	I believe all ADU's should have the standard features mentioned in the video, electricity, water, sewer, a working toilet and sink.	4/10/2024 2:12 PM
2	Home owners should be able to prove that existing wells can handle additional residents.	4/10/2024 1:09 PM
3	I support ADUs as long term primary residences. I do not want these used for short term rentals (<30 days occupancy) as that would defeat the whole purpose of increasing the housing supply with ADUs.	4/10/2024 12:46 PM
4	EFU parcels need to be included in this change	4/10/2024 9:34 AM
5	Concerned that adequate resources for permitting/inspections and subsequent code enforcement will be shortchanged.....especially enforcement...poor history	4/9/2024 12:45 PM
6	I do not think in rural areas the lot size should be 2 acres. If this is rural land, 5 acres should be the minimum or there will be additional problems like traffic, noise, light etc.	4/9/2024 12:33 PM
7	These are all concerns, because ADUs may be rented to people who have no vested interest in the neighborhood.	4/8/2024 5:45 PM
8	interference with neighboring farm and forest operations	4/8/2024 2:50 PM
9	As far as a potential county revenue concern (taxes etc), if homeowners add ADU's, they are adding value to their homes, and that will be addressed through higher assessment values, resulting in higher property taxes collected. If a family is caring for aging parents, there will be no additional regular use of resources such as schooling, and the use of emergency services would be minimally impacted. Not all homeowners will have ADU's. And there is the argument for a family of 4 (2 adults and 2 children) wanting to take care of 2 aging parents who still want to live somewhat independently (example of having their own kitchen), versus a family of say 6 or more (2 adults with 4 or more children). To me there should not be a difference.	4/8/2024 1:39 PM
10	There is no evidence this will impact affordable housing. This will range from chicken coop slums (like Eagle Creek Rd north of Wildcat Mountain Drive) to feudal-type estates which enrich only the land barons.	4/7/2024 6:52 PM
11	there has to be water and infrastructure to support the ADU's additional residents	4/7/2024 6:15 PM
12	These people will grow cannabis and keep pit bulls, as both aren't allowed in rental units. Smaller lots will make it harder to shoot the pit bulls as they flee my property with a mouthful of flesh in their mouths. Smaller lots are an issue when I slash and burn their cannabis plants. The fire might spread to the buildings.	4/7/2024 3:18 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

13	I moved to a rural area for a reason. I'd like to keep it rural. Portland metro area can cleanup, build up and go up/down the I-5 & I-84 corridor. Leave all areas outside of the greater metro area out of this. Fix what's already there instead of spreading.	4/6/2024 6:21 PM
14	It will kill our property values!	4/6/2024 3:23 PM
15	2 acre sites must be the minimum and included current and future homesites zoned in efu areas.	4/6/2024 8:53 AM
16	These are not high risk dwellings for crime. Someone with an ADU on their property will have a vested interest in seeing that the laws are followed.	4/5/2024 6:26 PM
17	The country allows all kinds of multi housing in areas that they have not addressed the infrastructure so why not continue.	4/5/2024 8:57 AM
18	All of the above and trash from too much druggies slumming it out near my beautiful country ass home.	4/4/2024 7:08 PM
19	As you know, there are many, many properties already with illegal ADUs and RVs being used as residences. The impact of this plan will not be as great as might be expected.	4/4/2024 5:35 PM
20	Farms use the majority of the water, not households.	4/4/2024 5:16 PM
21	We live up in the forest on a well with 6 acres so none of these things would really bother us.	4/3/2024 7:59 PM
22	Every one of these are huge issues but who seriously cares other than those directly impacted	4/3/2024 7:23 PM
23	We are on a well/septic system	4/3/2024 4:07 PM
24	Increased crime in our rural areas that have no practical law enforcement available.	4/3/2024 2:50 PM
25	wastewater, schools	4/3/2024 2:19 PM
26	Impact on Wildlife.	4/3/2024 2:17 PM
27	How would it be a concern for building on small lots if that would be prohibited?	4/3/2024 1:20 PM
28	Traffic and population density from housing developments have made a major impact on our already obsolete infrastructure. Adding more cars on the road without tax dollars to fund improvements lacks common sense. All of these concerns are major impacts to residents and the reason we chose to live in a rural environment.	4/3/2024 12:09 PM
29	Affordable housing is far more important than all these concerns	4/3/2024 12:06 PM
30	My main concern is about limited properties identified as eligible to participate. Any owner of property over 2 acres should be allowed to build an ADU on their property. My only concern is in regards to public services, such as schools. Potential increase in students might require additional school funding and it is important that the schools are prepared for such potential.	4/3/2024 12:03 PM
31	The County's willingness to deal with Airbnb/VRBO short term rentals and the issues those bring (noise, partying, taking up rentals for full time renters) has been very little. Your ability to "ensure" these do not get rented out is dubious. And what are the consequences if they do rent them out as STRs?	4/3/2024 11:16 AM
32	Occupancy should be limited to a very small number of related persons and not used as a flop house for numerous unrelated individuals.	4/3/2024 8:42 AM
33	the roads are an absolute mess. signs and garbage everywhere. Allowing commercial business off stafford road is absolutely insane.	4/3/2024 4:49 AM
34	All of the above, the more we ease up on current zoning and restriction and population, the more we lower our current stand of living, the reason we do live in the country. Nationally we are fast becoming a third world country and If you can't see that, you aren't paying attention! Don't relinquish the safeguards we have in place now and lower our way of life.	4/2/2024 6:22 PM
35	I would be concerned about the lack of housing if ADUs are not allowed. This survey is biased to create fears and concerns people otherwise may not have had. Also, I believe the minimum lot size regulated by the State is much too large.	4/2/2024 3:08 PM
36	Public safety will be compromised and current land use laws will not be enforced.	3/31/2024 1:17 PM
37	Zoning should be flexible enough for the creation of small stores should the demand provide for	3/31/2024 9:30 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

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Page 24 of 77

38	Many homes in unincorporated Clackamas county already have RVs parked in driveways—how would the county help homeowners provide sewer/water/electricity to these vehicles?	3/31/2024 8:51 AM
39	Impacts on schools, medical resources and wildlife	3/30/2024 10:21 AM
40	Fire seasons have increased. I was stuck in slow traffic on a one lane road trying to get out of the Beavercreek area. Increase population and building will only increase traffic. I'm very concerned for the safety of its people.	3/29/2024 8:01 AM
41	ADU's cannot be managed and will result in unsightly rural areas...it will cause tension and confrontations with rural homeowners.	3/29/2024 6:25 AM
42	There's no getting around the fact that increasing density means a wider variety of problems and encroachments into each others' lives. It cannot be helped. People move into RR (as in my RRRFF5) zoned locations **because** of the attractions it offers with regards to low density. I would, as I said, provide a priority to family and/or small community (15 families, max, that must include a board of directors to help manage it and have substantial financial resources to ensure longevity) arrangements. Just plopping down lots of ADUs to make some money would be lower in priority on my list.	3/28/2024 11:38 PM
43	More people target shooting. I wish Clackamas County would have more rules about where people can shoot guns.	3/28/2024 8:35 PM
44	Critical: ensure oversight and enforcement of ADU-related regulations and restrictions - especially as it relates to short term rental. We are having issues already with regard to inadequate medium- and long-term rentals, and an oversupply of STRs.	3/28/2024 4:38 PM
45	Why would the county even consider allowing ADU's!	3/27/2024 10:00 PM
46	Where I am water supply would be an issue and pressure for sure. I'd ask local fire, police, ...about their concerns. For people to receive help addresses need to be clearly marked and aren't always.	3/27/2024 9:05 AM
47	The beauty of Oregon will be lost. Don't Portland Our OREGON!	3/26/2024 6:39 PM
48	Locating "affordable" housing in areas with high risk to hazards without adding protection and building to higher standards will essentially place our most vulnerable residents in situations that they may not have the financial means to recover from. This places a higher burden on emergency services to support vulnerable community members, and a higher cost to the county to provide temporary housing supports, relocate residents who have lost homes, or been otherwise impacted by climate events.	3/26/2024 2:04 PM
49	ADUs do not impact the neighborhood any more than homes. Since homes are allowed on rural residential lots, ADUs should be allowed as well. ADUs are small and would utilize the same emergency services, water supply, etc. as the main home. The increased use in these public services would be fairly negligible in most cases. If someone is looking for a home in a rural area, it also makes the most sense to build the home where services are already available. With a 2-acre lot size minimum, impact to neighbors would also be minimal. If noise or litter becomes a problem, that is a code enforcement issue. People who live in ADUs are no more likely to litter or cause noise than typical home owners. In my experience, most people who build ADUs are just looking for a place for their aging or disabled family member to live.	3/26/2024 11:46 AM
50	There currently is not enough services to apply this proposal.	3/26/2024 10:17 AM
51	Wildlife impact . Wild fire. ADU'S SHOULD ONLY BE FOR FULL TIME RENTERS NOT for STR's!!!	3/25/2024 1:36 PM
52	Sewage, access to mass transit for jobs in Gresham and Portland, local mass transit, medical facilities - we currently do not have a doctor in Welches, police, volunteer fire department, social services must be available and accessible.	3/24/2024 7:41 PM
53	These ADUs should NOT be allowed to be rented out as short term rentals	3/24/2024 6:29 PM
54	One trusts the two acre minimum lot size would minimize these impacts.	3/24/2024 6:08 PM
55	You don't seem to care about letting big developers do whatever they want without restrictions like on Holcomb Blvd. These restrictions are tighter than what you hold companies to. Make the companies like icon do their fair share as well	3/24/2024 4:48 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

3/24/2024 2:13 PM
Page 25 of 77

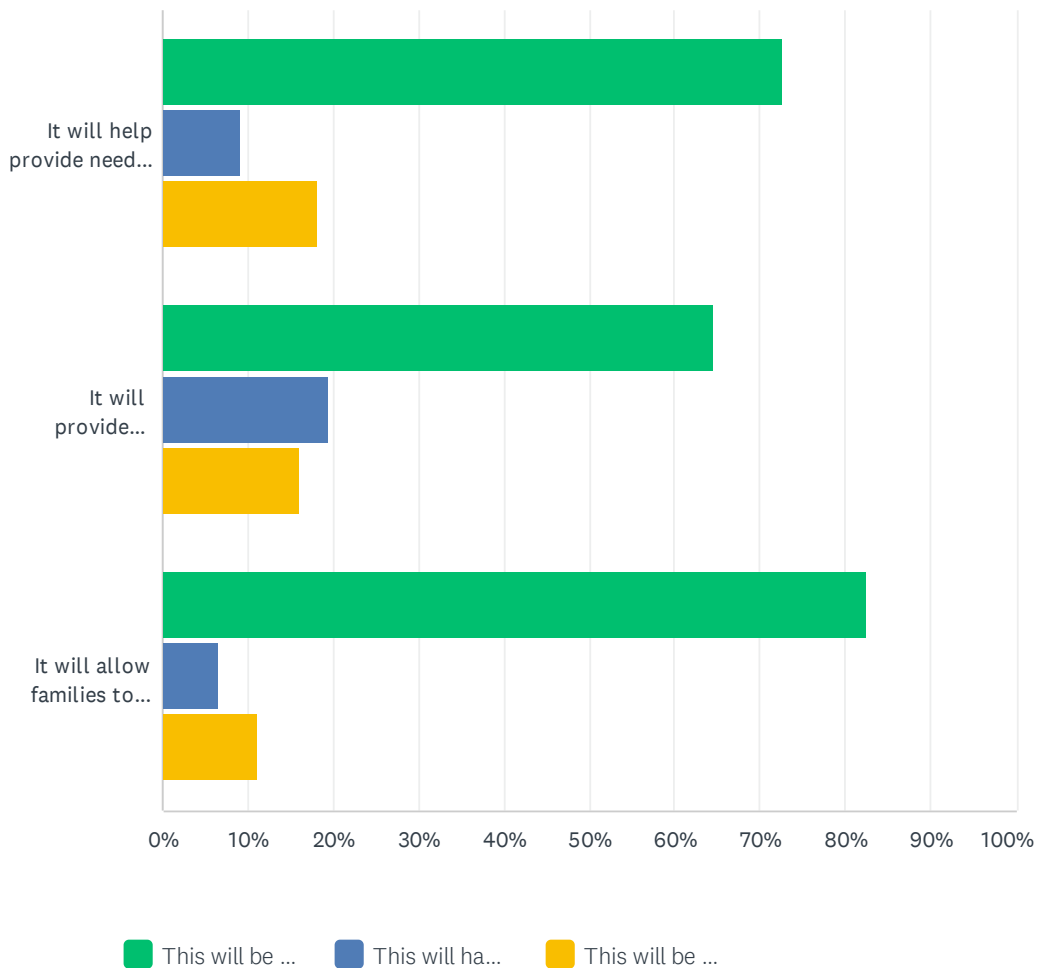
56	Police and other emergency service is poor on the Mt. Partly because average size residential homes are rented to 10-15 renters vs a average family. This is also effecting water supplies. Druggies are Starting fires increasing the chance of wildfires. Homeless people were trashing the area behind the old Los Amigos restaurant. Last week they started a fire.	3/24/2024 2:13 PM
57	Would need to be inharmony with surrounding neighborhood.	3/24/2024 1:58 PM
58	No change	3/24/2024 12:45 PM
59	Picking up the trash left behind. Destroying the land & wayerways.	3/24/2024 12:41 PM
60	Old and failing septic systems adding another dwelling.	3/24/2024 11:00 AM
61	Because an ADU can NOT be used as a short term rental the increase in traffic, noise, and other impact is insignificant to the current tourist/visitor volume	3/24/2024 8:51 AM
62	Theft from indigent characters	3/24/2024 8:49 AM
63	We're not investing anything on infrastructure? How does that make sense?	3/24/2024 8:41 AM
64	I DO NOT think that RV's should be included as ADU's. They could potentially become eyesores. When I think ADU, I think an actually building.	3/24/2024 6:18 AM
65	These concerns barely scratch the surface of the problems it would cause	3/23/2024 9:17 PM
66	Crime impact. More people means more possible crime for areas that are already underserved by county sheriff	3/23/2024 5:40 PM
67	There are small homes at Mt Hood Village that are still vacant. People need homes that are larger than a studio or hotel room.	3/23/2024 5:29 PM
68	If 2 story apartment buildings of low cost housing were built, the burden of cost and maintenance shifts to the County instead of the local area residents. Do the right thing.	3/23/2024 5:29 PM
69	What type of water/sewer infrastructure will need to occur once this passes. Who's going to pay for it? This shouldn't be allowed. One house, one property, one water meter, one sewer connection.	3/23/2024 4:39 PM
70	I'm concerned about the extra traffic the town is already expanding at a very high speed. There's new homes going up all around us.	3/23/2024 3:01 PM
71	In my area, everyone has their own well.	3/23/2024 2:11 PM
72	Should not be allowed to be used as short term rental such as VRBO or Air B&B	3/23/2024 2:08 PM
73	water supply is a huge concern in small rural villages	3/22/2024 1:23 PM
74	Strain on all utilities by doubling density	3/22/2024 1:14 PM
75	If minimum lot size of 2 acres is mandated then most objections would be moot	3/22/2024 9:40 AM
76	Increased fire danger, increase in population, decrease in quality of life. We moved here BECAUSE it is unincorporated and there were fewer people	3/22/2024 6:22 AM
77	This is really stupid	3/21/2024 10:32 PM
78	Additional uses by tenants of ADUs. No HO's in ADUs.	3/21/2024 9:56 PM
79	We are witnessing this already in our area along Hwy 26 to Mt. Hood. Again, I state the lack of enforcement. We have ONE state trooper and maybe one Clackamas County Sheriff in quite a large area.	3/21/2024 5:45 PM
80	The number of ADU's built will not be significant enough to impact these serves and resources.	3/21/2024 1:42 PM
81	This area is SMALL and already oversaturated with small homes and cabins, MOST built with no permits.	3/21/2024 12:42 PM
82	RV's will be Inviting homeless communes.	3/21/2024 11:55 AM
83	Complete degradation of the rural lifestyle. ADUs are appropriate in cities trying to increase density. The small rural Mt. Hood communities are already over burdened with STRs. We will completely lose our lifestyle if non-resident owners are allowed to add more short-term rental	3/21/2024 8:41 AM

capacity. Your full-time residents will leave and you will have a transient population from Sandy to Government Camp.

84	The state is attempting to add density for more affordable housing. That is a good thing for cities but not rural areas. Our rural areas are habitat for wildlife and are not suitable for dwelling density.	3/20/2024 7:32 PM
85	The high density middle housing is more of a problem when it comes to nuisance, garbage, traffic and noise	3/19/2024 7:06 PM
86	Many places where ADUs would be built already have barely sufficient septic service. ADUs would increase fire danger in high risk wildfire areas via fireplaces, generators, and unpermitted electrical hookups. Lost-cost ADUs would attract even more homeless criminals to our rural areas.	3/18/2024 4:20 PM
87	Not sure small ADUs are going to effect the water table that much.	3/18/2024 3:47 PM
88	Attracting homeless people unregulated on neighbors' properties. Code enforcement is already a problem in unincorporated Clackamas County!	3/18/2024 3:42 PM

Q5 Do you believe that allowing ADUs to be constructed in rural residential areas will be advantageous in any of the following ways?

Answered: 619 Skipped: 12



ZDO-285: Minor & Time Sensitive Amendments and Housing

	THIS WILL BE AN ADVANTAGE.	THIS WILL HAVE NO IMPACT.	THIS WILL BE A DISADVANTAGE.	TOTAL	WEIGHTED AVERAGE
It will help provide needed housing in rural residential areas.	72.68% 447	9.27% 57	18.05% 111	615	1.45
It will provide property owners with another source of income.	64.55% 397	19.35% 119	16.10% 99	615	1.52
It will allow families to provide shelter for friends and family.	82.41% 506	6.51% 40	11.07% 68	614	1.29

#	OTHER (PLEASE SPECIFY)	DATE
1	Things are getting tight, and they are going to continue to be more difficult until the country gets its wealth inequality fixed. Multigenerational homes are no longer an option for many people, I see this trend continuing for the next decade.	4/10/2024 2:12 PM
2	The extreme cost to build a code-compliant ADU and the dramatic increase in property tax doesn't justify it's potential as a revenue stream. If the County wants to incentivize homeowners to invest in ADUs they need to waive permit fees and give property tax abatements.	4/10/2024 12:46 PM
3	Please make it easier, not harder for affordable housing and multi generational living in ALL areas.	4/10/2024 11:14 AM
4	EFU parcels, in particular, need the additional source of income, not to mention the possibility of having additional housing for family members to help with the farm operations	4/10/2024 9:34 AM
5	Again, I would restrict to family members	4/9/2024 4:03 PM
6	ADU's are small and often can only house 1-3 people - how does this help with providing families with affordable housing? Not a viable solution to this problem.	4/9/2024 4:01 PM
7	If a family needs to temporarily have loved ones on their land it should be their right and not governed by a law or ordinance.	4/9/2024 1:31 PM
8	Especially on EFU land, the small family farm should indeed be able to provide housing for friends and family both for personal support and additional income to help with the expenses of maintaining a small farm. Small farmers need this more than residential property owners. This also increases the Agritourism benefits of our farming communities sharing a lifestyle with day tourists and bringing more people to our rural areas where they also spend money on other activities like dining and touring and regional farm based business during our growing season.	4/9/2024 12:33 PM
9	All the above could be advantages within the UGB	4/8/2024 2:50 PM
10	With our aging population, and the trauma of families not being able to care for their loved ones, ADU's will provide opportunities for families to live with and care for their loved ones with dignity. Being able to live as multi-generations will provide families with a quality of life that is highly valued, in a home setting filled with love and support.	4/8/2024 1:39 PM
11	EFU SHOULD ABSOLUTELY BE INCLUDED IN THIS FOR ALL REASONS ABOVE!! Why would you exclude working farmers! They are the backbone of this country and it's becoming harder and harder to earn a decent living wage by only farming! Give farmers the ability to earn some discretionary income and expose more people to working farms!	4/8/2024 1:07 PM
12	Land prices outside the UGB are already artificially inflated by the UGB and exorbitant SDCs/roadblocks to the growth that needed to happen 30 years ago. All this will do is further inflate those values, and people will inevitably build tar-paper shacks and charge \$1500/month because that's still better than living at the government sponsored apartments on Causey Avenue. If you want to increase supply responsibly, get the County out of Metro - they've been strangling the middle class for decades.	4/7/2024 6:52 PM
13	May help multigenerational families.	4/7/2024 6:15 PM
14	Age and condition of RV should be classified. The country could start looking like a junk yard. Give them an inch. They will take a mile. Proof of need.	4/7/2024 4:17 PM
15	But it also means the equivalent of moving city homeless into farming areas. They can get	4/7/2024 3:18 PM

away with a lot more in Portland than they will get away with here.

16	They should not be rental property. They should be for family members or caregivers. Like children taking care of parents or older people needing care.	4/6/2024 7:12 PM
17	With the current laws applied to landlords who in their right mind would want to take on/manage a tenant?	4/5/2024 6:58 PM
18	Lots of extra dwellings are for family and there is no rent involved.	4/5/2024 8:57 AM
19	Make it so only family can move in for the first 2-5 years and cannot be rented out until that time has expired.	4/4/2024 8:11 PM
20	Senior Living is a concern and positive reason to allow for multi-generational house dwellings as option when caring for loved ones.	4/4/2024 7:55 PM
21	Fuck off!	4/4/2024 7:08 PM
22	You haven't specified that ADUs can be rented. Does this mean short stay Air BnB type rentals? That might be an unacceptable impact in most densely populated areas.	4/4/2024 5:35 PM
23	Family and friends that need close limited help, will be the primary use of these ADU.	4/4/2024 5:16 PM
24	Should only be allowed for the nuclear family and parents and grandparents of.	4/4/2024 11:59 AM
25	Long term should not be allowed. This should be for family/friends.	4/4/2024 10:55 AM
26	it will allow more people to live in smaller dwellings legally	4/4/2024 10:50 AM
27	This would be huge for our elderly community who can't afford assisted living.	4/4/2024 8:03 AM
28	Why not keep within the Urban Growth Boundaries	4/4/2024 7:57 AM
29	Ability to house disabled family, ability to house adult children in crippling debt, etc	4/4/2024 7:16 AM
30	There is already the provision to have dwellings for elderly or disabled family. This works fine as it is	4/4/2024 7:00 AM
31	This is a huge advantage to families with aging family members or young family members going through difficult times.	4/3/2024 9:39 PM
32	If people actually followed the requirements but that's not how these sites will be used by the majority.	4/3/2024 7:23 PM
33	My property let me do what I want with it. Or you pay my high property tax	4/3/2024 7:15 PM
34	People do not follow rules and the county does not have the resources to regulate it	4/3/2024 5:30 PM
35	It will allow for multi-generational living.	4/3/2024 5:28 PM
36	There are many stuck in timber designation where there are houses and not much timber. Maps need to be more realistic. We were in 20 acre minimum but over the years mapping was redone to timber designation but across the street is 2 acres.	4/3/2024 4:39 PM
37	Like I said above this is a wonderful plan for families with older parents and kids	4/3/2024 4:07 PM
38	If this was only for family then I'm all for it, but as a way to house the homeless in rural areas, then I'm completely against this.	4/3/2024 2:50 PM
39	take the profit out of it or let everyone do what they want to gain another income	4/3/2024 2:19 PM
40	Only for the "chosen few"	4/3/2024 2:17 PM
41	you will be bringing all the homeless problems to our great area.	4/3/2024 2:02 PM
42	Wherever you put more people problems follow.	4/3/2024 1:25 PM
43	All of these set up a system that can and will be abused. Neighbors will be subject to tenants that may or may not be safe and creates the need for additional expensive oversight for the county.	4/3/2024 12:09 PM
44	The difficulties in evicting a problem renter with the new state laws is huge and getting bigger. You cannot do a no-cause eviction and having to pay moving costs, limit rent increases, etc.	4/3/2024 11:16 AM

makes it challenging to deal with problem renters. This will cause increased conflicts with rental assistance agencies. Also, there will be pressure to provide housing vouchers to folks dealing with mental illness and addictions for these properties since they will be could be cheaper to rent. Again, dealing with those when troubles arise, is huge impacts to landlords. The renters have far more rights.

45	This is such a wonderful idea. Yes, please!!	4/3/2024 11:11 AM
46	Housing needs are NOT in rural residential areas. We take care of our own. Housing is needed in central high population areas, Portland, Beaverton. Figure out a way to get more housing options there and leave us rural property owners alone.	4/3/2024 10:57 AM
47	More and more families are moving in together. With the housing so high, this would be a great idea to have a ADU for families.	4/3/2024 8:12 AM
48	The adu maximum square footage allowed isn't large enough for most people these days. Rural land owners can build larger adu's and should be allowed.	4/2/2024 11:16 PM
49	If you think we need more housing, build more housing to current codes and zoning. Apartment complexes in the urban areas works. Do you want to provide another source of income for your neighbors at your expense of your solitude, peace and quiet and standard of living. Does that make any sense at all???? Again, forging toward a crowded, noisy, trashy, over populated existance. This is not progress or maintaining our way of living currently, all negative to the current residences and land holders.	4/2/2024 6:22 PM
50	Most established families have already established and applied for additional structure permits for their family members. Public notification and hearings have been held.	3/31/2024 1:17 PM
51	The need for affordable housing is so great across the valley that I forsee this being a potentially attractive offer for people willing to commute to nearby cities.	3/31/2024 9:30 AM
52	It will have to big an impact on the aver all infrastructure.	3/30/2024 7:33 AM
53	All it will allow is the homeless camps to move their derelict run down rv's, and debris to ruin the rural landscapes. We have enough of this currently that is uncontrolled.	3/30/2024 3:48 AM
54	I recognize advantages but don't agree with changing rules that were in effect when I chose my property. People wanting change knew the restrictions when they purchased.	3/29/2024 9:00 PM
55	It appears the county is attempting to provide guidelines to incorporate...this proposal should NOT be allowed or considered!	3/29/2024 6:25 AM
56	Especially the last case above is what matters the most to me. Providing an income source might make the difference for someone keeping their property and paying taxes. I would want that, where possible, too. And there is some need for housing, too. Though that should be more about the usual "growth planning" that the County already does and not so much pushed out into RR lands for no good reason. So #1 priority to the "friends and family" choice. #2 priority to "income diversification" choice. And #3 for the "just more housing" choice.	3/28/2024 11:38 PM
57	I can't tell if this would all turn into a huge mess that nobody can fix or not. There are huge unanticipated messes all over when it comes to housing so I don't feel hopeful.	3/28/2024 8:35 PM
58	The expectation of a new source of income is a concern - the current popular use of 'excess living space' is STR.	3/28/2024 4:38 PM
59	Remove limitations on landowners! Trust the permitting process to ensure quality of life / land usage.	3/28/2024 3:12 PM
60	People that choose to live in unincorporated Clackamas County don't want higher densities and all of the problems that come with it.	3/28/2024 8:56 AM
61	Find another way!	3/27/2024 10:00 PM
62	Seems like a good idea to me.	3/27/2024 9:05 AM
63	NO. Don't Portland Our OREGON!	3/26/2024 6:39 PM
64	My family has been trying to figure out (Myself, husband, and daughter) can move onto my elderly Grandmother's property to help her and take care of her for the remainder of her life. My Grandfather passed away in September and this has been a huge topic of conversation for us.	3/26/2024 1:53 PM

We are willing to sell our house and purchase a nice fifth wheel to place on her property if possible.

65	ADUs will also utilize utilities and services that are already available for the primary home. This is a much more efficient than building a new home on a vacant lot that does not already have services available.	3/26/2024 11:46 AM
66	ALL great for full time renters, BUT NOT for STR's	3/25/2024 1:36 PM
67	As this is allowed for a family or friend, financing may be problematic for seniors on a fixed income. Will there be help with financing?	3/25/2024 9:12 AM
68	With the high cost of rents, most families cannot afford to move out of the home. This will provide a way for them to live together but separately. It's a win win!	3/25/2024 9:08 AM
69	All of these advantages only pertain if the county actively enforces the units not being used as short term rentals	3/25/2024 8:58 AM
70	It will help provide more home space for family, friends, and others. We really want to have one	3/25/2024 2:05 AM
71	I believe there should be some restrictions on building ADUs as supplemental income-housing. However, there should be real options available beyond the 600 sq.ft, no kitchen limits that are in place today. That is not a real solution for multi-generational families that want to help, but also maintain some independence and privacy.	3/24/2024 10:14 PM
72	I do not see any advantage in locating housing in rural areas.	3/24/2024 7:41 PM
73	Again, owners of ADUs should not be allowed to use them for short term rentals	3/24/2024 6:29 PM
74	It won't be a source of income if you restrict short term rentals. People don't move to rural areas for the servicesbc there are none. The bus doesn't even come remotely out here.	3/24/2024 4:48 PM
75	Providing more income to some neighbors is not worth destroying neighborhoods. We've seen that STR's are not being controlled.	3/24/2024 2:13 PM
76	Needs could be met for family, friends that otherwise would not be able to afford housing.	3/24/2024 1:58 PM
77	It will have a around negative long term effect. Schools, access to general services, water and sewer , Electrical ECT. Please look at California and say no in Clackamas county	3/24/2024 12:45 PM
78	Allowing squatters does nothing to improve society. Squatters do not pay rent or taxes. Likely added irresponsible dwellers to the region will add to traffic woes and possibly invite added crime to the region.	3/24/2024 8:49 AM
79	The rules and regulations would have to be in place for size of dwelling and sewer and water access	3/24/2024 6:54 AM
80	With the increased housing costs, people are finding their kids moving back home. This would give us an option.	3/24/2024 6:13 AM
81	The idea behind this is very noble, family shelters and such but more people than not would use this in a most disadvantageous manner. There is no going back from this. Busy season on the mountain summer and winter will bring more of the problems we have with STRs that have yet to be addressed.	3/23/2024 9:17 PM
82	The state does nothing about rvs and cars for homeless. Why should it matter on a rural property for a family.	3/23/2024 7:40 PM
83	I think most people looking to ad adu's are looking to help out family/friends and not looking for source of income. If they are looking for income, rules & regulations should be different and taxed.	3/23/2024 7:15 PM
84	Aging parents needing care	3/23/2024 6:11 PM
85	This may create issues for local courts when it comes to evictions & problem tenants	3/23/2024 5:40 PM
86	Another source of income? Like a Short Term Rental? Build the low cost housing, they will come.	3/23/2024 5:29 PM
87	Keeping family's together is important. Supporting aging or disabled family members while allowing them independence lowers the amount of resources needed in other settings.	3/23/2024 3:36 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 31 of 77

88	If someone is helping out a friend/family member with housing, often that person has no income. Also, most families who want additional structures on their property use them for short term rentals vs permanent housing. Short term rental properties destroy a neighborhood's livability.	3/23/2024 2:26 PM
89	How this is written, little slums will be popping up. What will be done to keeps these ADU in good order?	3/23/2024 2:11 PM
90	I have elderly dad or MIL that are widowed. It would be great to be able to house them once they can't live alone. Also young adults going off to college.	3/23/2024 1:21 PM
91	Should allow short term rentals	3/23/2024 12:38 PM
92	Who will enforce the no vacation rental policy?	3/22/2024 1:14 PM
93	If handled via a hardship permit for family members on the same property. It would be removed after that time.	3/22/2024 7:09 AM
94	Please keep the no vote on STR. Short Term Rentals.	3/21/2024 11:13 PM
95	Family, close friends only	3/21/2024 10:32 PM
96	Think long term: what will happen to an ADU approved now in 10, 20, or 30 years? What happens when the friend or family member moves on?	3/21/2024 9:56 PM
97	This is exactly how STR's was presented in the beginning. Whole neighborhoods are no longer neighborhoods anymore. There's no knowing your neighbor, no one you can depend on in an emergency or need a ride or to borrow tools or a cup of sugar. Yes, they will present this as a family or friend moving in to the ADU but here again, how will that be enforced?	3/21/2024 5:45 PM
98	Rental, if allowed should be limited to family members.	3/21/2024 1:42 PM
99	For elderly and disabled people living with family is often one of the most economical option	3/19/2024 7:06 PM
100	As a County employee it would also generate revenue as permits would initiate reappraisals would bring properties up to their current appraised values.	3/19/2024 8:28 AM
101	There is such a housing shortage in the Portland Metro area and this will help with supply. It can also assist in allowing family to care for aging parents, or allow for farm hands and caretakers to live on rural property.	3/18/2024 9:56 PM
102	No short term rentals and management companies	3/18/2024 8:16 PM
103	Will be bad because there will be NO WAY the County can enforce the no short term rental aspect. This is a bad idea on all scores.	3/18/2024 4:23 PM
104	Allow space for my in-laws to live. They can't afford full rent or mortgage.	3/18/2024 3:49 PM
105	It's about time to allow ADUs!!!	3/18/2024 3:47 PM
106	Rural areas do not want to catch city runoff!!!	3/18/2024 3:42 PM

Q6 Do you have any questions, comments or concerns about the use of ADUs as second dwellings?

Answered: 247 Skipped: 384

#	RESPONSES	DATE
1	ADU should be allowed in exclusive farm land zoning with a minimum of 2 acres. Farm land should be equally supported for this.	4/10/2024 9:11 PM
2	Rental options need to be more than big business.	4/10/2024 6:55 PM
3	I think more areas are needed than what is on your current map.	4/10/2024 1:09 PM
4	Only that it is particularly important for EFU parcels to be included in these "rural" areas	4/10/2024 9:34 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

4/10/2024 8:55 AM

Page 32 of 77

5	Have their been studies on the impact of increased traffic, electric, and well water usage?	4/10/2024 8:55 AM
6	Absolutely needed here in Clackamas County	4/9/2024 9:51 PM
7	I have been a farmer, and I am very involved with the farming community. I believe it is incredibly important to allow adus and RVs, and I believe in many cases these options actually support a minimizing of human impact on the land. It is a tremendous amount of work to farm and/or care for land in a way that is sustainable, minimizes fossil fuel consumption, and minimizes chemical fertilizers, pesticides, and herbicides. The paradigm of a single family farmer taking care of large acreage by themselves makes no sense in today's world. To do so requires huge dependencies on chemicals and equipment that negatively impact soil health, watershed health, and wild animal health. Most farming families also need to have jobs off the land to get by. Allowing adus in rural areas would allow farmers and land owners additional income so they can direct more of their time to their land, or they could provide affordable housing for people who are helping on the land. Allowing adus and rvs would give farmers and land owners options for getting the help and financial support they need to take care of the land in a way that supports and builds the health of their land rather than depleting its health and resources.	4/9/2024 8:17 PM
8	This is a no brainer! It meets the needs of both land owners and the needs of a county with a vast under supply of housing. I am so glad you are looking at this! This should be within the freedom of our residents to build!	4/9/2024 6:09 PM
9	It makes good sense. We have an affordable housing crisis and this is one of many ways we can move toward addressing it.	4/9/2024 6:01 PM
10	Not at this time	4/9/2024 5:58 PM
11	I believe this should include EFU (exclusive farmland) to include family members only	4/9/2024 4:03 PM
12	Ongoing code enforcement that property is properly maintained and that rules about only one unit added, no RV living, no short term.....	4/9/2024 12:45 PM
13	ADU's are a necessary addition to rural Clackamas County especially to the small farmer. Small farms/EFU zoned should not be excluded from this process as they have enough difficulty generating income to sustain the family farm with natural conditions impacting crops each year sometimes at a huge loss in income. Having an ADU that could be rented to family & friends could certainly help ease this unpredictable situation. I do not favor RV's as the character of the community is not maintained especially if you allow it on small parcels of 2 acres. Existing buildings outside of the 100 ft distance and larger than 900 sq. ft, should be considered to be converted to ADU's on EFU land.	4/9/2024 12:33 PM
14	Allowing RVs as ADUs will turn those areas being considered into instant ghettos...RVs do not increase in value...they cheapen the environment of the neighborhoods and areas being considered. Building codes should be strengthened not loosened so that shabby housing can be provided for sake of "affordability".	4/8/2024 9:16 PM
15	We have to address the need for affordable housing and ADUs are a step in the rightdirection.	4/8/2024 7:12 PM
16	I am against it because it will inevitably create crowding and more chaos in a delicate and quiet rural environment.	4/8/2024 5:45 PM
17	Rural areas tend to have poorly maintained buildings on many properties.	4/8/2024 4:07 PM
18	Please increase the 100 foot distance between ADU and primary residence. Given the nature of most rural set ups, well/septic/barns/ect can be difficult to work around regarding ADU placement. Allowing a greater distance would provide more flexibility to work within other land/code requirements. Also, allowing easier conversion/permitting processes to already existing buildings, such as shops/barns into ADUs would be a lifesaver for families looking to house, aging family members ect.	4/8/2024 3:27 PM
19	I think it could work is some situations such as hardship, and not in others where it makes a large lot into an RV park.	4/8/2024 2:54 PM
20	Please allow ADU's in the proposed and allow for 2nd kitchen within primary dwellings, regardless of ADU status. Thank you and I look forward to a favorable resolution. Be well.	4/8/2024 1:39 PM
21	None. Let Urban reserves and rural designated areas be a part of solving our housing and homelessness crisis by legalizing the construction of ADU's.	4/8/2024 1:34 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

4/8/2024 1:07 PM

Page 33 of 77

22	This ruling is long overdue but is excluding a huge cornerstone of clackamas county - your farmers! By excluding EFU in this consideration, you are continuing to make it harder to save farms. It is becoming increasingly more difficult to earn a living wage as a farmer, forcing many to move/sell/leave. Allowing farms to diversify income by the ability to have a rental would be instrumental in saving farm land, provide a place for seasonal help and expose more people to Oregon Agriculture.	4/8/2024 1:07 PM
23	Just say no.	4/8/2024 12:27 PM
24	I am strongly opposed to ADUs in the rural areas.	4/8/2024 10:04 AM
25	ADUs should not be allowed to become short-term rentals.	4/8/2024 8:27 AM
26	Trashing our environment and eroding property values.	4/7/2024 6:15 PM
27	Since property owners could allow family to live in their existing home, why not allow them to live in an adjacent home, RV or small house, on their property.	4/7/2024 3:26 PM
28	I'm perfectly okay with it as long as you work with us in closing up the huge gaping loopholes in the Landlord Tenant Act.	4/7/2024 3:18 PM
29	Yes! I think that is a disaster! Do not allow this!! Please!!! Dont ruin our property values by allowing this.	4/6/2024 3:23 PM
30	We currently have a detached studio we want to add a powder room (toilet and sink). This would allow us to have family stay with us. We have aging parents and siblings and we'd like to be able to care for them. Our home is much too small, but allowing us to add a small bathroom to our existing studio will open up future options for us to help our family. This would also allow us to have guests use the restroom in the studio when we are entertaining- as most of our entertaining is done outside -this would allow us to utilize our property. Please expand the boundaries - we live 1 mile outside of Sandy and I cannot see that our area is covered.	4/6/2024 10:51 AM
31	ADU's should be allowed on farmland with a minimum of 2 acre lots	4/6/2024 9:58 AM
32	Allow ADUs on exclusive farmland zoning with a minimum of 2 acres	4/6/2024 9:24 AM
33	ADUs should be allowed in exclusive farm land zoning for with a minimum of 2 acre lots	4/6/2024 9:12 AM
34	No concerns, other than this doesn't go far enough. Include efu and timberland 2 acre homesites. The current rules are outdated. There are significant new homes on 2 acres sites on efu that should be included.	4/6/2024 8:53 AM
35	I think this is a great idea as long as there are good regulations and standards in place like neighborhood CCRs	4/5/2024 9:21 PM
36	There should be no bar to prohibit a property owner from building a second dwelling for a family member or renting a small residence to someone who needs affordable, safe housing.	4/5/2024 6:26 PM
37	Please allow both the ADU option and the RV option.	4/5/2024 11:04 AM
38	I think the required distance between the primary residence and the ADU should allow for more than 100 feet, if on a 2 acre, or larger, property outside the urban growth boundary.	4/5/2024 9:33 AM
39	This should not be a money grab for the country because they are happening any way , and you want your hand in our pocket AGAIN. There should be no fees. There is so much waste by the government clean up your house.	4/5/2024 8:57 AM
40	I think this could really be a positive thing. I think rules should apply I think state should have home owners who want to build should hire someone for approval	4/5/2024 8:31 AM
41	Ready. Now. Build for sons who cannot afford. Traditional home	4/5/2024 8:27 AM
42	Just the driveway, water table, traffic issues alone are worth scrapping this plan.	4/4/2024 8:16 PM
43	No, but we need this on our 25 ace farmland so we can keep it as a farm! Crazy that some of those areas right outside or right by Molalla are in the blue but not our location. I think this makes the most sense for land and acres over 10 with only one house but need the second unit for family.	4/4/2024 8:11 PM
44	Concern is if areas included are enough or if more areas should be highlighted for ADUs in Rural areas around Molalla and south to the County border.	4/4/2024 7:55 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

4/4/2024 7:53 PM

Page 34 of 77

45	Yes. All rural zoning must be considered. Not allowing farmland or forest land is unfathomable. There are numerous primary residences on 2 acre lots that are on efu zoned land. These must be included or no rural property should be allowed.laws outlawing adu's on 2 acre farmland sites are outdated	4/4/2024 7:53 PM
46	Can you please climb back into the good Idea hole you came out of.	4/4/2024 7:08 PM
47	Why is this not including exclusive farm land?	4/4/2024 5:16 PM
48	I would consider this program an absolute life saving plan for many, many older citizens who spend much time in Doctor's offices! And are in dire need for relations to live close by without any special requirements.	4/4/2024 12:08 PM
49	The county already has a poor track record of enforcing rules and regulations when it comes to Airbnb's, so these things could get out of hand very quickly. Honestly, I don't believe the county will be able to do a very good job at all of regulating this.	4/4/2024 11:59 AM
50	Will ADU's need to have a minimum/maximum size? Can they be two story (might block someone's view)?	4/4/2024 11:36 AM
51	My family is in the RRF5-5 zone and we have been hoping that ADUs would be allowed in this area so we could step in as my parents are at retirement age. we would love to be able to maintain their farm and provide a separate living area for them. If this were not adopted, we would be facing the possibility of needing to sell the family farm as they will soon not be able to maintain it on their own. Having an ADU where they can have a bedroom on the main level would be an idea situation, so they can retire and stay on their property while the farm is run by the next generation.	4/4/2024 8:37 AM
52	I would like to know the process to get this approved! velocityshots@gmail.com	4/4/2024 8:03 AM
53	Why the 100 foot from dwelling requirement? I don't think that makes sense if the land owner has a good amount of space.	4/4/2024 7:16 AM
54	We Live in a rural area because we want the rural lifestyle. We don't need to have the population increase anymore out here than it already is even though I live in Clackamas county the city of Portland is pushing their way into my backyard.	4/4/2024 7:00 AM
55	Unfortunately rules can be changed. What's to stop County Commissioners from opening trailers/ADUs up to short term rentals once we are overrun with them? Not a thing!! Then we're back where we started with too many citi-ots and no place for working class people to live.	4/4/2024 6:06 AM
56	No	4/4/2024 12:45 AM
57	I think this is great for family members, but the homeless crisis scares me that it would draw the homeless toward the mountain more than there already is. I worry about how hard it is to remove a squatter once they've parked their rv. For families, this is wonderful.	4/3/2024 10:36 PM
58	I think this will further bordent Clackamas county which is already extremely over populated area and the horrific new town homes and multi homes goung up all over Oregon City with zéro expansion to our roads is CRIMINAL in my opinion! We all say what happened during the fires. This is NOT a good plan.	4/3/2024 9:42 PM
59	My biggest concern is Metro's tentacles on properties they've designated as inside the "rural reserve." I could not live on my parent's property to help to take care of them as they're aging because of county regulations and metro's rules not allowing a second dwelling on the property. Clackamas County planning did not care saying I should have been able to live in their house, however they did not care to understand that it is impossible to live in a hoarder's house nor should I have been forced to live in a house with someone who smokes indoors. So instead of Clackamas County approving a caretaker residence permit I had to move further away from my elderly parents because I couldn't afford to live in the Portland metro area. If an ADU were an option I could have gone that route instead.	4/3/2024 9:00 PM
60	It would be nice if we could apply for short term rental option	4/3/2024 8:54 PM
61	I think it is a wonderful options, especially for families.	4/3/2024 8:37 PM
62	We would like to see properties 5 acres or more be able to be subdivided for our family to own next to us.	4/3/2024 8:06 PM
63	Need specific requirements on construction so that shacks aren't constructed. Also worry	4/3/2024 7:40 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

about old dumpy trailers being used.

Page 35 of 77

64	People are already doing this and many of these places are housing multiple families. Be honest, you have no way to ensure compliance and people like me will have their property value negatively impacted because of it.	4/3/2024 7:23 PM
65	As parents of an adult child with mental health issues, we would love to build an ADU for her but sadly we are on 1 acre. Plenty of room for a tiny home.	4/3/2024 5:31 PM
66	Oregon needs more housing. Glad you're being proactive. There will be growing pains but lack of affordable housing can no longer be ignored. When there are too many restrictions people just live like that illegally anyway. I've seen several secret adu's that have been there for 10 + years.	4/3/2024 4:39 PM
67	None at all. Many older citizens benefit by having family living on the same property.	4/3/2024 3:52 PM
68	None, this is an excellent idea!	4/3/2024 3:45 PM
69	RVs with no spinkler system for fires. Will bring in more traffic on our narrow road where people already go way to fast. We are all on wells and this could be an impact. More trash, more noise, etc. Also, how were the blue areas on the map construction of ADUs chosen. It makes no sense as these are homes on small acreage. Do Not Want This!	4/3/2024 3:41 PM
70	The requirement that the adl be within 100 feet of primary residence is a concern.	4/3/2024 3:34 PM
71	Will properties zoned Forest be able to add ADU?	4/3/2024 3:13 PM
72	There are already provisions for this in place. Building a second dwelling for an elderly or disabled family member is already possible without this law. This new law is not about housing elderly or disabled family members. It's about increasing the population density of our rural areas and to relocate the homeless away from the services that they need.	4/3/2024 2:50 PM
73	People should be able to use their own property in a reasonable way.	4/3/2024 2:37 PM
74	See lots of trailers and rvs inhabited in my area already, most unregulated and unpermitted.	4/3/2024 2:25 PM
75	bad idea	4/3/2024 2:19 PM
76	Stated above.	4/3/2024 2:17 PM
77	I have had to deal with illegal uses as this in my neighborhood before all you are creating is a legal means for the poor homeless/lowlives from the city to come and destroy our neighborhood's. I didn't pay a lot of money for land to be right back in the city again.	4/3/2024 2:02 PM
78	I think it would be best to allow any property over 2 acres to be sub-divided. It would be a win win for both the current property owner , the purchaser and the county	4/3/2024 2:01 PM
79	I believe this is a wonderful idea, will provide for family and others. Cost of living compared to income is to high in this state, causing people to be unable to provide for their families. Pass, this please!	4/3/2024 1:45 PM
80	We have an aging population, that will need increase support and connection in their golden years. We do not have the current infrastructure for this ever increasing problem. ADUs can be a significant aid for our seniors and others with disabilities. If gives them a safe level of support and a dignified level of independence.	4/3/2024 1:32 PM
81	I think there should be better legal protection tied to this legislation for the original landowners if they rent to someone who later refuses to leave.	4/3/2024 1:20 PM
82	Who enforces the standards? I know of a residence currently that has a primary and two trailers that are currently occupied and nothing is being done after reporting this. Property value decreasing which also decreases property tax revenue for state/county. More stress on local schools with more people which will eventually cause more bond measures. There are even more issues but it would be quite lengthy to include here.	4/3/2024 1:06 PM
83	Is there a way to add more allowable properties to this consideration? I noticed that our property was not included but very close to where other properties that would be allowed.	4/3/2024 12:59 PM
84	This absolutely makes sense. You're still keeping the rural property but allowing to have a secondary home. You're not cluttering up the cities and if it's over 2 acres they're still leaving plenty of country space and we're living.	4/3/2024 12:43 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

4/3/2024 12:40 PM
Page 36 of 77

85	The problem with portland is people living on public areas and roadways. What better way to get ahead of things than to put regulations in place to keep them away from public spaces and keep our county from becoming another homeless oasis.	4/3/2024 12:40 PM
86	No, other than minimum property size should be at 1 acre.	4/3/2024 12:23 PM
87	Please don't turn Sandy into Portland	4/3/2024 12:16 PM
88	We would consider doing this on our 4 acre lot for our aging parents, but existing property lines, a creek, and our septic field conflict with the "100' near the house" rule. To meet that, they would be building in the middle of SE McCabe Road. We have the perfect already-cleared spot they can drill a well and put in their own septic system, 350' feet from our house. What options are we presented in this plan?	4/3/2024 12:13 PM
89	See comments above. Very concerning proposal.	4/3/2024 12:09 PM
90	This seems like a great way to give people more affordable options.	4/3/2024 12:06 PM
91	I think it's a great idea and I'm hoping more people are as well. Skills have been considered long ago for ANY property over 2 acres.	4/3/2024 12:03 PM
92	Lusted between Thomas and Ten Eyke needs to be added!	4/3/2024 12:02 PM
93	This would help so many people. We are completely for it. Estacada allows ADU's and it seems to work great.	4/3/2024 11:11 AM
94	Please do this, it is a great idea and it would benefit many	4/3/2024 10:56 AM
95	Nope. I support!	4/3/2024 10:53 AM
96	I wish they could be installed on smaller properties	4/3/2024 10:53 AM
97	I wholeheartedly support allowing ADUs and RVs on 2+ acre properties. Our senior citizens need the ability to live with family or friends, regardless of their health or wealth.	4/3/2024 10:52 AM
98	Codes, appearance, additional vehicles.	4/3/2024 10:46 AM
99	If an RV is an option for ADU, then the rule of excluding a way to cook within a conventional framed ADU should be amended to allow similar devices for cooking.	4/3/2024 10:12 AM
100	If second dwellings are allowed, the following are of the greatest concern: The impact on the roads, egress in case of fire, impact on the water table, sewage disposal, animal control and crime.	4/3/2024 8:42 AM
101	Just more rural slums. it will e areas assisting of densely packed housing units with weak building quality and no social services available...what a mess!	4/3/2024 4:49 AM
102	Please raise the square footage allowed in rural clackamas county! Many of us cannot get a manufactured home down our driveways. We need to be able to build a home for our aging parents. 900 sq ft isn't large enough! This won't help me if this isn't changed.	4/2/2024 11:16 PM
103	I hope I have covered my thinking in the comments above. We live in the rural areas to maintain our rural, serene, peaceful way of life as we have known it all these years. Who in their right mind would choose to give that up for any of the reasons you offer? What possible benefit would it be to those already living with current zoning and codes that we have bought into when we chose to live here? You're expecting a Cadillac to drive the rest of your life, you start out in a Cadillac and then the County comes along and says, nope, no more, a Ford is what you'll have to live with. Makes no sense, even to you folks!!!!	4/2/2024 6:22 PM
104	As a property owner that has aging parents and kids approaching adulthood, I think this is a great way for us to be able to support various needs over then next 15 years.	4/2/2024 6:17 PM
105	Clackamas Co should be keeping pace with Mult Co as far as the right to do what you want on your own land. We need housing and currently it isn't affordable or allowable to build an ADU for my elderly mom. Time for us to catch up with what we need.	4/1/2024 3:10 PM
106	More reasonable, affordable housing options like this seems to be a proactive step towards helping the housing crisis.	4/1/2024 10:46 AM
107	This would greatly impact those of us who can't afford housing but want to share property with a family member to help costs and have a communal living environment like shared gardens,	3/31/2024 1:52 PM

composting and other homesteading options to live greener! Or taking care of an elderly family member who doesn't want to sacrifice a home but needs care near by. I see so many wins here!

108	This proposal is the antithesis of why we have established homes in these areas. It creates problems with no solutions or funding.	3/31/2024 1:17 PM
109	Build housing on 99E, fewer car lots more housing.	3/31/2024 12:53 PM
110	Concerns: maintenance of property and impact on county services. These ADUs must enhance our community, not detract—some sort of zoning codes must be added	3/31/2024 8:51 AM
111	We need more affordable housing in rural communities and this would help that immensely!	3/31/2024 7:08 AM
112	This should be available for anyone who has land not just rural land owners with acres of land.	3/31/2024 1:00 AM
113	Effect on property values	3/30/2024 11:20 PM
114	No	3/30/2024 9:44 PM
115	Please get ready d of the 100' max distance from the primary house. Lots of people may not be able to build right by the main house. Me myself I would not want the ADU to close to the main house because it would actually destroy the rural feel of the property.	3/30/2024 8:15 PM
116	No	3/30/2024 1:13 PM
117	The impact on roads of bringing more people into areas we can't support.	3/30/2024 10:42 AM
118	I'm concerned about home values if RVs and non permanent homes are allowed. Especially ones that don't run.	3/30/2024 9:18 AM
119	Only for approved "care needs" and they should be followed and required to be removed after the need ends. The county currently does a very poor job of enforcing the laws and rules on the books.	3/30/2024 3:48 AM
120	No matter what rules the county makes, they will not be enforced and neighbors should not have to deal with the aggravation.	3/29/2024 9:00 PM
121	This proposal is completely out of bounds for a rural community! Adopting this proposal will create disharmony amongst homeowners and potential dwelling "residents" that it will change the landscape of what rural living should be about. The additional income for the homeowners will be appealing to them but, most are not landlords and management of dwellings will be non-existent. I completely oppose any consideration of this type proposal.	3/29/2024 6:25 AM
122	Not used as business, such as shops!	3/29/2024 5:27 AM
123	I'm sure the County knows a lot more than I do about setting and applying good engineering practices to make sure the structures are soundly reasoned and built. I would trust the County to perform that function. So no questions on that point. I do wonder how it is that there is a BLUE marked property up on Zion Hill Rd off of Sunshine Valley Rd near Gresham. That makes NO SENSE in terms of road access and safety and it seems like it was picked because the property owner must have asked for it. Kind of random, really. And there are other properties like that, which I would very much like to understand the logic applied. But this is getting into the weeds.	3/28/2024 11:38 PM
124	An ADU for family or very close friends is different than for rental income. I wonder about more trouble with squatters and others who don't care about whose property they live on.	3/28/2024 8:35 PM
125	I am unsure of the large-scale positive impact of allowing ADUs. If we would like more MTR and LTR properties, why are we not encouraging the building of apartments and other cost-efficient multi-family solutions?	3/28/2024 4:38 PM
126	My concern is that the new rules will be too restrictive.	3/28/2024 3:12 PM
127	Unincorporated Clackamas County currently suffers from a lack of law enforcement, Fire, and EMS services. More people will just make things worse.	3/28/2024 8:56 AM
128	Will this apply to the Urban Reserve? It should.	3/28/2024 8:14 AM
129	I strongly support this proposal to increase the housing stock and increase housing opportunities.	3/28/2024 7:56 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 38 of 77

130	I think this whole ADU should not have even gotten this far.	3/27/2024 10:00 PM
131	Please make this happen. As a land owner with Timber property in Clackamas the minimum acreage of 50 acres is a bit outdated. Thank you !	3/27/2024 9:52 PM
132	Why do the lots have to be at least 2 acres?	3/27/2024 7:12 AM
133	I think the blue areas are too restrictive. There needs to be more allowances.	3/27/2024 6:59 AM
134	Resources and infrastructure are spread thin, especially in the Estacada area. Adding more housing is going to make it worse!	3/26/2024 8:48 PM
135	People need places to live 😊	3/26/2024 8:37 PM
136	ADU is a bad idea. If more subsidized housing is needed, turn some of those abandoned hi rise office buildings in downtown Portland into living spaces. These rural areas do NOT have the infrastructure, medical services, police services, fire services and grocery stores to support ADUs in rural areas. Don't Portland Our OREGON !	3/26/2024 6:39 PM
137	I support allowing ADUs in rural residential areas, but am concerned that if safeguards are not put in place to protect residents from natural hazard risk upfront, especially in areas that we know are prone to fire/flood risk, we are setting ourselves up for disaster.	3/26/2024 2:04 PM
138	Do not allow renting of these adu's. I'm against rental properties it does not foster long term financial growth to the renter it keeps them in poverty . Adu's should be used for family stability and to keep families living on multigenerational property in our community not an income source for the wealthy.	3/26/2024 12:15 PM
139	I think this is a great policy to increase rural housing in the County, so I strongly support its approval! My only question is if there's a better resolution map that you can provide to the public to show which properties would be affected by this proposal.	3/26/2024 11:46 AM
140	There are many Code Compliance concerns.	3/26/2024 10:17 AM
141	No	3/26/2024 9:11 AM
142	Limiting animals and potentially the amount of people per ADU	3/26/2024 4:15 AM
143	I think it is a great idea.	3/25/2024 5:38 PM
144	I've been wanting to do this on my property but i only have 1.5 acres.	3/25/2024 2:12 PM
145	ADUs are a great solution to increased access to affordable housing and income for homeowners. We should not impose additional requirements to ADU owners as the additional requirements for posting phone numbers etc is discriminatory to a certain group. Homeowners should be able to do what they wish with their property while adhering to the livability codes already in place (setbacks, noise, litter) no additional infrastructure is needed.	3/25/2024 11:11 AM
146	This is a very good idea!	3/25/2024 9:12 AM
147	Why is the map of only blue areas? How were these chosen?	3/25/2024 9:08 AM
148	My biggest concern is such units being used as short term rentals.	3/25/2024 8:58 AM
149	I think more ADU's would enhance our community and anybody that can build one should be able to	3/25/2024 8:35 AM
150	Why does lot size need to be so big? I think people should be able to build Adu for family regardless of lot size if it fits.	3/25/2024 7:34 AM
151	Once approved we plan to build one. With even an acre of land, it is plenty of space for a single ADU and gardens	3/25/2024 2:05 AM
152	I'm okay with restrictions on income-generating ADUs, but please, please, please expand options to allow families to support each other and build sensible ADU options for their loved ones that allow them to maintain independence. Solutions that are only permitted temporarily put undue financial strain on the families that have to remove them after. I have struggled with this issue personally, and have been frustrated by having 5 acres of land, and supportive neighbors, but the inability to build something to support my family due to outdated regulations. We can build larger ADUs on small 1/8 acre lots inside the urban boundary than we can on land 40 times that size. How does that make any sense?	3/24/2024 10:14 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 39 of 77

153	There has been poor regulation regarding STR,Airbnb, it has impacted regional businesses offering rental ie motel/ hotel/ resorts.	3/24/2024 7:44 PM
154	Why not locate ADUs in the city/suburbs that has the services needed for the people who would life in ADUs	3/24/2024 7:41 PM
155	Yes. I could see it being taken advantage of by people trying to solely make a profit. If they are used for long term rentals it would be helpful, but if it is just another STR scheme, WE DONT WANT IT.	3/24/2024 6:29 PM
156	Not at this time.	3/24/2024 6:08 PM
157	People with 0.6 or more of an acre should be allowed to do this.	3/24/2024 4:48 PM
158	Homeless will move in and it will not be enforced. Bye bye ridge rd.	3/24/2024 4:16 PM
159	I think we should allow ADUs in as many situations as possible in order to help as many people as possible to have a safe home that is as affordable as it can be	3/24/2024 3:20 PM
160	Should not be used as short term rentals	3/24/2024 2:50 PM
161	There was a lot of money put into building tiny homes to be placed in backyards for the homeless. That didn't work out .	3/24/2024 2:13 PM
162	Will they have to go through some of the same, if not all, required permitting that a residential house would need to go through? Would there need to be required checks for approval by necessary agencies (fire Marshall, electricity, water)	3/24/2024 2:03 PM
163	Should be in alignment with other dwellings on the property	3/24/2024 1:58 PM
164	No	3/24/2024 1:39 PM
165	Do not make these preposed changes. We all know why these changes are being asked for. WOKE	3/24/2024 12:45 PM
166	Do not allow short term rentals like AirBnb	3/24/2024 11:07 AM
167	I think this option is important and should not be limited to properties of 2 acres, but should also be an option, if permitted, for properties under 2 acres in certain circumstances.	3/24/2024 9:30 AM
168	We have already seen expansion within city limits without increase or improvement of infrastructure. We need to take care of the mess that has already been made prior to creating more mess to clean up.	3/24/2024 9:21 AM
169	Infrastructure! More cars, people, traffic, etc. Schools are already overpopulated. Why are we adding more homes but not strengthening resources?	3/24/2024 8:41 AM
170	It seems like this will happen in the next 10 years with our without planning as density demands increase and cost of living rises. Best to get on top of it and allow a legal pathway to building or the reality will be more temporary and wheeled tiny houses will appear regardless.	3/24/2024 6:59 AM
171	I'm not for living in RVs on personal property should be a trailer or stick built house	3/24/2024 6:54 AM
172	ADUs must be built following basic codes for safety and access to utilities	3/24/2024 6:20 AM
173	Again, as stated above, RV's SHOULD NOT be considered as ADU's! We already have too many old RV's in our rural area that gather moss and deter from the beauty of our neighborhoods.	3/24/2024 6:18 AM
174	Allowing property owners to have more income producing options is a good thing. It will provide more affordable housing options as well. Property owners should get a tax break if they develop an ADU as it helps provide housing options.	3/24/2024 5:06 AM
175	Yes	3/23/2024 11:11 PM
176	Clackamas County already has homeless camps. The ADU's need to be constructed as such that it isn't an eye sore or lower the value of the neighborhood.	3/23/2024 10:40 PM
177	This is a great idea! Will allow multi generational families to live on the same property. Housing is too expensive and unaffordable to many.	3/23/2024 10:04 PM
178	And you think STRs might be bad...think of someone building an Adu 20 feet from YOUR	3/23/2024 9:17 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

house with permanent houseguests and associated noise, animals, kids. How are they going to enforce the restrictions?

179	Would like to have current special permits to be considered for ADU	3/23/2024 8:16 PM
180	Open up people's personal property to support their loved ones living situations legally! It's time for us to pull together to make it and avoid being homeless!	3/23/2024 7:58 PM
181	I'm glad Clackamas County is considering this, the housing market is unrealistic for many young families, and, in the long run, should help with urban sprawl.	3/23/2024 7:39 PM
182	Intergenerational living is illegal in many instances due to the current ZDO. I want a rural lifestyle for my young family with their grandma, but it's currently legally and financially unattainable for us. Please choose to support families. Respectfully, Aspiring Regenerative Farmers on Holcomb	3/23/2024 7:32 PM
183	Loosen up regarding family & friends; elder care; etc. Income properties should fall under a different regulations.	3/23/2024 7:15 PM
184	Devaluing homes around, getting crowded. There's already a lot of strain on utilities especially water.	3/23/2024 6:25 PM
185	I think 50% of square footage of main home would be justifiable	3/23/2024 6:11 PM
186	We have zoning for reasons. Many people do not want to live right next to their neighbors. Imposing forced housing with little or no investigation on how it will impact infrastructure and without rigorous oversight/regulation will simply create more problems down the road.	3/23/2024 5:40 PM
187	No ADUs!!!	3/23/2024 5:29 PM
188	Attached to the main home is reasonable and safe and less likely to bring the Short Term Rental hounds on us. The separate ADU (you never provided a difference by the way) is a fire hazard.	3/23/2024 5:29 PM
189	I recently moved from Clackamas county to Multnomah County because of this. I own a tiny house style rv and was worried about being reported. I loved Clackamas county and miss it!	3/23/2024 3:41 PM
190	They're a great way to add additional living space. Not everyone wants or needs large houses anymore.	3/23/2024 3:36 PM
191	Not a question but a suggestion. In some urban areas a adu will push property values to a tough to sell price range. Another thing to consider is to have a review board to hear requests for rezoning an r-8 to a r-5 if the property is close to but not quite an r-8 size. This gives the home owner a option to sell easier and the price would not include two dwellings.	3/23/2024 3:18 PM
192	ADU's are an excellent way to mitigate the effects of inflation on both people searching for housing (small families, single adults, elderly) and homeowners.	3/23/2024 2:40 PM
193	Only a statement. What value does it provide the county to limit property owners ability to house others and increase their property values in rural areas? Housing as already incredibly limited in rural communities, and the county has historically not desired allowances to divide large properties to keep families closer together. Closer families make for better communities overall.	3/23/2024 2:35 PM
194	I have huge concerns about having ADU's in my neighborhood.	3/23/2024 2:26 PM
195	Born and raised in Carver. Still live here. Over the last 10 years, traffic has significantly increased as people move to areas like Estacada, Sandy and Molalla. Our roads are increasingly failing and becoming more of a hazard to drive. Roads like Bakers Ferry between Carver and Barton that feed those outer areas where people are driving in to oncoming lanes to avoid the maze of pot holes. Concerned that as we push out of the urban growth boundary, traffic and roads will continue to get worse.	3/23/2024 2:08 PM
196	This seems unnecessary.it seems to be more advantageous to actually correct the red tape and government waste created with low housing construction/government spending and to build this type of housing closer to the support systems that are in place closer to town and infrastructure, not move disadvantaged people further out away from the assistance they need.	3/23/2024 2:03 PM
197	It's a great idea IF it can be applied to lots of an acre or more.	3/23/2024 1:45 PM
198	Definitely worried the ADUs will become vacation rentals and NOT extra housing for long term	3/23/2024 1:44 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 41 of 77

renters		
199	See answers above.	3/23/2024 1:42 PM
200	The housing crisis is worst in populated areas. Urban lots need this too.	3/23/2024 1:21 PM
201	Needed badly, please passthis	3/23/2024 1:19 PM
202	Just do it	3/23/2024 1:02 PM
203	This would greatly help individuals trying to care for a being family members or other community members who are unable to afford housing. Current restric to ons make it impossible for those of us who are property owners to legally help others.	3/23/2024 12:48 PM
204	Need guidelines concerning access for emergency vehicles and upkeep and noise	3/23/2024 12:39 PM
205	Should allow short term rentals for family's to offset the cost of having space for family to visit.	3/23/2024 12:38 PM
206	Allow on EFU /TBR which are larger lots! Adding another dwelling to a 2 acre parcel is too crowded.	3/23/2024 12:30 PM
207	I believe it's a terrible idea! Opening a can of worms	3/23/2024 12:20 PM
208	Allowing ADUs is a good idea. We need more housing, period.	3/23/2024 11:05 AM
209	So many people could get long term housing that are currently living in extreme conditions. I'm not against STRs as they bring us business but we should have an str restriction on this incentive to actually address the people who need safe/clean/livable housing.	3/23/2024 8:20 AM
210	Again, fire, water, noise, traffic concerns are high on the list.	3/22/2024 1:23 PM
211	Standard building codes and permits Strain on utility infrastructure Enforcement of no vacation rental policy	3/22/2024 1:14 PM
212	I have several concerns and it is very concerning that this is being fast tracked and shoved down our throats just because we live in a remote area. Shame on whoever came up with this	3/22/2024 6:22 AM
213	This is a perfect option to help with the housing crisis. Or families can have their extended family live on their property and take care of eachother like the old days.	3/22/2024 6:01 AM
214	This would be a positive for rural areas if ADUs could be used for vacation rentals that could benefit the economy of the rural area; it would be a economic disadvantage of it increased low rent dwellings in rural areas, as well as other increases of crime, noise, and other detriments to rural communities.	3/21/2024 11:14 PM
215	Please open it up to Timber zone. We have 12 acres and would love to have the in-law closer, but not inside the house all the time. my MIL just passed and only need a small home for my FIL. I just can't live with my husband and his father at the same time. They are too alike!! he does not qualify for a hardship housing	3/21/2024 11:13 PM
216	Make sure they cannot be used as short-term rentals. We have too many STR's in our area and it negatively affects our quality of life.	3/21/2024 10:32 PM
217	Please, you will create crime an rural ghettos	3/21/2024 10:32 PM
218	I do not support ADUs in rural areas.	3/21/2024 9:56 PM
219	No.	3/21/2024 8:41 PM
220	ADU's should be allowed anywhere outside the UGB for properties of more than 2 acres, not just the blue areas on the map. I own 30 acres and have plenty of land to share and am very interested in solving the housing crisis in this way.	3/21/2024 7:18 PM
221	The enforcement of the regulations and the capacity of the our current sewer, water emergency services to meet the added loads.	3/21/2024 5:45 PM
222	Most are already here are illegally built and are rented out or used for short term rentals, it's out of control.	3/21/2024 12:42 PM
223	Alowing RV's will only encourage more homeless to move out to rural areas.	3/21/2024 11:55 AM
224	Totally in favor. It is a common sense way to increase housing with minimized impact and	3/21/2024 9:42 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 42 of 77

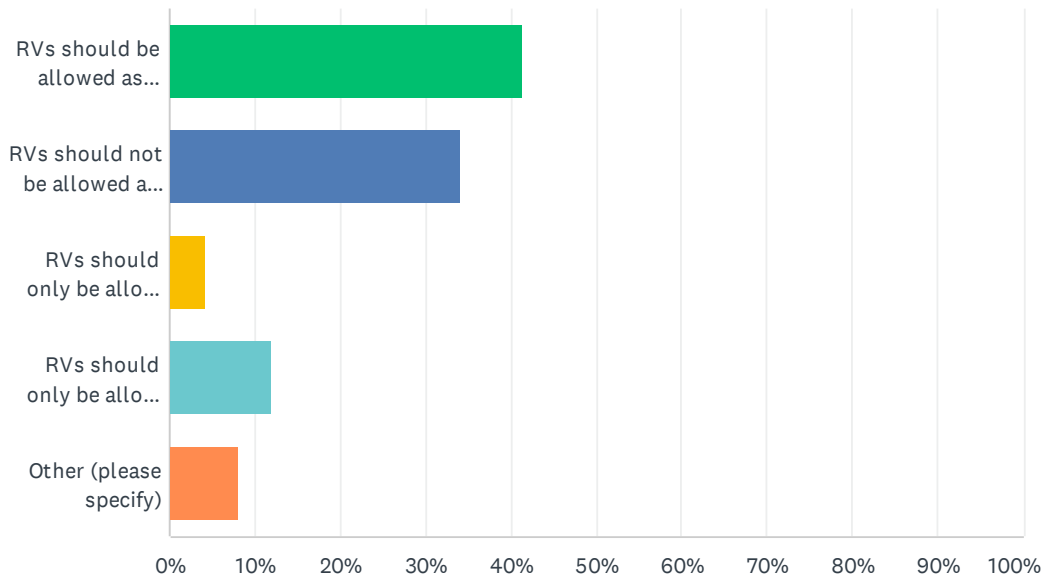
	government cost.	
225	STOP THE INSANITY!	3/21/2024 8:41 AM
226	This is a bad idea. Homeless camps will find there way to vacant properties and become a problem to deal with. Some absent property owners will "rent space" with no oversight. Let's keep rural Clackamas county beautiful	3/21/2024 7:52 AM
227	Times are hard for folks needing affordable dwellings. I think this is the right thing to do. Seems like a no brainer to be able to offer folks places to live in rural areas.	3/21/2024 7:50 AM
228	Roads and other infrastructure is not, in many cases adequate for additional uses. There are many roads in Hoodland that are so bad and have so many pot holes that existing residents have problems. Adding additional usage to these roads, along the existing poor county maintenance will make some roads impassable for residents and for emergency vehicles	3/20/2024 7:32 PM
229	yes, they eventually turn into illegal rental units or STRS	3/20/2024 6:10 PM
230	I am most supportive of this because of the help it can provide families with elderly family members and college age children with the cost of apartment rent and assisted care skyrocketing.	3/20/2024 2:43 PM
231	That they not fall into middle housing that would allow the lot to be split off.	3/19/2024 7:06 PM
232	This is long overdue. The 2-acre minimum will prevent homeowners like me from caring for aging parents and other relatives or chosen family such that their substantial investment builds equity in their property. Our property is taxed higher because of the dwelling, but it cannot appear on the title as real property.	3/19/2024 5:39 PM
233	I am concerned about the county's ability to regulate these. The county is already limited on resources for enforcing other similar regulations	3/19/2024 1:27 PM
234	As someone in an EFU area it is frustrating that this wouldn't apply to my area. As with others my new house has a mother in law suite. The only difference between that and a full ADU is the lack of a full kitchen. Wouldn't make any difference in water usage or traffic.	3/19/2024 8:28 AM
235	I think RVs, mobile homes and ADUs should all be utilized to help with affordability. It's a practical solution.	3/18/2024 9:56 PM
236	Why are you limiting the adu size to 900 square feet? What if a small family of 4 wants to build a 1500-1600 square foot adu to their elderly parents home?	3/18/2024 8:16 PM
237	I'm not certain I understand the question? If you mean as a second home (e.g. a weekend cabin) I am concerned that they will become a source of conflict with neighbors when they are rented via Air BNB, VRBO, etc.	3/18/2024 5:39 PM
238	If it was for family members, I would be in favor of it. Not for some renters from who knows where	3/18/2024 5:21 PM
239	Need to be sure that the septic system and water source can handle the increased capacity and demand. Also I think there should be a limit on ADU square footage and number of occupants so there aren't giant groups of 10 or more people moving in to one property.	3/18/2024 5:00 PM
240	I think its a great idea	3/18/2024 4:23 PM
241	This is a VERY POORLY designed notice. It should have been very clear in any headline it was NOT for EFU or Forest zoned properties.	3/18/2024 4:23 PM
242	I am very concerned about allowing ADUs. As a practical matter, we have unpermitted ADUs all over these areas already, and the negative results are quite evident (sewage daylighting onto the ground, extension cords leading from the main residence to power the ADU, etc.). Our Code Enforcement department doesn't have enough resources to investigate and enforce the requirements we already have, and officially allowing ADUs will explode the problem. Hardly anyone will bother to get permits, they'll just do it, and the result will be more squalor in our rural areas.	3/18/2024 4:20 PM
243	We currently live in a permitted ADU on 3 acres inside Oregon City limits and it has been a wonderful addition to our property and lives. Before we retired it provided rental income and now houses my husband and I as we age in place while our daughter and her family live in the	3/18/2024 3:47 PM

main house and are close to help us in our old age, meanwhile we babysit while they work. We grow and share food and shopping trips. Makes for a more sustainable life style.

244	Leave zoning alone in rural areas!	3/18/2024 3:42 PM
245	They should be allowed on EFU property as well	3/18/2024 3:17 PM
246	Will RFU or FF be considered?	3/18/2024 3:16 PM
247	Do not allow in zones HR,MRR,RR or undersized lots of record in RRFF and TBR zones.	3/18/2024 3:11 PM

Q7 The proposal would allow RVs to be used as second dwellings in a number of residential zones outside and inside of the urban growth boundary (UGB), highlighted in blue and orange on the map below. In general, what do you think about RVs being allowed as second dwellings in these areas?

Answered: 579 Skipped: 52



ANSWER CHOICES	RESPONSES
RVs should be allowed as second dwellings in all of these areas.	41.45% 240
RVs should not be allowed as second dwellings any of these areas.	34.20% 198
RVs should only be allowed as second dwellings in urban areas.	4.32% 25
RVs should only be allowed as second dwellings in rural areas.	11.92% 69
Other (please specify)	8.12% 47
TOTAL	579

#	OTHER (PLEASE SPECIFY)	DATE
1	Temporary dwellings in cases of hardship. They should be in a driveway or shielded from the street by fences or bushes.	4/10/2024 2:56 PM
2	I think it should only be allowed for a limited length of time (12 months?)	4/10/2024 1:19 PM
3	RVs as second dwellings should be a temporary conditional use permit for up to one year. An RV is not a long-term housing solution.	4/10/2024 1:05 PM
4	Not in favor of RV dwelling	4/9/2024 4:05 PM
5	No, no, no!	4/9/2024 1:33 PM
6	RV dwellings should be allowed regardless of current dwelling.	4/8/2024 6:42 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 45 of 77

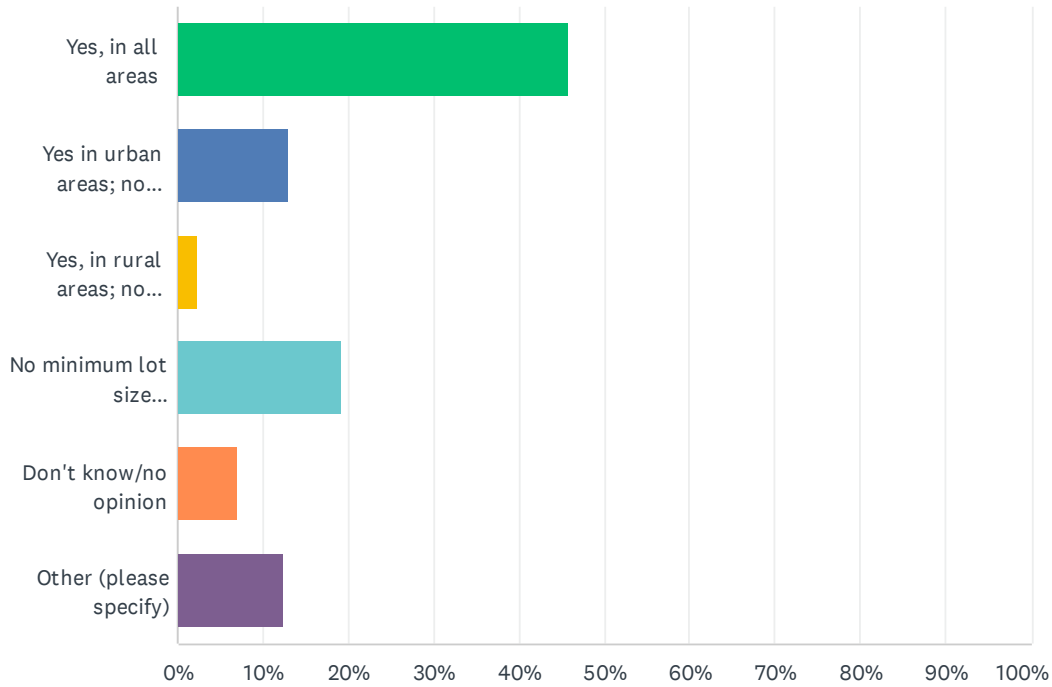
7	I do not have a strong opinion for or against the use of RVs as dwellings. I would prefer to see ADU's.	4/8/2024 1:43 PM
8	RVs are meant to be a temporary dwelling not built for permanent habitation	4/7/2024 6:19 PM
9	Anywhere, as long as other restrictions are met.	4/7/2024 3:37 PM
10	Needs to be expanded. Too small of area to do this	4/6/2024 11:31 AM
11	RV's should not be allowed at all!!!	4/6/2024 10:05 AM
12	RV's are not homes. How can you allow RV's in rural areas but not allow a real ADU on farmland?	4/6/2024 8:55 AM
13	I don't think they should restrict where someone lives in a RV if it's on private property and it's not a safety concern and they are there legally.	4/4/2024 8:14 PM
14	Tiny houses are not RV's and should be allowed on any property. Built differently and better for property	4/4/2024 10:55 AM
15	This would be huge for our elderly.	4/4/2024 8:08 AM
16	None of the counties business	4/3/2024 7:11 PM
17	RV's should only be allowed if the neighbors sign off on it being ok	4/3/2024 4:11 PM
18	No because if you can't do it for everyone then you should not do it for a chosen few.	4/3/2024 2:20 PM
19	All areas...Only as a temporary hardship dwelling and for a duration of 1 year or less. They're mobile and should be removed, without an option for renewal. RVs do not improve with age and become an eyesore and a fire hazard.	4/3/2024 9:19 AM
20	Another useless map, can you identify the areas and boundaries, I certainly cannot. Rv's are temporary vacation vehicles, not for full time residences unless maybe in an RV park! This is crazy, go look at downtown Portland, 33rd avenue! These are RV's uncontrolled. Do you think people will not clutter the countryside with unsightly, run down motor homes and house trailers to cram in friends and family and undoubtedly rent out these RV's for that extra income. It's bad enough to have to live next door to someone who has an RV or vacation trailer parked next door that you have to look at every day and what controls are there now to make them keep it in good repair and not trashed up right beside your house. Think what it would be like if codes and zoning allowed full time residences in these RV's. Surely you can envision where this will go! Trashed, ghetto like neighborhoods with residents who "could" trash a neighborhood and not take any pride or consideration for that neighborhood. Is the future outcome of your proposal not evident. I'll raise your taxes just two percent forever, I promise. Have you ever seen that to be the case, doesn't that two percent "always" grow? Do you think your well intended proposals won't be abused to the detriment of the community? Use a little common sense, people abuse the best of rules and regulations and you don't enforce those violations of abuses as it is!	4/2/2024 6:53 PM
21	Fewer car lots and more housing on 99E.	3/31/2024 12:55 PM
22	I understand why people would want this option but can see how it could get horrible abused, and I have no confidence in the county to properly protect adjacent neighbors	3/30/2024 10:37 PM
23	RV's should be inspected to insure they meet minimum standards for habitation and installation including utilities. Try to avoid "junk" RV's from being allowed.	3/30/2024 10:28 AM
24	RVs should only be allowed as a second dwelling in a rural area where they have the ability to hook it up to their plumbing and electrical	3/30/2024 7:37 AM
25	Adopting this proposal is inviting friction amongst the community.	3/29/2024 6:39 AM
26	I honestly hate RVs in my area. But right across the street here, there are two of them on the same property. (There was only one a few years ago.) And I doubt either of them were permitted by the County. But they are quiet and across the street and I don't find them a specific problem right now. I don't like them because they tend to require odd waste removal situations (which may not be handled properly) and because I don't consider them permanent. I would very much rather see a small ADU permitted, instead. (I would help them build it, if money were a problem and they were in my area.) ADUs are attractive. RV's are not. And	3/28/2024 11:47 PM

there's the issue of the stability of people and families that may also be attracted to one vs the other. (Though this may be a bias of mine that I should examine -- admitted.)

27	I didn't know that there were RV rules. I see RV's around in driveways that I suspect are housing places. I always assumed if there were problems, they'd be handled because of the quasi-legal situation of the RVs but if they had a right to be there, it would be different.	3/28/2024 8:41 PM
28	Absolutely not.	3/28/2024 4:38 PM
29	One secondary per lot. Fee to fund health and safety inspections for things like sewage/gray water disposal, safe electrical systems, fire safety, egress. Enforce restrictions fairly and firmly.	3/27/2024 8:28 PM
30	I really do not know as the decision should be dependent on fresh water, septic and safety.	3/27/2024 9:14 AM
31	Where Rv's are allowed, sewage must be addressed. Would there be hookups of some sort or access to water/sewer in the home? Only with sewer and water should Rvs be allowed.	3/27/2024 7:18 AM
32	RV should be only allowed as temporary dwellings in all areas. No more than 90 days.	3/26/2024 8:59 PM
33	In the Mt Hood Village area we see a lot RVs in extremely poor conditions being used as full time residences by people who can't afford the housing prices up here. But right now at least these folks are in parks with required resources. I believe allowing RVs as ADUs on private property has the potential to make such living conditions worse for people in these circumstances. Without a licensed park to file a complaint about they would be at much more risk of neglect on private property.	3/25/2024 9:21 AM
34	No opinion	3/25/2024 8:35 AM
35	No opinion	3/24/2024 6:57 PM
36	No opinion	3/24/2024 3:30 PM
37	I have no opinions about RVs	3/24/2024 3:21 PM
38	Same issues as ADU we don't have enough emergency services for the current population.	3/24/2024 2:32 PM
39	To hard to maintain	3/24/2024 8:54 AM
40	I'm just not sure	3/23/2024 7:56 PM
41	The orange areas seem to be a little populated for rvs. The blue seems ok...	3/23/2024 7:46 PM
42	RV's need to be hooked to some sort of septic. I have a trailer on our road that hasn't moved over 5 years and I am certain gray water is going onto the ground, and who knows where black water is going. Code enforcement was no help	3/23/2024 6:15 PM
43	Where services and enforcement are more likely to be present.	3/23/2024 5:34 PM
44	Only if off street parking is available	3/23/2024 1:18 PM
45	RVs should be allowed in RV parks where they can control the fire, water, utility, safety concerns, traffic, noise etc.	3/22/2024 1:28 PM
46	If County Code Enforcement will be the entity that needs to address compliance with requirements, then compliance may turn out to be virtually unregulated -- Code Enforcement is understaffed and lacks resources to address its current responsibilities, which has created problems for many residents throughout unincorporated Clackamas County for some time now.	3/21/2024 5:29 PM
47	RVs are disgusting and an eyesore	3/18/2024 3:44 PM

Q8 If the county allows the use of RVs as a second dwelling, should it require a minimum size for lots on which RVs can be added?

Answered: 582 Skipped: 49



ANSWER CHOICES	RESPONSES	
Yes, in all areas	45.88%	267
Yes in urban areas; no requirement in rural areas.	13.06%	76
Yes, in rural areas; no requirement in urban areas.	2.41%	14
No minimum lot size requirement anywhere.	19.24%	112
Don't know/no opinion	7.04%	41
Other (please specify)	12.37%	72
TOTAL		582

#	OTHER (PLEASE SPECIFY)	DATE
1	Don't allow this. It's just moving the homeless into the backyards of our neighborhoods.	4/10/2024 7:31 PM
2	This is a TERRIBLE idea! NO RV's as 2nd dwellings ANYWHERE!	4/10/2024 4:27 PM
3	It depends on how the RV is placed on the lot. Whether it blends in with the surroundings and doesn't effect the neighbors. Whether there are emergency services.	4/10/2024 2:56 PM
4	If one RV is outside the public right of way and kept mobile at all times, lot size doesn't matter to me. The problem will be with RVs displacing automobiles to public street-parking.	4/10/2024 1:05 PM
5	I'm against the idea period!	4/9/2024 1:33 PM

6	RV's do not maintain the character of the neighborhood	4/9/2024 12:40 PM
7	RVs as a second dwelling will cheapen the integrity of these areas. People have chosen to live in these areas because they want the space...not have a neighbor cram a second home (and an eyesore) into their environment.	4/8/2024 9:26 PM
8	Only allow on 10 or more acres.	4/6/2024 6:28 PM
9	Not if the lot size is too large .	4/6/2024 11:31 AM
10	DO NOT ALLOW THEM	4/6/2024 10:05 AM
11	Do not allow RV's.	4/6/2024 8:55 AM
12	1 acre and depends on property layout and what's immediately around property.	4/6/2024 7:51 AM
13	With all the restriction landlords who would want to be a landlord	4/5/2024 7:00 PM
14	Minimum of 10 acres in rural and urban areas	4/5/2024 9:40 AM
15	The same 2 acre state standard as ADU's.	4/4/2024 7:33 PM
16	Fucking nowhere ever! No RVs or their fentanyl huffing inhabitants	4/4/2024 7:16 PM
17	No RV dwellings	4/4/2024 12:00 PM
18	At least four acres and not on forest designated land.	4/4/2024 10:59 AM
19	Not allowed anywhere	4/3/2024 4:07 PM
20	It should not be allowed at all because if you can't do it for everyone then you should not do it for a chosen few.	4/3/2024 2:20 PM
21	do not allow	4/3/2024 2:04 PM
22	None allowed	4/3/2024 2:00 PM
23	No R VS.	4/3/2024 1:26 PM
24	Should not allow them	4/3/2024 12:46 PM
25	Absolutely do not allow rvs as second dwellings.	4/3/2024 12:20 PM
26	You already allow a hardship case to be used to allow an RV to be used as a home, yet you rarely come check to see if the septic is adequate, or if the grey water is running into the bushes. No RV's! They leak, fall apart, and look terrible in 10 years or less. They are not intended, nor made to withstand permanent occupancy!	4/3/2024 12:11 PM
27	Must be at least 60 feet from property line so they aren't right next to another house	4/3/2024 10:58 AM
28	Yes and it should be 5 acres	4/3/2024 8:28 AM
29	Read my comments above, no permanent living in RV's. That is not what RV's are for. If you put this through, no matter what the lot size, I will cram as many RV's on to my 70 acres at enormous rents and move out. Put this through and this is what will happen, think about it. If you live in one of these rural areas, "maybe" it won't affect you in your situation but you'll drive by it all day long on your way to and from your picturesque, serend, clean home. Again, drive down 33rd, it won't be that bad, we hope, not yet, but we're headed that direction, count on it!	4/2/2024 6:53 PM
30	It keeps glitching. No minimum lot size should be required.	4/1/2024 3:12 PM
31	Fewer car lots and more housing on 99E.	3/31/2024 12:55 PM
32	Again, if it's properly administered and isn't a problem for the neighbors then it's fine. But I for see nightmare situations for the neighbors that the county won't rectify	3/30/2024 10:37 PM
33	Do not allow on any size unless there is approved variance for care giving need. Follow up for prompt removal. It ruins our rural area. There's already too much of this.	3/30/2024 3:53 AM
34	no	3/29/2024 6:53 PM
35	Homeowners should not be allowed to consider an RV as a secondary dwelling on any size of property as a method of additional income.	3/29/2024 6:39 AM

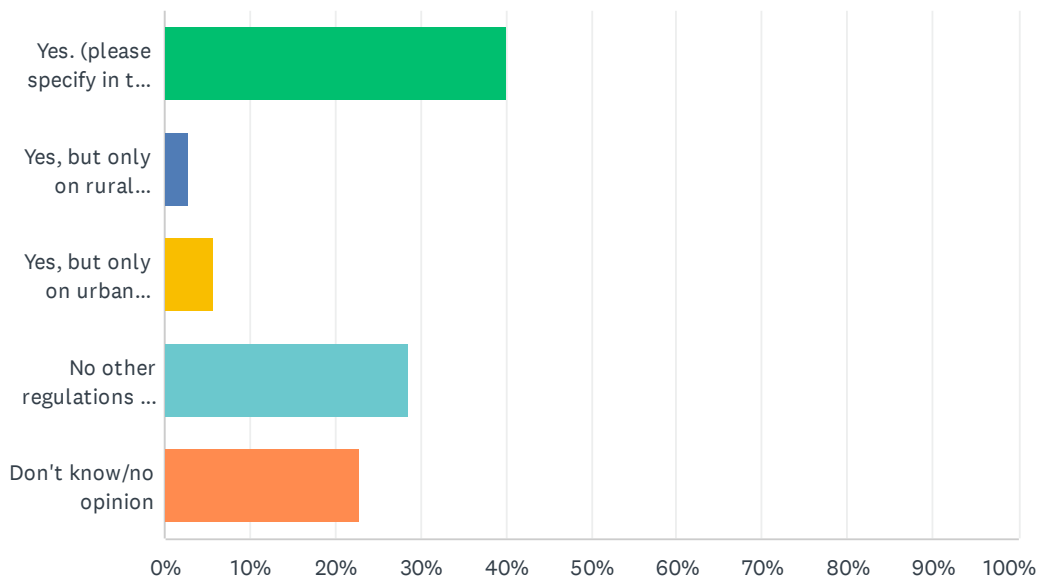
36	RVs are for recreational use and should not be relied upon as housing stock. This is a ridiculous proposal.	3/28/2024 4:38 PM
37	Should not be allowed in urban areas. Rural areas, 10 plus acres, and only one Rv, per every 10 acres. 20 acres=2 rv approved.	3/28/2024 2:44 PM
38	Require 5 acres or more for additional ADU's and RV's	3/28/2024 9:02 AM
39	Don't allow then you don't have to consider lot size at all!	3/27/2024 10:04 PM
40	NO RVs allowed	3/27/2024 5:42 PM
41	Unsure	3/27/2024 9:14 AM
42	Trick question...No, the county should NOT allow RV's in rural residential zones! Don't Portland Our OREGON!	3/26/2024 6:46 PM
43	Rvs are NOT dwellings. The name says it all: "Recreational Vehicle." It is a vehicle for recreation, NOT a dwelling!	3/26/2024 6:02 PM
44	yes, minimum lot size but ONLY in urban areas. No RVs in rural areas at all.	3/26/2024 1:02 PM
45	2 acres. Allow RV's outside the City limits and outside the Urban Growth boundaries in ALL of Clackamas County. No ADU's or Rv's on EFU or Timber zoned lands. If you can't build a home on it , it can't have a RV or ADU.	3/25/2024 9:14 AM
46	Should require it fits on the property. So not in the street.	3/25/2024 2:07 AM
47	Urban areas is tougher, as I can see it causing issues. For rural, I think 1 acre + should be a reasonable bar.	3/24/2024 10:17 PM
48	We see the abandoned trashed RV's alongside the hwy. we don't need them in the neighborhood.	3/24/2024 2:32 PM
49	Please do not allow any living in rv's.	3/24/2024 12:47 PM
50	You are insane to even present this as an option. Have you looked at our community lately. No RVs as dwellings should be aloud anywhere!!!!	3/24/2024 10:12 AM
51	No RVs as dwellings!! Look at Portland. No thanks!!	3/24/2024 9:03 AM
52	I do not agree with RVs as second dwelling at all.	3/24/2024 6:23 AM
53	We already drive by old RV's parked on our rural roads all the time. RV's tend to go into disrepair quickly and I would not want one within eyesight of my home.	3/24/2024 6:20 AM
54	No RVs as a second dwelling. Again, how would you like an RV parked next to your house?	3/23/2024 9:21 PM
55	RV's should NEVER be allowed as secondary dwellings on rural properties	3/23/2024 5:43 PM
56	start adding RVs is a bad idea	3/23/2024 4:44 PM
57	I would not allow due to no one to upkeeping them.	3/23/2024 1:47 PM
58	See answers above. No RV ADUs.	3/23/2024 1:44 PM
59	Only if off street parking is available	3/23/2024 1:18 PM
60	No RVs allowed as a second home.	3/22/2024 7:15 AM
61	NO RVs as a second dwelling	3/22/2024 6:26 AM
62	Do not allow RV as a second dwelling. You are only inviting crime and trouble. Look at foster rd in PDX	3/21/2024 10:37 PM
63	Yes in urban areas, not permitted in rural areas.	3/21/2024 10:10 PM
64	Don't allow it. Rvs are temporary dwellings for recreation.	3/21/2024 9:52 PM
65	2 acres	3/21/2024 9:41 AM
66	500 acres	3/21/2024 7:55 AM
67	Thy should not be allowed, These vehicle will become eyesores and will be difficult to move as	3/20/2024 7:36 PM

they age and decay. This should not be allowed.

68	concerened because it will be more of a draw on our limited water systems.	3/20/2024 6:19 PM
69	RV's should not be used as a second dwelling	3/19/2024 1:32 PM
70	Regulate as an RV Park with all infrastructure requirements. No exceptions.	3/18/2024 5:44 PM
71	To be equal, lot size should be the same regardless if urban or rural. Lot s.ize of 2 acres eliminates alot of urban causing more rural impacts	3/18/2024 5:31 PM
72	Should not be allowed, will encourage transients and County already does a poor job of code enforcement as things stand. All kinds of problems can arise from transients in RVs and this would cause distress in rural areas.	3/18/2024 4:28 PM

Q9 Should the county apply other regulations to RVs used as second dwellings on rural and urban residential land?

Answered: 536 Skipped: 95



ANSWER CHOICES	RESPONSES	
Yes. (please specify in the comment box below)	40.11%	215
Yes, but only on rural residential land. (please specify in the comment box below)	2.80%	15
Yes, but only on urban residential land. (please specify in the comment box below)	5.78%	31
No other regulations are needed.	28.54%	153
Don't know/no opinion	22.76%	122
TOTAL		536

#	WHAT SHOULD THE COUNTY REGULATE?:	DATE
1	Tidiness and neatness externally of the RV.	4/10/2024 9:13 PM
2	Don't allow this	4/10/2024 7:31 PM
3	If allowed, Rv's shall be connected to a sewage disposal system and the RV itself shall be inspected by the county regularly to make sure waste storage system is is fully contained/safe & that there is a safe electrical connection. This shall be a short term solution, no longer than 6 months. If an RV is used as a living space before being approved by the County, property is automatically disqualified from allowing and RV on the property.	4/10/2024 5:05 PM
4	SDC's for added trips. Sewer/septic regulations should be met.	4/10/2024 4:50 PM
5	This is a TERRIBLE idea! NO RV's as 2nd dwellings ANYWHERE!	4/10/2024 4:27 PM
6	I previously built and lived in a tiny house if it counts for anything. All secondary dwellings should still have the basics mentioned in the video. This includes RV's, Tiny houses, and tiny houses with a park model certification. They should include electricity and sewer, have a	4/10/2024 2:25 PM

working toilet, shower, and sink... it is a dwelling. All buildings and RV's should have at least a 20ft fire buffer. Lots smaller than 1/8 acres should be restricted from this.

7	Resulting neighborhood density, visual impact, noise, garbage, personal items surrounding RVs	4/10/2024 1:39 PM
8	Only one per lot. Hooked up to sewer or septic.	4/10/2024 1:19 PM
9	Seems like an RV as second dwelling could create serious health risks. I'm inclined to require RV hookups for water/sewer/power for any stays longer than 30 days. At minimum, an inspection once a year to renew conditional permit is in order; verify safety like a working smoke+CO detector, that the RV is operable/movable, and that waste water+sewage are being disposed of properly. You know there are folks who will just direct waste into a pasture unless they are held to a standard.	4/10/2024 1:05 PM
10	Waste and Water hook ups, proper placement on property, etc.	4/10/2024 11:25 AM
11	If RV's are allowed, how will the County regulate the treatment of sanitary waste water?	4/10/2024 9:38 AM
12	Permit required for use of an RV as a residence. 10 foot setback from adjacent properties, RV must be entirely on private property. Water and sanitary hookups provided.	4/10/2024 7:07 AM
13	Cleanliness or require removal	4/10/2024 12:03 AM
14	RV's should not be considered a secondary dwelling.	4/9/2024 4:06 PM
15	Not in favor	4/9/2024 4:05 PM
16	The county should not be even offering this! It's problematic regardless of laws	4/9/2024 1:33 PM
17	Inspections required for habitability including all utilities, only one unit and regular follow up inspections . Increased code enforcements which is already sorely lacking.	4/9/2024 1:00 PM
18	RV's do not maintain the character of the neighborhood. I would only approve very short term occupancy.	4/9/2024 12:40 PM
19	RV needs to be operational and not trash.	4/9/2024 9:26 AM
20	They should not allow this concept at all. It is not needed and certainly for the people who choose to live in these areas this is not in their best interest.	4/8/2024 9:26 PM
21	The county should regulate the impact to the surrounding neighbors as junk and crap piles up. We saw this all along Marine Drive when RVs took over. There was crap (possessions) piled EVERYWHERE. It was a nightmare.	4/8/2024 5:50 PM
22	Age, condition, utilities, safety measures, fire hazard.	4/8/2024 4:10 PM
23	Same regulations as ADU's	4/8/2024 3:06 PM
24	water, sewage, setbacks	4/8/2024 2:57 PM
25	While I am not familiar with current regulations regarding RV's as dwellings, I would hope a full evaluation of additional rules would be considered for the safety of those in the RV, and for the protection of property values.	4/8/2024 1:43 PM
26	Only allow RV as legal dwelling for a specific duration of time, such as 3-5 years. I can be renewed / extended by going through same approval process.	4/8/2024 1:37 PM
27	Limit the amount allowed. Inspections to ensure property utilities are in place. Waste treatment??	4/8/2024 1:11 PM
28	Do not allow it	4/8/2024 12:30 PM
29	Apply density limits so a Community does not turn into a trailer park.	4/8/2024 11:32 AM
30	Must be connected to sewer/septic with proper permits and inspections.	4/8/2024 10:07 AM
31	STRs	4/8/2024 9:16 AM
32	How closely the RV can be parked to the property line, require utility connections in urban residential land, and require that the RV be capable of being driven or towed.	4/8/2024 8:32 AM
33	The RV must be fully functional and able to be driven away at any time. It cannot become	4/8/2024 8:29 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 53 of 77

defunct.

34	The maximum age of the RV, connection/availability of waste disposal, maximum number of RVs per square footage of the land.	4/7/2024 6:56 PM
35	Water, sewage the whole enchilada.	4/7/2024 6:19 PM
36	Age and type.	4/7/2024 4:19 PM
37	This should be looked at when application is made. Size of property, location, power and water,sewer, traffic,etc.	4/7/2024 3:37 PM
38	I have a horse friend who is meaningfully employed, who wants to live next to her horses. An RV is ideal. We need to ensure that her septic is compatible with mine. But my POS next door neighbor already lets drug addicts squat on this property, throwing loud parties. It'll get worse if they are official. We need to close up the gaping loopholes in the Landlord Tenant Act and the same with Emotional Support Pitbulls.	4/7/2024 3:30 PM
39	Same as ADUs	4/6/2024 7:13 PM
40	Not allowed if connecting to sewer, to avoid overwhelming the system. If hooking to septic, must have a septic company verify the size of the tank and that it would be sufficient. Ensure the RV is very well maintained. Open to county inspection without notice. Lease/ownership records must be maintained in county office to avoid. Create or modify laws to address any squatting situations. County cannot use to assess property/home value to increase taxes.	4/6/2024 6:28 PM
41	Working sink and toilet. Sewer, electric and water hookup. No garbage/eyesore factor. No short term rentals. No outdoor housing of pets.	4/6/2024 11:37 AM
42	1. Permitting Process: Implement a permit process for installing and using RVs as dwellings, including requirements for site inspections, safety standards, and compliance with building codes. 2. Utility Connections: Specify requirements for connecting RVs to utilities such as water, electricity, and sewage, ensuring proper infrastructure and compliance with health and safety standards. 3. Parking and Access: Set guidelines for RV parking, including setbacks from property lines, access points, and any restrictions on blocking views or creating traffic hazards. 4. Duration of Use: Determine the duration of time an RV can be used as a second dwelling unit, such as temporary or permanent residency, and establish renewal processes for extended stays. 5. Aesthetic Considerations: Address aesthetic concerns by regulating the appearance of RVs, such as screening them from view or requiring them to blend in with surrounding structures. 6. Neighborhood Impact: Consider the impact on neighboring properties, including noise, privacy, and property values, and establish guidelines to mitigate any potential negative effects. 7. Health and Safety Standards: Ensure RVs meet health and safety standards, including fire safety, sanitation, and structural integrity, to protect the occupants and surrounding properties. Maximum age? 8. Insurance and Liability: Require proof of insurance for RVs used as second dwelling units to mitigate liability risks for both the occupants and the county.	4/6/2024 10:35 AM
43	Length of stay, outside appearance, litter, maintenance	4/6/2024 10:34 AM
44	RV's SHOULDK NOT BE ALLOWED!	4/6/2024 10:05 AM
45	Setbacks and minimum lot size and water supply and quality regulations	4/6/2024 9:00 AM
46	Don't allow them	4/6/2024 8:55 AM
47	Utilities: encourage use of solar, make sure waste is handled properly.	4/6/2024 6:52 AM
48	Regulations regarding sanitation	4/5/2024 9:25 PM
49	Code enforcement and age and condition of RV	4/5/2024 12:40 PM
50	Pass sewer/septic	4/5/2024 10:50 AM
51	Minimum of 10 acres	4/5/2024 9:40 AM
52	Won't be a concern as your not going to allow them, right!	4/4/2024 8:26 PM
53	Minimum standards for safety, roadworthyness, sewage and electrical hookups mandatory, no propane. None of the rifraf that constitutes the roadside gypsy villages that populate Portland.	4/4/2024 7:33 PM
54	Keep them away forever you good idea fairy idiots	4/4/2024 7:16 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 54 of 77

55	Proper sewage disposal hookup	4/4/2024 5:40 PM
56	No separate water meter for additional unit.	4/4/2024 5:23 PM
57	Septic connections.	4/4/2024 12:12 PM
58	No RV dwellings.	4/4/2024 12:00 PM
59	disposal of trash; size of RV; how many people per RV (depending on size); how many vehicles can be parked w/RV; making sure RV registration paperwork is up to date; application fee for folks to use RVs to be used as second dwellings; require for annual registration; special permit to be displayed on RV	4/4/2024 11:40 AM
60	Number of vehicles. trash accumulation	4/4/2024 7:59 AM
61	Rv must be in good working order/operable.	4/4/2024 7:20 AM
62	RVs are mobile by nature and typically are not hooked up to Septic or water sources correctly. County resources are already stretched tight enough so there's no oversight.	4/4/2024 7:05 AM
63	RV's being lived in should not be visible to neighbors.	4/4/2024 6:19 AM
64	Nuisance vehicles, unwanted (by the property owner) vehicles, criminals living there, drugs, etc. Family members or friends living quietly should be left alone.	4/3/2024 9:42 PM
65	Must be connected to a functioning sewage disposal system (city sewer or rural sewer/septic system). Must have a proper electrical connection inspected and approved by a county/city inspector.	4/3/2024 9:05 PM
66	Condition! We already have a massive issue with derelict trailers. Neighbors shouldn't have to look at a trash heap. I think this will encourage people to let anyone move in so they can make a few dollars. I worry about trailers more than ADUs. Also location of placement.	4/3/2024 7:44 PM
67	There should be a requirement for distance from neighboring fence lines, all services required should be verified and inspected.	4/3/2024 7:28 PM
68	RV's and campers should not be used for permanent living spaces.	4/3/2024 6:46 PM
69	Water and sewer. Perhaps spacing to prevent fire hazard especially in urban area where the RV might be much closer to another structure. Perhaps require a certain reasonable setback from adjoining properties.	4/3/2024 6:08 PM
70	Must have current registration, proper 30/50amp outlet supplied by subpanel.	4/3/2024 5:33 PM
71	How many are allowed ? How long it can remain on propert. Follow all good neighbor rules	4/3/2024 5:32 PM
72	Year, hook up to septic.	4/3/2024 5:30 PM
73	RV should be required to be well maintained	4/3/2024 5:07 PM
74	Not allowed anywhere	4/3/2024 4:07 PM
75	Am not for this. But again, fire sprinkler system as RVs are highly volatile to fire! As a reference, Crooked River at one point allowed RVs to be on properties. They have now discontinued this and has been grand fathered as it was bringing in theft, unkept properties, no pride of ownership and decline in property values for others with homes.	4/3/2024 3:41 PM
76	Concerns about disposal of sewage.	4/3/2024 3:39 PM
77	Must not be an eyesore. Should be a late model, and have current registration. Trailers only, nothing with a motor	4/3/2024 3:13 PM
78	These RV's should only be used for a very limited time as temporary shelter and not a full time dwelling.	4/3/2024 2:56 PM
79	Periodic inspection of sewer hookup	4/3/2024 2:31 PM
80	Require a building permit for the RV parking pad to make sure the pad was connected to a septic tank and the system was large enough, to ensure the water and electrical supply was safe.	4/3/2024 2:26 PM
81	Sewer/Septic connection or some way of disposing waste properly	4/3/2024 2:20 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

82	No it should not even be allowed, because if you can't do it for everyone then you should not do it for a chosen few.	4/3/2024 2:20 PM
83	Appropriate black water and grey water dumping and general cleanliness. Also regulations regarding noise and chaos inflicted on the neighborhood.	4/3/2024 2:19 PM
84	Should not allow	4/3/2024 2:00 PM
85	The RV should be accessible without going through the main dwelling. (Going through a garage is fine in my opinion). If street parking is unavailable the RV should be provided a designated parking space.	4/3/2024 1:39 PM
86	I worry about the environmental impact of leaking fluids. Will there be any limits to how long an RV may stay in one spot? This could get dangerously close to the illegal camping that is already happening everywhere. If that is not being adequately enforced, who's to say this won't get out of hand either?	4/3/2024 1:27 PM
87	No r v's	4/3/2024 1:26 PM
88	Non older than 5 years old.	4/3/2024 1:13 PM
89	Should not be abandoned or dumped on land	4/3/2024 1:03 PM
90	Should not allow them	4/3/2024 12:46 PM
91	Limited time permit, not to exceed specified timeframe.	4/3/2024 12:20 PM
92	That poop has to go somewhere.	4/3/2024 12:17 PM
93	Allowing only families and friends to use it as a shelter. Not a rental property.	4/3/2024 12:17 PM
94	No RV's allowed for second dwellings. If you ever had an RV, the myriad of problems (leaking, busted water lines from freezing, rodents, mold, etc.) happen even when just being used for periodic vacation use. They are not intended, nor designed for permanent residences! Why would you sanction the broken down RV camps around Portland to get moved out to the County???	4/3/2024 12:11 PM
95	Only buildings with permits and sewer/water should be allowed. How are they going to check every RV for proper sewage disposal	4/3/2024 11:12 AM
96	Length of stay	4/3/2024 11:10 AM
97	You're going to have all kinds of problems with having an RV set up as a second dwelling in town on an urban lot. You'll need all the regulations you can throw at it. It won't matter though, there isn't enough code enforcement to keep the rules enforced.	4/3/2024 11:02 AM
98	The length of time an RV is used as a residence, these should be temporary or seasonal!! Yea	4/3/2024 10:58 AM
99	limit number of adult (over 18) occupants to 2	4/3/2024 10:58 AM
100	Only newer RV. Required garbage service. No vehicle street parking.	4/3/2024 10:48 AM
101	They should have RV access installed and there should be a regulation on upkeep if possible. You could also have a 3-6mon max for anyone living that doesn't own the land.	4/3/2024 10:45 AM
102	Fire mitigation is my major concern.	4/3/2024 10:16 AM
103	The unit should be inspected for fire hazard, working plumbing and sanitation. The siting should be assessed for fire and sanitation. Fines should be high enough to discourage improper use and removal. Perhaps a bond for the temporary permit, as this would pay the county for forced removals.	4/3/2024 9:19 AM
104	Yes consent of adjoining neighbors	4/3/2024 8:28 AM
105	RV's are RV's, not intended for permanent or full time living, vacation vehicles. You want to see uncontrolled, unzoned, ghetto neighborhood, take a trip down south of the border. Look ahead 10-20 years from now, can you imagine how these new codes and zoning will affect our neighborhoods, our way of life. It "should" be painfully evident. You want to have full time residences in RV's, put them in RV parks. The County set up the rules and regulations for these parks, let the RV's live under these rules and regulations and compounds. If you want	4/2/2024 6:53 PM

rural, peaceful, well kept, living, don't choose to live near one of these parks, maintain what we have now for rules, regulations and restrictions.

106	Appearance, maintenance, and functionality requirements. If allowed RVs should not be unsightly, all electricity/water/dumping regulations should be applied.	4/2/2024 11:04 AM
107	Water, sewage, waste, garbage, hoarding, vermin control, no unlicensed or unpermitted business.	3/31/2024 1:22 PM
108	Fewer car lots and more housing on 99E.	3/31/2024 12:55 PM
109	Septic tanks should be dug and buried before allowing residents to move in.	3/31/2024 9:34 AM
110	Regulations should be guided by ability to enforce	3/30/2024 11:24 PM
111	I can't imagine there can be a way to make everyone happy. People who would not abuse the system will be in fairly burdened by regulations, and those that are abusing the situation won't be corrected. Sounds like a mess in the making	3/30/2024 10:37 PM
112	Screening if close to adjacent property	3/30/2024 9:47 PM
113	Facilities need to be well planned and accounted for - garbage, plumbing, waste	3/30/2024 7:05 PM
114	Stormwater regulations	3/30/2024 3:07 PM
115	To be kept in good condition. I'm not for the use of RV's.	3/30/2024 10:48 AM
116	Initial inspection for meeting all basic requirements for habitation (water, power, heat, sewer) and periodic reinspection to insure they are not being allowed to deteriorate into junk. (every five years?)	3/30/2024 10:28 AM
117	They must be able to move on their own or by trailer within a short amount of time	3/30/2024 9:21 AM
118	Able to move under own power and licensed	3/30/2024 8:43 AM
119	Same requirements as I stated in question one	3/30/2024 7:37 AM
120	Time limits for use of RVs as living quarters.	3/30/2024 3:53 AM
121	Should not be visible to neighbors and at least 100 feet from property line.	3/29/2024 9:08 PM
122	Permit of 7 nights only but bad idea all together	3/29/2024 6:53 PM
123	Sewer disposal for RVs used as permanent housing. Proper licensing of RVs or camper trailers.	3/29/2024 11:03 AM
124	Trash should be a major concern. I don't see how counties can regulate how much trash, old household items being stacked up. I see this as a huge city problem.	3/29/2024 8:06 AM
125	Hook ups to sewer/septic and water, age of Rv should be at least under 15 years old. Rv should be under permanent or semi-permanent cover and not face any streets. Set-backs should be at least 20 ft on all sides of the property. Will dog control be able to handle enforcement of the kennel license for having multiple dogs on one property?	3/29/2024 7:07 AM
126	It should NOT be allowed PERIOD! If this type of dwelling is considered it should be primarily for that specific use, i.e., RV Park, mobile home park in its own specific area NOT intermingled amongst single family homes.	3/29/2024 6:39 AM
127	Recreation vehicles deteriorated at much higher rate. Safety concerns	3/29/2024 5:31 AM
128	My first concern will be about human waste removal. I'd like to see a very specific plan filed and held to by whoever is operating the RV site.	3/28/2024 11:47 PM
129	Just make me feel comfortable that crime won't increase. Increasing the population in rural areas and how fast it happens would worry me.	3/28/2024 8:41 PM
130	The county should enforce its current regulations, which generously serve the needs of those seeking to use them as temporary dwellings for care or while building a permanent dwelling. The county should NOT EXPAND use for residential purposes.	3/28/2024 4:38 PM
131	rural, proper garbage and sewer accommodations	3/28/2024 2:44 PM
132	Require additional fees for public safety services. Pay a transportation SDC	3/28/2024 9:02 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 57 of 77

133	Access to sewer and water. Disposal if not in use.	3/28/2024 8:16 AM
134	They should have their heads examine before going any further with this crazy idea. Trash dwellers all over the place, what a disgrace to any community.	3/27/2024 10:04 PM
135	Don't allow drug addicts to spread from Portland.	3/27/2024 9:55 PM
136	Water and sewer, fire safety and safe egress, electrical connections.	3/27/2024 8:28 PM
137	Do not allow RVs	3/27/2024 5:42 PM
138	Same regulations as building a home.	3/27/2024 4:48 PM
139	How the sewage/waste water is to be dealt with	3/27/2024 11:35 AM
140	RVs should be considered for emergency and limited time permits. no more than one per property.	3/27/2024 11:01 AM
141	Appropriate connection for grey and black water	3/27/2024 10:56 AM
142	Septic/sewage needs to be properly managed	3/27/2024 10:40 AM
143	Age of RV, ability to move	3/27/2024 10:37 AM
144	The age of the RV. Not allowing old beat up RVs to be dumped on roads or property-fines to the homeowners if that happens. Only allowing RVs on property over 4 acres.	3/27/2024 9:39 AM
145	It seems like there must be a serious inspection of these places before people move in. Safety is critiial.	3/27/2024 9:14 AM
146	Sewer and water access must be provided in some way - even if only access through the current house. Also, privacy from neighbors either through landscaping or distance should be considered.	3/27/2024 7:18 AM
147	Must have septic, water and electric hookup.	3/26/2024 8:59 PM
148	As soon as you ok RV's as homes on property there will be more drugs and crime in our rural county. Leave. Us. Alone.	3/26/2024 8:52 PM
149	Trick question...I said NO...what don't you understand! Don't Portland Our Rural Oregon!	3/26/2024 6:46 PM
150	Must be on public sewer, water, and electricity. Not septic, not well water, and not off the electrical grid.	3/26/2024 6:02 PM
151	must have water and sewer hook ups if used as a residence or for long term usage, not if temporary (less than 30 days), only one RV per parcel	3/26/2024 4:43 PM
152	If the RV has internal plumbing, there should be a designated sewer dump for the RV and a water connection. The RV should follow the same setback and lot coverage requirements as a structure with a foundation. The RV should have an electric connection, not powered only by generator.	3/26/2024 2:20 PM
153	Sewage	3/26/2024 1:54 PM
154	Sewage disposal	3/26/2024 1:22 PM
155	They must be hooked up to a sewer line or other waste disposal for black and grey water.	3/26/2024 12:27 PM
156	Septic system connections required in rural settings. No trailers allowed in urban settings.	3/26/2024 9:16 AM
157	Sewer, noise, animal restrictions	3/26/2024 4:59 AM
158	RV's should be maintained in good condition. No tarps or RV's that are old and falling apart.	3/26/2024 4:18 AM
159	Must adhere to occupancy and construction standards	3/25/2024 8:40 PM
160	Must connect to sewer or septic.	3/25/2024 6:44 PM
161	No short term rentals	3/25/2024 9:21 AM
162	Use of water, sanitation issues, waste and garbage	3/24/2024 7:47 PM
163	RVs are not meant for as permanant housing. They should not be considered for housing.	3/24/2024 7:45 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 58 of 77

164	They shouldn't be allowed.	3/24/2024 7:42 PM
165	Schools in rural areas are over capacity currently. How do you ensure schools get some support?	3/24/2024 4:50 PM
166	They should not be used as short term rentals	3/24/2024 2:53 PM
167	Since the county isn't regulating STR's I don't feel RV's would be regulated at all.	3/24/2024 2:32 PM
168	Fecal matter/urine all need a place to be dumped, RVs should not be placed against a property line(should have 2-5 feet in between structure and property line)	3/24/2024 2:06 PM
169	The responsibility of the land owner to keep the property presentable according to the specifications or the regulations.	3/24/2024 2:05 PM
170	This should be obvious but there should be a limit to how many adults and how many children will be allowed in a single rv and children should be required to attend school. This should also be considered by the school districts and increases allowed! As well as additional mail services separate from primary residents.	3/24/2024 1:51 PM
171	We already have the Mt. Hood rv village, Hoodcourse acres (managed by common wealth) & just take a look at how they both look! Please do not allow this in any of these area's. Thank you!	3/24/2024 12:47 PM
172	Not to be used as short term rental.	3/24/2024 11:08 AM
173	The condition of the RV is safe and has fire precautions in place; i.e. propane tanks.	3/24/2024 11:02 AM
174	No one should stay in an RV as a secondary dwelling in any residence accept with a temporary permit when they are constructing a permanent home with a maximum duration of 12 months. This could be granted in three month increments while the construction of a permanente residence is being constructed and the construction of the permanent dwelling is monitored to obtain each three month permit.	3/24/2024 10:12 AM
175	No RV's as second dwelling! You'd be opening up a can of worms.	3/24/2024 9:23 AM
176	Do not allow RVs as dwellings.	3/24/2024 9:03 AM
177	They have to be drivable and licensed	3/24/2024 8:54 AM
178	Once the county allowed STR's they took a big bite out of housing for long term rental space which created the problem we have now. So now it's "not in my back yard." If you are going down this rabbit hole it should be allowed in ALL areas, not just the ones "out of site, out of mind."	3/24/2024 8:16 AM
179	Needs thought , age of rv & condition	3/24/2024 8:02 AM
180	Proper waste water infrastructure	3/24/2024 7:05 AM
181	All current regulations	3/24/2024 6:56 AM
182	No RVs on public roads, age appearance, access to utilities. Basically no RVs	3/24/2024 6:23 AM
183	NO RV's.	3/24/2024 6:20 AM
184	Number allowed and rights to terminate/end the stay should not be the same as/as strict as those for ending other rented homes.	3/23/2024 11:16 PM
185	No rvs as second dwelling anywhere.	3/23/2024 9:21 PM
186	If the county does require a functioning toilet, please consider allowing for the use of incinerating toilets in RVs. Assessing and overhauling septic systems can cost upwards of \$20k and that significantly reduces the viability of this as an affordable housing option.	3/23/2024 8:10 PM
187	The same as any other dwelling	3/23/2024 7:56 PM
188	You need to make sure it is not a major eye sore for neighbors in urban areas. Rural who cares.... You been out and seen what is already out there?	3/23/2024 7:46 PM
189	Regulate the number of RV's and the upkeep of the area it is placed.	3/23/2024 7:19 PM
190	Septic hook ups	3/23/2024 6:15 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 59 of 77

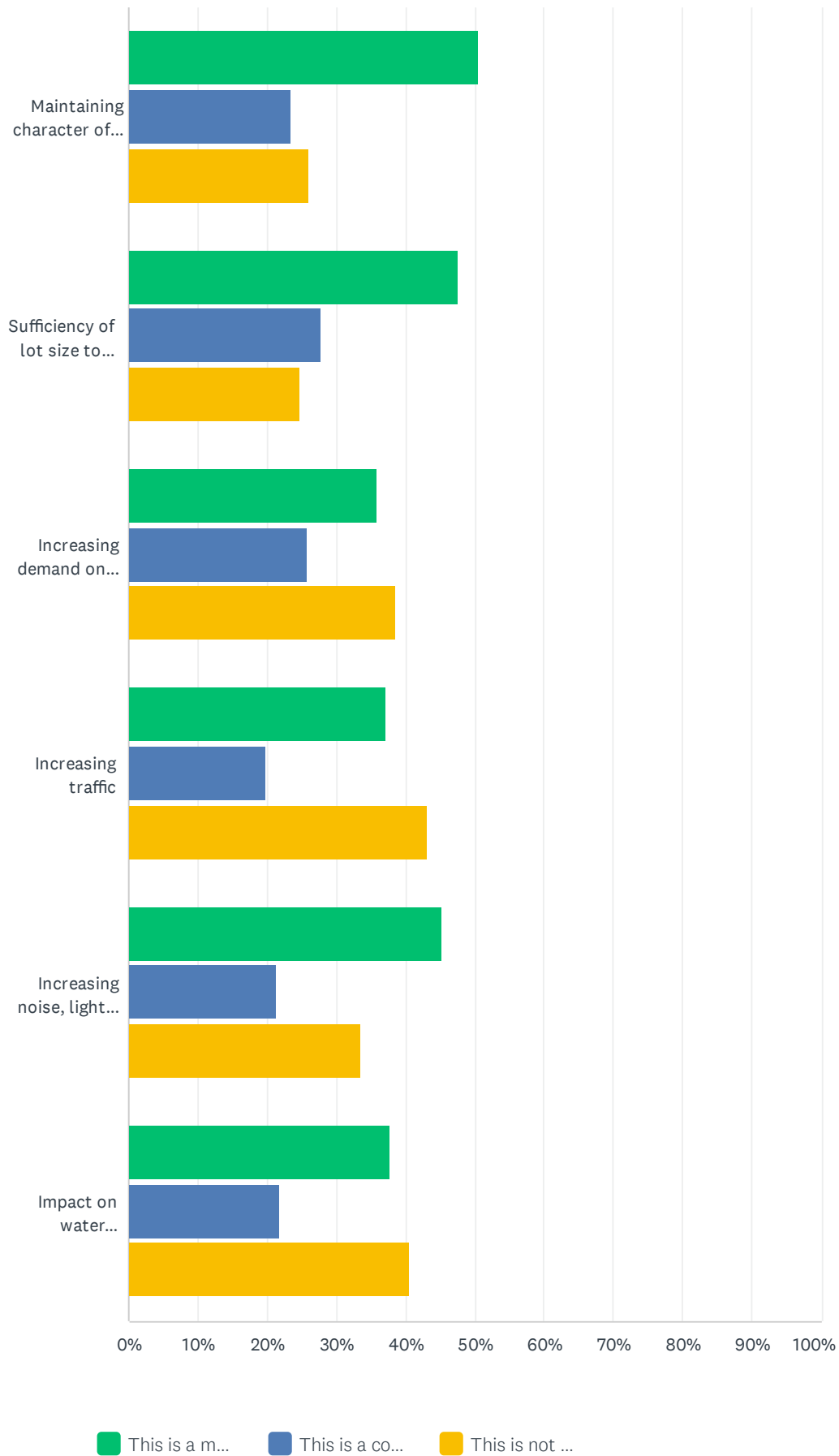
191	Please, just don't.	3/23/2024 6:11 PM
192	RV's should NEVER be allowed as secondary dwellings on rural properties	3/23/2024 5:43 PM
193	You write up a list and we'll select them. Unregulated they are hazards to the forest communities.	3/23/2024 5:34 PM
194	They pay property tax	3/23/2024 5:31 PM
195	Must pay Rv tax, property tax.	3/23/2024 4:44 PM
196	Water and electricity billing separate from primary residence	3/23/2024 3:22 PM
197	They should be required to hook up to sewer lines with a permit and follow up inspection.	3/23/2024 3:10 PM
198	How old is the RV and is it operable? Is it licensed and registered with DMV? Does it have access to water, sewer, electricity? How many people can live in the RV?	3/23/2024 2:45 PM
199	I'm not sure what regulations, but RV's pose a greater fire hazard/danger and stress emergency resources. These effects need to be considered and minimized.	3/23/2024 2:43 PM
200	Garbage removal, black and gray tank pumping required. Concern that people will just dump their gray or black tanks. Broken down/junk RVs	3/23/2024 2:43 PM
201	All RVs must be functioning and able to move immediately in case of emergency	3/23/2024 2:34 PM
202	RV should maintain in good condition. Once the RV is xx years old, it no longer qualifies as an ADU & need to be replaced or be fined to the tax liability of the tax holder.	3/23/2024 2:17 PM
203	Should be required to connect to dedicated RV hook up for power, water and sewer. Without those hook ups, they will eventually be abandoned or drained out on the ground.	3/23/2024 2:15 PM
204	Water Waste and sewer disposal must be required.	3/23/2024 2:03 PM
205	RV dwellings should NOT be used for STR. Should only be allowed for temporary or long term rental or guest lodging	3/23/2024 1:48 PM
206	Has to have a certain year and have a permit or inspection done every three years.	3/23/2024 1:47 PM
207	Do not allow period.	3/23/2024 1:44 PM
208	Must be permanently hooked up to sewer/septic dump.	3/23/2024 1:32 PM
209	Lot size and no street parking.	3/23/2024 1:21 PM
210	Off street parking	3/23/2024 1:18 PM
211	We shouldn't allow RVs as secondary residences. There's too much of a problem with them in the Portland area. I could see someone making an RV park to supplement their income and would definitely change the charm of the neighborhood.	3/23/2024 12:42 PM
212	Safe hookups, including sewer.	3/23/2024 12:31 PM
213	I just believe it's a terrible idea	3/23/2024 12:22 PM
214	fire, water, safety, utilities	3/22/2024 1:28 PM
215	functioning toilets, sinks, showers, heat and cooling, fire egress.	3/22/2024 1:14 PM
216	proper rv pad, proper hook ups, proper sanitation requirements,(sewer hook ups)	3/22/2024 9:44 AM
217	RV should not be allowed at second Home dwellings. If so they should not be left on the on the property and removed each time the RV is located.	3/22/2024 7:15 AM
218	No RVs as second dwellings	3/22/2024 6:26 AM
219	Operating hours for generators. Or require them to hook up to electrical	3/22/2024 6:04 AM
220	Temporary stays only, no long term.	3/21/2024 11:20 PM
221	Do not allow	3/21/2024 10:37 PM
222	No short-term rentals, no trash or wastewater dumping in neighborhoods, no parking on streets or driveways, noise ordinances, limitation on number of people allowed to live in them	3/21/2024 10:36 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

223	RV must be able to move on its own, not towed, not supported by any structure. It must remain a self-powered vehicle.	3/21/2024 10:10 PM Page 60 of 77
224	2 acres and not eye sore	3/21/2024 9:41 AM
225	Sewage? Power? Unsightly mess for neighbors to deal with. Lower property values!	3/21/2024 8:44 AM
226	Not Allowed!	3/21/2024 7:55 AM
227	They should not be allowed. Just drive down a street in Portland where these are being used. They are VEHICLES not stationary dwellings	3/20/2024 7:36 PM
228	setbacks from adjacent properties, and RVs are meant to be mobile. Will people buy them and stick them on a lot where the zoning says they can't built a home like a riverfront 100" setback ? So they just might skirt the permanent building zoning codes by plopping an RV close to the river and possibly in a flood plain.	3/20/2024 6:19 PM
229	An RV should be roadworthy, insured and in good condition. They are already all over the county illegally. Make them get permits for utilities so there can be some way to monitor	3/19/2024 7:12 PM
230	What have we learned from other states where counties have implemented this zoning change? We need to be open to experimenting with this type of housing.	3/19/2024 5:48 PM
231	Must maintain the RV and the land that it is located on so that it's not an eye sore or just abandoned	3/19/2024 3:11 PM
232	The county is not enforcing the rules that are already in place for RV's. Adding additional regulations will just result in the inability to enforce those too.	3/19/2024 1:32 PM
233	I think there is more impact on wildfire zones with greater potential of fires in an RV than a dwelling. Most RV's are designed as a permanent dwelling unless there are regulations regarding only use of park model RV's that are designed that way.	3/19/2024 8:31 AM
234	adequate water and sewer control available.	3/19/2024 7:27 AM
235	Only allow RV's as dwellings on 10+acres or more. County would need time and housing term limits similar to that of hardship permits.	3/19/2024 4:23 AM
236	waste management	3/18/2024 10:00 PM
237	They need to run and be moveable.	3/18/2024 8:24 PM
238	How the RV's are maintained on the outside, making sure sewage and water is disposed of properly. And any trash.	3/18/2024 6:06 PM
239	If someone lives in an RV the infrastructure required of an RV park should be enforced.	3/18/2024 5:44 PM
240	Too many to list! Have dealt with rv on a property across the street, it was a nightmare! Regulate condition of rv. Like not covered with tarp due to bad roof. Needs Electrical and water hook up to ensure heat in the winter. Compost toilet or black water removal. Garbage service etc.	3/18/2024 5:31 PM
241	They should have to be drivable so the waste can be properly disposed of.	3/18/2024 5:04 PM
242	DEDICATED CODE ENFORCEMENT OFFICER TO DEAL WILL ALL THE COMPLAINTS THAT WILL ARISE IF YOU ATTEMPT TO ALLOW THIS!!!	3/18/2024 4:28 PM
243	Only one RV per property	3/18/2024 4:24 PM
244	At a minimum, they must be connected to septic (with a septic tank sufficient to meet the needs of all dwellings connected to it) and have a permitted electrical hookup.	3/18/2024 4:22 PM
245	Do not allow! You are inviting the homeless population into our rural areas! It's disgusting	3/18/2024 3:44 PM

Q10 Do you have any of the following concerns about allowing RVs as second dwellings?

Answered: 580 Skipped: 51



ZDO-285: Minor & Time Sensitive Amendments and Housing

	THIS IS A MAJOR CONCERN FOR ME.	THIS IS A CONCERN, BUT CAN BE HANDLED THROUGH STATE OR COUNTY STANDARDS.	THIS IS NOT A CONCERN FOR ME.	TOTAL	WEIGHTED AVERAGE
Maintaining character of the neighborhood community	50.60% 293	23.49% 136	25.91% 150	579	1.75
Sufficiency of lot size to avoid impacts on immediate neighbors	47.45% 270	27.77% 158	24.78% 141	569	1.77
Increasing demand on emergency services (fire, law enforcement, ambulance)	35.76% 206	25.69% 148	38.54% 222	576	2.03
Increasing traffic	37.04% 213	19.83% 114	43.13% 248	575	2.06
Increasing noise, light, litter or other nuisances	45.22% 260	21.39% 123	33.39% 192	575	1.88
Impact on water table/water supply	37.74% 217	21.74% 125	40.52% 233	575	2.03

#	OTHER (PLEASE SPECIFY)	DATE
1	sewage spillage	4/10/2024 5:05 PM
2	This is a TERRIBLE idea! NO RV's as 2nd dwellings ANYWHERE!	4/10/2024 4:27 PM
3	Resulting neighborhood density, visual impact, noise, garbage, personal items surrounding RVs, noise, and effect on neighbors and effect on property values	4/10/2024 1:39 PM
4	Wastewater management is primary concern.	4/10/2024 1:05 PM
5	RVs should not be permitted or allowed to be used as dwellings on private property under any circumstances, have we not learned from observing Portland?	4/10/2024 7:07 AM
6	Not in favor	4/9/2024 4:05 PM
7	Since RV's can be more transient than ADU, I feel their impact would be different, but have not given it much thought to provide specific examples. Something to look at.	4/8/2024 1:43 PM
8	It's much harder to shoot the pit bull who mutilated my livestock when they run in between occupied RVs. We need much harsher penalties. No more of this three strikes across 3 counties, multiple mutilated and murdered animals, and no organized effort to track the pit bull as the owner moves them. They set one paw on my property and that's it. I don't care if it's one foot from their RV on my neighbor's lot. No more of Animal Control only caring if they are missing rabies tags. No more thousands of dollars of damage to animals and property, with poo and piss literally every 4 inches for 100 feet. This crap has got to stop.	4/7/2024 3:30 PM
9	RV's would look trashy and lower property values!	4/6/2024 10:05 AM
10	Druggies trash, copious used needles, safety hazards to children and just about everybody. just because we are close to Portland doesn't mean you have to start snorting their shitty ideas	4/4/2024 7:16 PM
11	Same as before--there are 1000's of RVs already being used as ADUs in CC. Legalize with appropriate rules on sewage disposal, water supply.	4/4/2024 5:40 PM
12	Once again, the people could rent the spaces out to anybody and ruin it for neighbors around them. Once again, the county has a terrible track record of regulating Airbnb, so how are they possibly going to regulate this?	4/4/2024 12:00 PM
13	Biggest concern is having people live in RVs that are not safe/suitable for living due to age or deferred maintenance.	4/4/2024 7:20 AM
14	With our occasional cold spells, it will increase the number of people who need help because of frozen hoses and holding tanks. Black/gray and fresh water tanks took a big hit this winter with people unable to use toilets because of the ice inside the tank. Tanks then cracked and	4/4/2024 6:19 AM

as they thawed dropped sewage on the ground. There is a reason RV manufacturers require you to winterize your rig, RV's are not built to be lived in full time. They are put to bed for the winter with all hoses and tanks full of antifreeze.

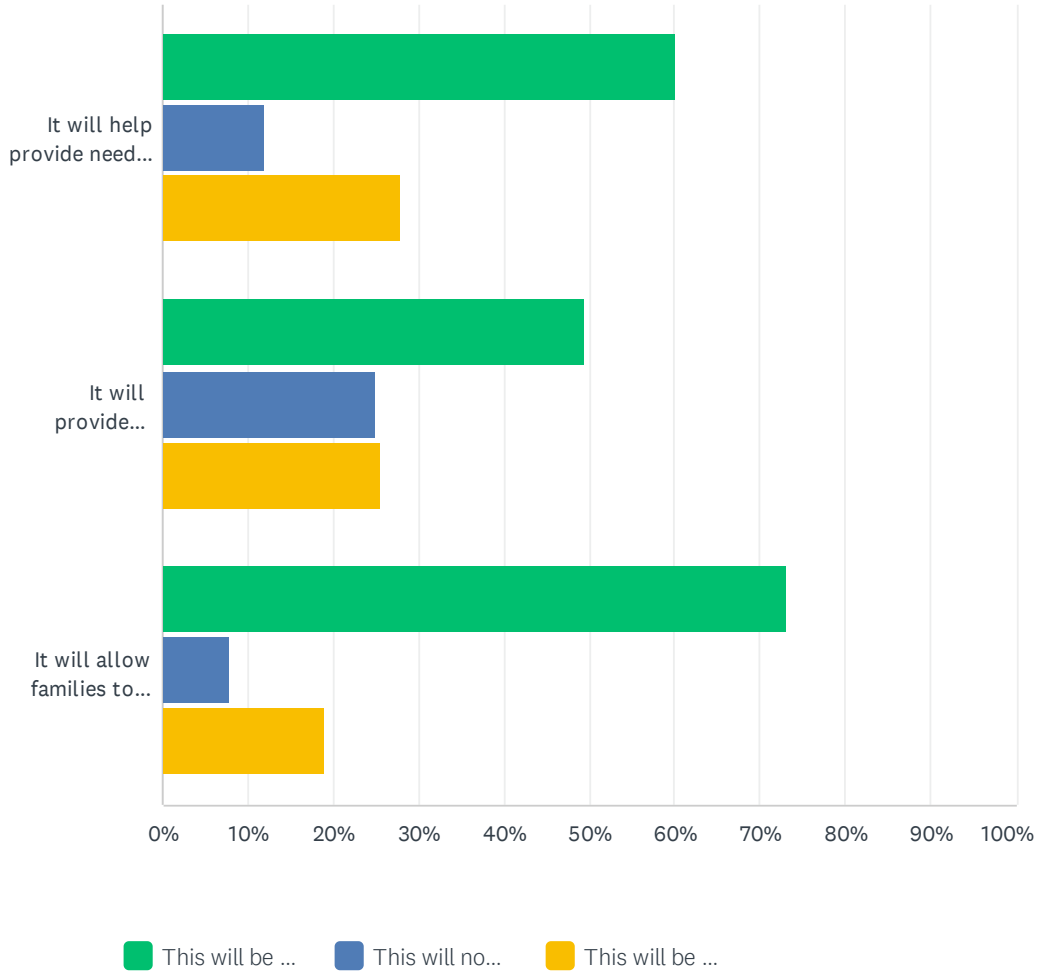
15	Theft, burglary, car break ins, speeding vehicles on our rural road with children and farm animals, trash. My opinion is you are just trying to relieve the county of the RV squatters on our county roads, parks, abandoned property to take it off of the counties hands and dump in on the residents who pay taxes.	4/3/2024 3:41 PM
16	wastewater and floods	4/3/2024 2:26 PM
17	No because if you can't do it for everyone then you should not do it for a chosen few.	4/3/2024 2:20 PM
18	Don't believe there are enough resources to ensure rules are followed or enforced	4/3/2024 1:03 PM
19	It will make it ugly and result in more crime	4/3/2024 12:46 PM
20	My only concern is regarding overwhelming septic systems. My hope is that the county would be considerate in allowing property owners to either increase or add additional septic capacity without having to jump through a million hoops.	4/3/2024 12:17 PM
21	Even when new	4/3/2024 12:11 PM
22	People already have rvs parked everywhere, so I don't see a difference if someone lives inside	4/3/2024 12:08 PM
23	Same arguments for RV's as for ADU's, exactly the same and more so. If anything the RV's would be a worse invasion of what we have now in rural living. More prone to overcrowding, trashy dwellings, trashy residents, more of a negative impact on the neighbors and neighborhoods. God Forbid!	4/2/2024 6:53 PM
24	I would be concerned about lack of housing if RVs and ADUs are restricted and overregulated.	4/2/2024 3:11 PM
25	Fewer car lots and more housing on 99E.	3/31/2024 12:55 PM
26	No management or control of RV dwellers...	3/29/2024 6:39 AM
27	Safety, security and quality of life for individuals who are offered an RV to live in instead of proper, intentional housing.	3/28/2024 4:38 PM
28	sewage disposal	3/28/2024 2:44 PM
29	Major concern for us all!	3/27/2024 10:04 PM
30	Where does the crap go? Poop.	3/27/2024 5:42 PM
31	Sewage/waste water being properly disposed of, fear of dumping into ground water	3/27/2024 11:35 AM
32	Some of these situations are dependent on where the RV's are placed. There is a lot to consider. Talk with local fire and rescue folks.	3/27/2024 9:14 AM
33	SEWAGE...Where does the crap go???	3/26/2024 6:46 PM
34	It's not unheard of to see RVs in run down conditions, so I would be worried about that happening. This is something we see now even without this policy in place. This is more of a code enforcement issue than a land use regulation issue, but it's definitely something to consider.	3/26/2024 11:55 AM
35	Would make my neighborhood look trashy.	3/25/2024 6:44 PM
36	proper disposal of sewage	3/24/2024 7:42 PM
37	Neighbors that have STR's next to them have renters partying and keeping them awake. The renters start campfires and bonfires and leave them unattended.	3/24/2024 2:32 PM
38	Again, septic systems and well-flow.	3/24/2024 11:02 AM
39	We already have issues with the growing numbers of STR's in our area which include everything listed above. Bringing in RV's and ADU's will only add to the problems.	3/24/2024 8:16 AM
40	Most properties do not have a way to connect directly to waste services such as Black water or toilet water waste. I suspect that there would be a need to make changes to properties for disposal of such items.	3/23/2024 11:16 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

41	RV's have to be on the property, not our front on the road, and the area around it needs to be kept clean.	3/23/2024 7:19 PM
42	This is a terrible idea. Do you plan to regulate the noise from generators, the toilet dumping. How many of you would like to have a neighboring RV parked next to your bedroom?	3/23/2024 6:11 PM
43	RV's should NEVER be allowed as secondary dwellings on rural properties	3/23/2024 5:43 PM
44	Clackamas County does no enforcement in the Rural areas such as the Mt Hood Corridor. We're on our own, all the time.	3/23/2024 5:34 PM
45	RVs are not homes.	3/23/2024 5:31 PM
46	We allow this, where are they going to dump the poop? Can Clackamas Park handle it? Can of worms	3/23/2024 4:44 PM
47	What procedures will be in place for complaints and who's going to enforce them?	3/23/2024 2:45 PM
48	Water table can be impacted if not properly hooked to sewer/septic.	3/23/2024 1:32 PM
49	strain on utility infrastructure by doubling density.	3/22/2024 1:14 PM
50	sanitation,	3/22/2024 9:44 AM
51	Allowing RVs to be permanently located on the land is a fire hazard!	3/22/2024 7:15 AM
52	Quality of life. RVs are eyesores around our community. Increase in fire danger. We are already getting hammered by our insurance companies and we do not need any more reasons for them to raise our rates	3/22/2024 6:26 AM
53	Do not allow	3/21/2024 10:37 PM
54	No RVs as ADUs in rural areas.	3/21/2024 10:10 PM
55	huge concerns all! especiall water resources. I don't live out here to live next to an RV park or high density homes.	3/20/2024 6:19 PM
56	I don't like the idea of RV's. They can become trashy so quickly.	3/18/2024 6:06 PM
57	Poor code enforcement by county already! This will be a nightmare to enforce.	3/18/2024 4:28 PM
58	Encouraging homeless criminals to move out to our rural areas	3/18/2024 4:22 PM

Q11 Do you believe allowing RVs as second dwellings will be advantageous for any of the following reasons?

Answered: 570 Skipped: 61



	THIS WILL BE AN ADVANTAGE.	THIS WILL NOT HAVE ANY IMPACT.	THIS WILL BE A DISADVANTAGE.	TOTAL	WEIGHTED AVERAGE
It will help provide needed housing in rural residential areas.	60.14% 341	11.99% 68	27.87% 158	567	1.68
It will provide property owners with another source of income.	49.38% 279	24.96% 141	25.66% 145	565	1.76
It will allow families to provide shelter for friends and family.	73.05% 412	7.98% 45	18.97% 107	564	1.46

#	OTHER (PLEASE SPECIFY)	DATE
1	Many displaced people are due to mental health and drug issues. Rent is unlikely to be collected and people with mental health and drug issues need to be near areas that offer services. Family and friends can stay in an existing home.	4/10/2024 4:50 PM
2	This is a TERRIBLE idea! NO RV's as 2nd dwellings ANYWHERE!	4/10/2024 4:27 PM
3	This is a much needed bandaid for the public as our wealth inequality continues to increase.	4/10/2024 2:25 PM

The federal fix isn't coming any time soon so this will provide short term solutions for families.

4	RVs as dwellings should be a temporary solution for emergency situations. It should not be allowed as a income source.	4/10/2024 1:05 PM
5	Again, EFU property must be included under these new regulations	4/10/2024 9:38 AM
6	RV housing is substandard and will only promote irresponsible individuals to reside in our neighborhoods, increasing theft, drug use, violence, residential fires. RVs are not appropriate for long term housing.	4/10/2024 7:07 AM
7	this will not meet the needs for affordable housing. 400 sq feet is not a long term solution.	4/9/2024 4:06 PM
8	RV's do not maintain the character of the neighborhood. I would only approve very short term occupancy.	4/9/2024 12:40 PM
9	all the above would be advantages within the UGB	4/8/2024 2:57 PM
10	I don't like the idea of using RV's as rental, but could help families who cannot afford ADU to support their family in need.	4/8/2024 1:43 PM
11	An Rv by definition is not permanent housing	4/7/2024 6:19 PM
12	family can deal with their own psychopath drug addicts. I'm sick and tired of \$30K in damages and having to go to court three times to evict them because of the corrupt judge/lawyer pairings (after the lawyer objects to the first two judges they drew, always 5 minutes before trial, just to frustrate my witnesses, who took time out from work), making eviction by cause impossible due to an eviction notice being 1 minute too early, or a nonessential attachment being blurry. And yes, these are REAL CLACKAMAS EXAMPLES.	4/7/2024 3:30 PM
13	Must be long term rental under contract. Not in favor of this in general due to derelict vehicles already in immunities but we need to have solutions for housing shortage	4/6/2024 11:37 AM
14	Bad option! RV's would decrease esthetics as well as property value, while ADU's would increase property values!	4/6/2024 10:05 AM
15	Didn't buy here, move here to worry about what others feel is affordable. You screwed up Sandy, leave the rural areas alone.	4/4/2024 8:26 PM
16	You know if more people took accountability for their own actions we wouldnt be in this mess. this is not my problem and keep it in Portland and out of Rural clackamas.	4/4/2024 7:16 PM
17	So is this about do this for RVs and enticing land owners that they can have income and ruin the values of surrounding homes. If these RV owners can't pay for rent while they are on the street or elsewhere, how can they pay rent on someones property. How do we prevent Squatters rights!	4/3/2024 3:41 PM
18	There are already laws in place to deal with elderly or disabled family members. This is NOT what this law is about.	4/3/2024 2:56 PM
19	A tent is a RV does the county want people living in tents like portland.	4/3/2024 2:26 PM
20	No because if you can't do it for everyone then you should not do it for a chosen few.	4/3/2024 2:20 PM
21	Arby's parked everywhere. Will change the look of the landscape	4/3/2024 1:26 PM
22	May not be family or friends.	4/3/2024 1:03 PM
23	It will be ugly and result in more crime	4/3/2024 12:46 PM
24	Rvs are too hard to track. Permanent dwelling is the way to go.	4/3/2024 11:12 AM
25	While I think RV's can be helpful I am much more concerned with them being used and the trash/junk that might come with them, then I am the ADU	4/3/2024 10:45 AM
26	RVs don't improve over time, they degrade and should be temporary!	4/3/2024 9:19 AM
27	Same arguments as offered for ADU's but more so. Think ahead, think of the future, think just a few years ahead, what will be the outcome, the end result. What is the thinking of the folks who are proposing these changes. Need more housing, build apartments, build barracks. Provide living spaces but for gods sake do it rationally.	4/2/2024 6:53 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 68 of 77

28	Fewer car lots and more housing on 99E.	3/31/2024 12:55 PM
29	It will allow people on large parcels of land, to start putting numerous RVs on their property and charging money.	3/30/2024 7:37 AM
30	No rv's.	3/29/2024 9:08 PM
31	It will cause disharmony and conflict amongst existing homeowners.	3/29/2024 6:39 AM
32	An RV as defined in this plan is not a dwelling.	3/28/2024 4:38 PM
33	This is a half baked idea.	3/28/2024 9:02 AM
34	Crazy idea!	3/27/2024 10:04 PM
35	One RV per property owner is best. Allow only on properties over four acres. No dumping of waste unless into a designated RV dumping site.	3/27/2024 9:39 AM
36	Bad, Bad idea ! Don't Portland Our Estacada!	3/26/2024 6:46 PM
37	Rvs are NOT dwellings. The name says it all: "Recreational Vehicle." It is a vehicle for recreation, NOT a dwelling!	3/26/2024 6:02 PM
38	could be used as housing for tourism and having friends/family visit for short term, or those needing housing for short term	3/26/2024 4:43 PM
39	This would allow us to move back on my childhood property and take care of aging family for the remainder of their days.	3/26/2024 1:55 PM
40	I would support allowing such units for families and friends but not as rentals.	3/25/2024 9:21 AM
41	RVs should not be permitted as income-generating solutions, unless it is for close friends/family, which I acknowledge is hard to regulate.	3/24/2024 10:17 PM
42	An advantage to a few is not worth destroying neighborhoods.	3/24/2024 2:32 PM
43	There must be better options! This is not an acceptable option anywhere.	3/24/2024 10:12 AM
44	The County should NOT have a say in what a property owner accepts as payment from the Renter on his/her property.	3/24/2024 9:30 AM
45	It is about the maintenance in this weather climate	3/24/2024 8:54 AM
46	Whole neighborhoods are now being affected by the changes already made. Why are you focusing your efforts on Rural versus ALL neighborhoods? ALL neighborhoods have friends and family. Your focus is exclusionary at the least and discriminatory at most.	3/24/2024 8:16 AM
47	I'm a small business owner and if I could rent an RV at our shop that would help me rent a better space for the business operations by decreasing my rent.	3/24/2024 7:05 AM
48	The bad far outweighs the good. Very far.	3/23/2024 9:21 PM
49	It will create more intergenerational, inclusive, and vibrant rural communities.	3/23/2024 8:10 PM
50	RV's for income need a stricter guideline.	3/23/2024 7:19 PM
51	RV's should NEVER be allowed as secondary dwellings on rural properties	3/23/2024 5:43 PM
52	Building low cost housing Clackamas County. Do the right thing.	3/23/2024 5:34 PM
53	We've had people living in RVs in our neighborhood. They tend to be transient, unemployed, and inconsiderate of neighbors and the neighborhood, often doing damage to the area.	3/23/2024 2:45 PM
54	I had friends where this type of situation could have saved their life. They instead became a homeless drug abuser drifting from city, causing problems wherever they went. One of them has already passed.	3/23/2024 2:40 PM
55	As an example of how fast full time RV living can deteriorate, drive by the rv park that was allowed at Baker's Ferry and Latuorette. First few months nice rigs that came and went. As permanent residence was established, older worn rigs who store things outside in the open creating more of a junk yard look.	3/23/2024 2:15 PM
56	These are all true but I don't want to see Clackamas County become an extension of	3/23/2024 12:42 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Multnomah with drug problems and unsafe environments for our children.

Page 69 of 77

57	affordable housing	3/22/2024 1:14 PM
58	I do agree it would help, but,	3/21/2024 11:15 PM
59	Only Family	3/21/2024 10:37 PM
60	Current rural infrastructure, roads, power, water, sanitation, telecommunications, are not designed to support increased density beyond current zoning.	3/21/2024 10:10 PM
61	RVs are unsightly. Nobody wants to look at them.	3/21/2024 8:44 PM
62	how does it provide the homeowner with more income when it was supposed to be for friends or family to ease housing strain? you are creating another set of STRs and problems now.	3/20/2024 6:19 PM
63	RV for relatives and not space or unit for rent. Must not be on property for more than 6 consecutive months without minimum of 1week off.	3/19/2024 7:12 PM
64	People are already doing this without explicit permission or regulation, so this will not help provide additional housing	3/19/2024 1:32 PM
65	How will county handle out of control people living in rv when family in primary don't care. Look what happened to Portland with rv's	3/18/2024 5:31 PM
66	We need stable housing, not phony stop gap ideas like this!	3/18/2024 4:28 PM

Q12 Do you have any questions, comments or concerns about the use of RVs as second dwellings?

Answered: 188 Skipped: 443

#	RESPONSES	DATE
1	I am an adult that has been working in the service industry for 15 years. I will never afford a home, but to be able to live with family/friends without the stress of sharing bathrooms and what not would be a good life for me.	4/10/2024 7:00 PM
2	I do not think this is a good idea - look to Portland for your example.	4/10/2024 5:05 PM
3	RV's are likely to cause property values to decrease. This does not solve the homeless problem.	4/10/2024 4:50 PM
4	This is a TERRIBLE idea! NO RV's as 2nd dwellings ANYWHERE!	4/10/2024 4:27 PM
5	Maintaining the character of the neighborhood or community.	4/10/2024 2:56 PM
6	These are already absolutely everywhere. I would love for this code to be brought forward as it seems the people have already decided. I am wary of mini illegal rv parks though... I fear I already drive past too many between Clack and Estacada. Your enforcement is going to have to be on point but with a solid appeal program. It will be difficult.	4/10/2024 2:25 PM
7	Bad idea for neighborhoods	4/10/2024 1:39 PM
8	Again, EFU property must be included under these new regulations	4/10/2024 9:38 AM
9	I think this makes good sense. We need more creative and varied ways of responding to the crisis.	4/9/2024 6:03 PM
10	Not at this time	4/9/2024 6:02 PM
11	I think this is a very bad idea. This is not a solution - just a distraction and doesn't solve the problem of affordable housing for the workforce and families.	4/9/2024 4:06 PM
12	I have serious concerns about the counties ability to inspect and regulate this use....should be treated more like an ADU for initial startup and MORE rigorously subsequently	4/9/2024 1:00 PM
13	RV's should not be able to stay as a permanent housing alternative ADU. Length of stay should be limited.	4/9/2024 12:40 PM
14	Lots of questions and concerns....my biggest one is- is this information getting out to the people who live in these areas? Or will only a lucky few who stumble on this plan be aware of the long term affects of this concept. RV's as full time dwellings are a blight on the environment.	4/8/2024 9:26 PM
15	Adding RVs as dwellings is just a recipe for trashiness. There will be issues with sewage and water and garbage and additional vehicles everywhere. It will create all sorts of trashy neighborhoods.	4/8/2024 5:50 PM
16	Poor idea, RV's are not designed for permanent housing. Turn areas into a slum.	4/8/2024 4:10 PM
17	no	4/8/2024 3:06 PM
18	RV's are not consistent in character with a built dwelling and detract from the character of a rural area. They are high maintenance when used as a dwelling. Please DO NOT allow for RV's to be permitted as a permanent dwelling.	4/8/2024 1:37 PM
19	RVs are a slippery slope since many transient individuals take advantage of these types of vehicles. Inspections and maintenance should be required so they do not become run down and a burden to the area.	4/8/2024 1:11 PM
20	I am strongly opposed to the use of RVs as second dwellings, will change the character of neighborhoods and bring property values down.	4/8/2024 10:07 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 71 of 77

21	No RVs	4/8/2024 9:16 AM
22	I am concerned that this will become an entry point for homeless villages!	4/8/2024 8:29 AM
23	This is already happening in many areas, code enforcement appears to be doing nothing about it - might as well extend the option to responsible people and have some regulation.	4/7/2024 6:56 PM
24	Yes, please have a hearing on the Landlord Tenant Act, and on Emotional Support Pitbulls. And on making neighbors puke from smalling cannabis plants. And no longer allowing teenagers to sell their Adderall pills to classmates \$5 each after Kaiser Permanente mails the pills to their mailbox first Monday of the month. Then we're good for RVs and ADUs.	4/7/2024 3:30 PM
25	Absolutely do NOT allow this!!!	4/6/2024 3:25 PM
26	See previous answer	4/6/2024 11:37 AM
27	Implement a permit process for installing and using RVs as dwellings, including guidelines for RV age, parking, setbacks from property lines, and insurance.	4/6/2024 10:35 AM
28	it's a horrible option, when allowing ADU's would offer many more positive benefits and security.	4/6/2024 10:05 AM
29	I think allowing use of RVs is an unwieldy allowance that will be plagued with unenforceable problems of all kinds. Do not allow this optional choice.	4/6/2024 9:00 AM
30	Don't allow RV's only stick framed ADU's on 2 acre minimum sites on all rural zoning.	4/6/2024 8:55 AM
31	We need real permanent housing not quick, cheap "fixes."	4/6/2024 6:52 AM
32	An RV is a very low impact solution to providing housing and should not be regulated.	4/5/2024 6:27 PM
33	The impact of property values and livability.	4/5/2024 12:40 PM
34	Pls allow both RV option and ADU option in rural areas.	4/5/2024 11:07 AM
35	Please allow in all of county	4/5/2024 10:50 AM
36	If RV'S are allowed as second dwellings it should be temporary as housing while a permanent residence/ADU is being built. NO RV's should be allowed on urban residential land, even as temporary dwellings.	4/5/2024 9:40 AM
37	No concerns get out of peoples business And clean your own waste and miss management	4/5/2024 9:01 AM
38	Nothing positive to say.	4/4/2024 8:26 PM
39	If you told me you would pay me a Million dollars for my house and then said you were going to park a bunch of druggie dick bags in drug den trailers on the property when I left, I would sell it to a regular family for under market value instead.	4/4/2024 7:16 PM
40	Again--are these allowed to be used as short term rentals? Could impact densely populated area.	4/4/2024 5:40 PM
41	The county will not be able to regulate this once there's problems for neighbors that have to deal with renters coming in and ruining their neighborhood. There will be people that want to do this just for additional income, but that could come at a cost to neighbors. I firmly believe the county will not be able to regulate this properly.	4/4/2024 12:00 PM
42	Who will be in charge of making sure only 1 RV is in the space permitted?	4/4/2024 11:40 AM
43	Tiny houses have different quality of build and aesthetics. They should be allowed on any property. RV's should be allowed as landowner preference, but aesthetics will be different	4/4/2024 10:55 AM
44	I would like to know the approval process for this. Velocityshots@gmail.com	4/4/2024 8:08 AM
45	Take a look around. Typically most of the people living in RVs are transient of one form or another they become trashy they're junkie. They tend to bring in stuff and they have no place to put it so it ends up sitting out in the yard and the overall appearance of the neighborhood goes down just drive through Portland, I don't feel like Clackamas county should turn into Portland. And people can promise all they want but you know what will happen and again once they're in place you can't get them out you have to go through the courts and it's a long process they bring in trash debris rats And other varmints	4/4/2024 7:05 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 72 of 77

46	They are unsightly, dangerous and not designed to be lived in full time.	4/4/2024 6:19 AM
47	This attracts the wrong crowd if you ask me. An ADU costs good money. An RV could be very inexpensive and bring unclean unsafe people bumming around	4/4/2024 2:36 AM
48	No	4/4/2024 12:46 AM
49	Same as ADA's. It's about who will be living in them.	4/3/2024 10:39 PM
50	No	4/3/2024 8:07 PM
51	RV's as a second dwelling is worse than the ADU idea. Without ensuring adherence to the regulation you are creating yet another issue for the people to deal with.	4/3/2024 7:28 PM
52	We have a brand new Travel Trailer that we would rent out to traveling nurses who need temporary housing. Perfect!	4/3/2024 5:33 PM
53	concerned for run down RV's appearing	4/3/2024 5:07 PM
54	So is this about do this for RVs and enticing land owners that they can have income and ruin the values of surrounding homes. If these RV owners can't pay for rent while they are on the street or elsewhere, how can they pay rent on someones property. How do we prevent Squatters rights! Am not for this. But again, fire sprinkler system as RVs are highly volatile to fire! As a reference, Crooked River at one point allowed RVs to be on properties. They have now discontinued this and has been grand fathered as it was bringing in theft, unkept properties, no pride of ownership and decline in property values for others with homes.	4/3/2024 3:41 PM
55	Sewage	4/3/2024 3:39 PM
56	Should only be trailers and 5th wheels, nothing with a motor. No motorhomes.	4/3/2024 3:13 PM
57	This is not the way to address the housing shortages in our rural areas nor is it a practical way to deal with the homeless crisis.	4/3/2024 2:56 PM
58	Preventing dumping of old rvs. Already live next to a field of 5 dumped rvs	4/3/2024 2:31 PM
59	It's a horrible idea	4/3/2024 2:26 PM
60	So stated above	4/3/2024 2:20 PM
61	again, do not allow we moved to the county to get away from the city life.	4/3/2024 2:04 PM
62	What about septic waste most are on septic in rural	4/3/2024 2:00 PM
63	I think this is an excellent idea. For the same reasons as the ADU, but in addition this allows the struggling middle class with relief and provides an opportunity for the working class to save for bigger housing in the future. Or to just spend more money in the local economy.	4/3/2024 1:39 PM
64	Will there be any compensation for neighbors whose property value goes down being next to crowded properties?	4/3/2024 1:27 PM
65	Who enforced the standards. Decrease in property values which reduces the property tax revenue to state/county. More stress on the school system which will eventually cause more bond measures.	4/3/2024 1:13 PM
66	Will likely be disfiguring and make area less appealing to future buyers	4/3/2024 1:03 PM
67	I think, as long as they have access to power and water, as well as sewer, or septic hook ups.	4/3/2024 12:45 PM
68	Absolutely do not allow rvs as second dwellings. Having limited time permits based on temporary housing (construction of home, seasonal use,etc) makes sense, however opening the door to residential use sets up a system that will be abused. There are already abandoned rvs all over Multnomah and Clackamas county with no suitable disposal program that can keep up with the volume. Encouraging additional reliance on rvs as a permanent housing solution is irresponsible at best and ultimately dangerous. They are a fire hazard and filled with chemicals that deteriorate over time making them not suitable as a long term solution and dangerous to the groundwater. There is also no consideration to neighbors who would have to then see an aging rv in their window indefinitely. (We already do as our neighbors have one rotting into the blackberries for more than a decade, even after reporting it multiple times to the county).	4/3/2024 12:20 PM
69	Septic tanks capacity should be considered in order to meet the additional use requirements, since RV's have no "bedrooms" per se.	4/3/2024 12:17 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 73 of 77

70	Fantastic idea. Please make it easier for people to utilize these options. I'm assuming many already do without asking for permissions from the county. Perhaps it's time that the county made it easier for people to use their land in a way that makes most sense to them.	4/3/2024 12:13 PM
71	You "might" have a chance at this if you regulated the year and condition of the RV. Allowing someone to park a garbage 1980 travel trailer will immediately lower property values for neighbors and anger everyone trying to take pride in their property and neighborhood.	4/3/2024 11:02 AM
72	I support the use of RVs as a second dwelling - especially in rural areas of greater than 2 acres.	4/3/2024 10:58 AM
73	Please allow this. This can help reduce homelessness. This can save lives.	4/3/2024 10:57 AM
74	For the most part I support.	4/3/2024 10:55 AM
75	Even must be well kept, not raggedy old RV's falling apart covered with a tarp if in street view	4/3/2024 10:54 AM
76	Where is water coming from? Sewage?	4/3/2024 10:48 AM
77	Living in an RV should be in a camp set up for that purpose. If a landowner has someone living in an RV on their property and no complaints are made, then leave them alone and if complaints are made then get rid of the un-permitted use of RVs. We need more county compliance with the existing regulations when complaints are filed.	4/3/2024 9:19 AM
78	RVs are not houses and should not be allowed in existing neighborhoods	4/3/2024 8:28 AM
79	NO, NO, NO! Think this out, negative, negative, negative. Nothing good can come of these proposals, trust me, I have traveled the world and seen how overcrowding brings down the standard of living in situations like this. Use some common sense for the good of the community, for the good of our standard of living!	4/2/2024 6:53 PM
80	I'm concerned about the quality of life in an RV and I think sufficient multifamily and single family homes must be built for our growing current and future population, and zoning and fees must to allow for this. However, an RV can be a valuable transition place when there is insufficient housing.	4/2/2024 3:11 PM
81	The priority should be supporting ADUs. The County should adopt incentives to encourage ADUs and reduce the cost to permit them.	4/1/2024 9:22 PM
82	There are already too many derelict, inoperable and abandoned RVs on rural property that are not controlled. These areas have become drug, hoarding and pop up garbage dumps.	3/31/2024 1:22 PM
83	Fewer car lots and more housing on 99E.	3/31/2024 12:55 PM
84	effect on property values	3/30/2024 11:24 PM
85	Seems like a situation that will most likely be abused and affected neighbors will be powerless to fix it. Again I have no confidence in the county to regulate it properly	3/30/2024 10:37 PM
86	None	3/30/2024 8:19 PM
87	We chose to buy a home here because of the large lot sizes - the big yards. I do not want to see them filled up with adus or trailers.	3/30/2024 7:05 PM
88	I'm against the use of RV's as ADU.	3/30/2024 10:48 AM
89	Yes, the quality of the RV that is used as a permanent non moving dwelling usually isn't nice and will decrease housing values	3/30/2024 9:21 AM
90	History shows that RVs and trailers are NOT the solution and will lead to serious conflicts	3/30/2024 8:43 AM
91	I have stated my concerns throughout various questions	3/30/2024 7:37 AM
92	Strongly opposed	3/30/2024 3:53 AM
93	If you insist on allowing rv's, you should try adu's first for 5 years to see how they work out and how much trouble it is to enforce rules.	3/29/2024 9:08 PM
94	Allowing the use of RVs in residential areas will eventually result in run down, derelict vehicles polluting neighborhoods and lowering property character. RVs are not permanent housing, they are designed for short-term recreational use. Hence the name "Recreation Vehicle".	3/29/2024 11:03 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 74 of 77

95	Many!! Too many to Write here!	3/29/2024 8:06 AM
96	Let's be honest this will be 85% addicts and loafers living off elderly family or other addicts or loafers. It will be a nightmare for neighbors, law enforcement and code enforcement won't be able to keep up. It's an all around bad idea.	3/29/2024 7:07 AM
97	I have serious concerns over this proposal! This consideration is waving a carrot for property owners as a way to add income for their rural property...these people are not landlords and will lose control of their ability to manage a "dweller" and ultimately create friction and issues throughout the community.	3/29/2024 6:39 AM
98	Again, I wonder about some of the identified pieces in the map and would very much like to understand the applied logic. But as before, it's getting into the weeds and I'm definitely sure that the County would not wish to have me down there getting informed about it. So I'll drop it.	3/28/2024 11:47 PM
99	As a resident of Hoodland (Welches) I have very significant concerns about this proposal. 1) The county should enforce its current regulations, which generously serve the needs of those seeking to use them as temporary dwellings for care or while building a permanent dwelling. The county should NOT EXPAND use for residential purposes. 2) RVs are for recreational use and should not be relied upon as housing stock. 3) We are concerned about the safety, security and quality of life for individuals who are offered an RV to live in instead of proper, intentional housing; this approach places an expanded burden on existing (stretched) infrastructure with no additional revenue to expand services for population growth.	3/28/2024 4:38 PM
100	People are already allowing others to live on their property without permits in RV so I am not sure what the purpose of this is, who will enforce?	3/28/2024 2:44 PM
101	Stop this plan now!	3/28/2024 9:02 AM
102	I'm not sure how this is currently regulated or enforced or what the intention of this is. Legitimize long term RV living or increase adu fees for the county? We need to maintain and restore the community and come up with alternative means to address housing and homelessness. RV living can be in derelict conditions, so if by adding this as an adu it becomes regulated for derelict conditions that could be one good possibility for already existing RVs being used as residences, but I'm not seeing anything else positive.	3/28/2024 8:16 AM
103	Who's lame idea was this???????????????????????????????? Current regulations aren't being followed. Handle what you have now properly before taking on anything new.	3/27/2024 4:48 PM
104	Rvs unlike ADUs aren't self sufficient for any length of time without proper sewage	3/27/2024 11:35 AM
105	I'm more concerned about RV's being allowed because they can easily be an eyesore as they deteriorate quicker than stick-built spaces. There might need to be a minimum age requirement of the RV in order to maintain cleanliness, appearance, safety, etc. Also, how will the septic for these RV's be handled? I'm not sure how that would work, especially in urban areas where a septic tank isn't available to connect to.	3/27/2024 10:40 AM
106	I do not want any additional RVs for housing allowed up on the mountain. We already have enough junky neighborhoods.	3/27/2024 9:39 AM
107	Take time to speak with many local sheriffs and fire rescue folks. Their input is most important here too for them to do their jobs.	3/27/2024 9:14 AM
108	This should not preclude building more housing stock.	3/27/2024 7:18 AM
109	Not enough areas are approved for this option.	3/27/2024 7:02 AM
110	RV's need to be licensed as vehicles to operate in Oregon. Cannot be 'dead RV's'	3/26/2024 8:59 PM
111	The more people with roofs over their heads the better!	3/26/2024 8:38 PM
112	I sure as heck don't want my neighbors renting out RVs in their driveways	3/26/2024 6:52 PM
113	Yes, where is the sewage and waste water going to go?	3/26/2024 6:46 PM
114	Have you heard the term "Trailer Trash?" This is what you are promoting.	3/26/2024 6:02 PM
115	Currently RVs are not being kept up and there is trash within their vicinity. There would need to be specifications to require GarageBand recycle service to those units. Also, while HOAs aren't present in these areas, there should be some county codes to enforce habitability.	3/26/2024 2:50 PM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 75 of 77

116	Code enforcement already ignores people living in RVs on private property, so will they enforce new rules put in place if this is allowed?	3/26/2024 1:22 PM
117	Only allow in urban areas! Too hard to monitor in rural areas. Code compliance already an issue in Clackamas County.	3/26/2024 1:02 PM
118	My concern is that having human waste by the rvs needs to be managed properly. I myself ran into the issue while living in an RV in clackamas county. Having to dump the black waste. There were limited places to dump or that were operational Clackamas county. The county will need additional areas to dump the waste. Also fees to be collected at dump sites. And increased patrols of natural areas to manage illegal waste along key water areas!	3/26/2024 12:27 PM
119	I would suggest that this policy clearly define/include Park Model RVs as second dwellings in addition to RVs. They tend to be nicer than RVs but are still easily relocatable. I strongly support RVs as second dwellings as a means to provide much needed housing in rural areas.	3/26/2024 11:55 AM
120	This is very Bad proposal.. There will be no way to enforce or be in compliance.	3/26/2024 10:20 AM
121	RVs are not build to be lived in full time or to be out in the elements full time. We have a TON of rotting RVs all over the county. RVs are not a solution-ADUs are.	3/25/2024 11:13 AM
122	Since the county has struggled to address the community challenges presented by short term rentals, I don't believe it is prudent to add another issue that would create a whole new set of challenges.	3/25/2024 9:21 AM
123	Must have water, sewer and electric hook-ups. Not to be within 20ft of a property line. Why is the map of only blue areas? How were these chosen?	3/25/2024 9:14 AM
124	With the cost of housing now I think allowing this is the right thing to do.	3/25/2024 7:37 AM
125	This is a tougher issue as these could be harder to manage/regulate. People building ADUs are making permanent investments where they live. "Permanent" mobile vehicles may be harder to maintain a standard of livability for.	3/24/2024 10:17 PM
126	Do not allow RVs to be considered as ADUs	3/24/2024 7:45 PM
127	RVs are tough to regulate. It's a slippery slope	3/24/2024 7:42 PM
128	NO to RV's as second dwelling units.	3/24/2024 6:11 PM
129	This would be very helpful for multigenerational families.	3/24/2024 4:07 PM
130	They should not be used as short term rentals	3/24/2024 2:53 PM
131	We have been told the \$16,000. Structures built for the homeless are destroyed in less than two years. There is more oversight in those fenced in areas than there would be in rural RV's.	3/24/2024 2:32 PM
132	No	3/24/2024 1:51 PM
133	Highly oppose this. Thank you for your time	3/24/2024 12:47 PM
134	Tiny houses on wheels should be included with RVs.	3/24/2024 9:34 AM
135	Up in Welches, the STR's are out of control. Traffic on county roads has increased exponentially. County roads must be maintained by homeowners, and they're not helping, creating more expenses for full time residential home owners. Please make it stop.	3/24/2024 9:23 AM
136	Please, do not push this through. RVs will bring a certain population to our area, which will have a negative impact. Enforcement, evictions, overcrowding, etc. will be a nightmare. It will not have a positive impact on our community.	3/24/2024 9:03 AM
137	They become broken down mold junk that owners can not afford to repair or dispose of	3/24/2024 8:54 AM
138	They are listed above.	3/24/2024 8:16 AM
139	As an Oregon transplant, I was employed and houseless when I first moved here. I needed a first month rent, last month rent, deposit, a paystub from work- meaning a minimum houseless time of 2 weeks for all transplants. RV rental may offer medium term or affordable options for people getting established with their lives in Clackamas county and out of the debt spiral that can lead to homelessness- There is a incalculable benefit there to keeping young people in affordable housing and working towards a career	3/24/2024 7:05 AM

ZDO-285: Minor & Time Sensitive Amendments and Housing

Page 76 of 77

140	I'm against RV living n private property	3/24/2024 6:56 AM
141	Allowed RV size should be bigger- up to 900 sq feet. This will allow for tiny homes which look better.	3/24/2024 5:59 AM
142	Yes	3/23/2024 11:16 PM
143	I have actively been working on affordable housing ideas for Clackamas County. I want to create thriving communities through land stewardship and regenerative agriculture. In my area near Redland, there are aging communities largely inaccessible to younger families like mine due to current land prices and the current ZDO that does not allow more affordable uses. Tiny Homes on Wheels could provide a significant and sustainable solution to affordable housing, reduce pressure on more intensive rural land development, and provide more housing with minimal environmental impact. Please allow for RVs in rural areas!	3/23/2024 8:10 PM
144	In rural areas the county already has too much power over land owners. Especially because the county is only complaint driven. Seems stupid too me!	3/23/2024 7:46 PM
145	It will devalue homes nearby, its an eyesore and it'll get crowded. More strain on utilities especially water.	3/23/2024 6:28 PM
146	Just don't	3/23/2024 6:11 PM
147	RV's should NEVER be allowed as secondary dwellings on rural properties	3/23/2024 5:43 PM
148	Fire hazards. Will drive away when they feel like it. No enforcement of the law in rural Clackamas County.	3/23/2024 5:34 PM
149	RVs are not permanent homes. Especially in a fire zone!	3/23/2024 5:31 PM
150	Don't do it	3/23/2024 4:44 PM
151	I am just excited for more people to get housing!!	3/23/2024 3:43 PM
152	After having 5 different RVs living in my neighbor's backyard, which is adjacent to my back yard, over the last 5 years, yes, I have a lot of concerns about that topic.	3/23/2024 2:45 PM
153	Moving people further away from the resources and infrastructure that is already in place in town. Remove red tape and cut wasteful spending on affordable housing projects so they are actually affordable for the people that need them.	3/23/2024 2:43 PM
154	Same comment as ADU's. Don't build an ADU or park an RV directly on the property line, and keep your guests in line as to not upset your neighbors.	3/23/2024 2:40 PM
155	Strong support for allowing RVs and tiny homes on wheels!	3/23/2024 2:25 PM
156	Definitely worried the RV dwellings will become vacation rentals and NOT extra housing for long term renters. We need more housing!	3/23/2024 1:48 PM
157	Concern would be they would be parked and not used or kept up.	3/23/2024 1:47 PM
158	RV dwellings will be abandoned, not taken care of and will creat many unnecessary hazards.	3/23/2024 1:44 PM
159	RV living is not a permanent answer to housing crisis. This will impact property values as RVs age in place and become an eye sore in the neighborhood.	3/23/2024 1:32 PM
160	Trash and sewage!	3/23/2024 12:45 PM
161	I don't approve of RVs allowed to be used as secondary homes. It will degrade the feeling of charm of our rural community. I could see them as temporary during construction but no other reason.	3/23/2024 12:42 PM
162	I am concerned that allowing RV occupancy will lead to additional homeless encampments in neighborhoods. It is a slippery slope once urban encampments are legalized. Also, RVs are built for short term recreation and do not have the storage capacity or safety elements for year round habitation. This will lead to increased clutter on those properties, adversely affecting neighbors and creating safety issues.	3/23/2024 12:36 PM
163	RVs are more of a problem as I see it, than nicely built ADUs.	3/23/2024 11:08 AM
164	My biggest concern is the long term livability of RVs. We live near an RV park in Welches (actual RVs/travel trailers, not manufactured homes), they seem like great options at first but	3/23/2024 8:25 AM

the RVs quickly become leaky and heat becomes unsafe, they catch fire at least once a year and burn quickly. Health and safety compliance might be something to consider, like a license renewal situation every so many years where you check heat/electric sources.

165	Will RVs be inspected for 2nd dwelling? Safety, functionality and appropriate hookup permits.	3/22/2024 1:14 PM
166	Same as above. This is an outrageous solution to a problem that out state gov't created.	3/22/2024 6:26 AM
167	The amount of illegal RV use in my area exploded after Covid. With it brought major impact to the area, noise, garbage pollution, petty crimes, and lots of domestic violence and altercations. The name RV is "recreational vehicle" and should only be for short, temporary stays of a recreational nature—they are not suitable for long term living. This is already a problem. Please do not make this problem worse.	3/21/2024 11:20 PM
168	no	3/21/2024 11:15 PM
169	Stop this ... NO RV dwellers	3/21/2024 10:37 PM
170	I'd rather RV's be confined to RV parks. I don't want to live next door to a house that has an occupied RV on the lot.	3/21/2024 10:36 PM
171	I oppose permitting RVs as ADUs in rural areas, but if permitted they can not be allowed to become RV campsites with different residents on a frequent basis. If permitted, property owners must meet rigorous safety and infrastructure requirements.	3/21/2024 10:10 PM
172	No.	3/21/2024 8:44 PM
173	Way better than illegal RVs parked other places.	3/21/2024 9:44 AM
174	Don't	3/21/2024 7:55 AM
175	Please pass these proposals. People need help.	3/21/2024 7:53 AM
176	Do not allow this usage.	3/20/2024 7:36 PM
177	I dont believe they are up to code.	3/20/2024 6:19 PM
178	I'm somewhat concerned about proper sewage hookups.	3/20/2024 2:47 PM
179	RV's should not be approved to be used for permanent dwellings	3/19/2024 1:32 PM
180	My biggest concern is how quickly RVs depreciate and how expensive they can be to maintain. Some people don't realize this and think it is a inexpensive way to live. Without proper regular maintenance they can be dangerous and also a eye sore. If not stored under cover they become exposed to Oregon weather and deteriorate quickly. I don't trust people to maintain them well. I'm concerned properties and rural settings could become dumping grounds for old RVs.	3/18/2024 8:24 PM
181	I don't agree with them	3/18/2024 6:06 PM
182	RV's are not constructed to be a permanent dwelling. They are not a small house. They are not a cabin.	3/18/2024 5:44 PM
183	No rv's! Already been there and don't want to be exposed to neighbors with rv again	3/18/2024 5:31 PM
184	They should be required to be operational/drivable and only one per property.	3/18/2024 5:04 PM
185	TERRIBLE IDEA.	3/18/2024 4:28 PM
186	I think its a very good idea	3/18/2024 4:24 PM
187	See my comment about Code Enforcement already being overwhelmed. If anyone drives around rural Estacada or Molalla, they will see LOTS of people living in RVs already. The VERY LAST THING we need out here is more of that.	3/18/2024 4:22 PM
188	ADU's should be allowed in these areas as well	3/18/2024 3:19 PM

Fritzie, Martha

From: Anna Mar <godlewskanna@gmail.com>
Sent: Wednesday, April 3, 2024 12:39 PM
To: Fritzie, Martha
Subject: Rural ADUs

Warning: External email. Be cautious opening attachments and links.

I'm writing to express my support for these code amendments. Cost of living in the county is high and ADUs will allow property owners to utilize their property to provide additional housing options without having to subdivide their lot.

We are a young family with aging parents and are at a loss as to how we can provide our parents on a fixed income with adequate housing when they can no longer afford rent. We would love to be able to offer an option for our aging parents to reside next to us but still independently.

My hope is that the 2acre minimum lot requirement will stay as is. It will mitigate potential for crowding of nuisance, and it will allow enough space to "spread out".

Additionally, I hope the county will make it easy for property owners to obtain necessary permits to make it possible for people to build an ADU quickly and without unnecessary delays.

Thank you for considering this option.

Sincerely,

Anna

Fritzie, Martha

From: Mac Corthell <mcorthell@cityofmolalla.com>
Sent: Thursday, April 11, 2024 7:54 AM
To: Fritzie, Martha
Cc: Dan Huff
Subject: Interested Party Comment - ZDO-285

Warning: External email. Be cautious opening attachments and links.

Hi Martha,

I'm writing at the direction of, and on behalf of, the Molalla City Council to provide comment on ZDO-285. The Council would like this comment to be shared at both the Planning Commission Meeting and the Board of County Commissioners Meeting where this ordinance is considered.

The Molalla City Council is taking a neutral position on the Ordinance but would like to highlight one concern that they hope the Planning Commission and Board of Commissioners will consider. The concern is in reference to section 2 on RV's as second dwellings. In summary, the Council is concerned that while the regulation would not apply inside the UGB of non-Metro cities, the City of Molalla is in the process of sequential UGB expansion, and this provision could present a very difficult situation in which second dwelling RV's that are added to the UGB could be grandfathered in as pre-existing non-conforming uses that the City may have to allow to continue until abandoned or redeveloped. This presents a slew of issues for the provision of City services such as water and sewer, and a potential enforcement issue based on both a lack of regulatory standards for second dwelling RV's that end up inside city limits through UGB expansion and annexation, and the City's code compliance capacity.

The City Council and City Staff thank Clackamas County Staff and public bodies for their time and consideration.

Sincerely,

Macahan "Mac" Corthell, J.D.

Assistant City Manager

City of Molalla

315 Kennel Ave. | PO Box 248 | Molalla, OR 97038

Phone – [503.759.0243](tel:503.759.0243)

Email – mcorthell@cityofmolalla.com

Website – <http://www.cityofmolalla.com>

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Fritzie, Martha

From: lanceceward@aol.com
Sent: Thursday, April 11, 2024 9:30 AM
To: Fritzie, Martha
Subject: Re: ZDO-285

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Good morning this day, Martha

You may be off work tomorrow with that in mind.

Just to follow up on our CPO special meeting held by a assigned committee to discuss this matter. We found that there were concerns from most members, we are to organize our thoughts this week and prepare for an other meeting with the full board on Wednesday of next week.

In my review of the ZDO-285 I found that April 10 was a deadline to return a written response to the new proposal. We are not going to make that deadline but for now we are focusing on RV definition as too liberal that include things like camper trailer and tent trailers. We think a living space should include bathroom, kitchen and separate living areas. Not settled yet but talking about a temporary implementing the ZDO but having the county review and report on it effectiveness(one or two year term).

That's all I can present now given our meeting was last night.

P.S. there is another opportunity to submit a written comments but this is to take advantage of the first offer of involvement from the community.

Lance

On Monday, April 8, 2024 at 09:32:25 AM PDT, Fritzie, Martha <mfritzie@clackamas.us> wrote:

Good morning, Lance. Please see my comments below and let me know if you have any additional questions,

Martha

Martha Fritzie, Principal Planner

Clackamas County DTD|Planning & Zoning Division

150 Beaver Creek Road|Oregon City, OR 97045

mfritzie@clackamas.us

(503) 742-4529

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From: lancecward@aol.com <lancecward@aol.com>
Sent: Friday, April 5, 2024 10:00 PM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: ZDO-285

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Hello Martha,

I am reviewing this ordinance change sent to the Redland CPO, I am Lance Ward, Vice Chair.

We are going to have a special meeting next week about this. Have a couple of questions.

If this ordinance approves the liberal use of RVs (by any other name) on occupied property (second dwelling) would there be any reason to have the category for Care Unit Dwelling for hardship purpose? Yes – for two main reasons.

(1) Temp care dwellings are allowed in any zoning district, including farm and forest districts – and in any location, including within an urban reserve. RVs would not be allowed as second dwellings in farm or forest zones or within an urban reserve.

(2) A temp care dwelling could also be a manufactured dwelling rather than an RV. Even if the county also allows for rural ADUs – which could be a “stick-built” or a manufactured dwelling - in the rural residential zoning districts, there may be a situation where the manufactured dwelling does not meet the ADU standards but does meet the temp care dwelling standards and we do not want to take that option away.

In trying to get uniformity between new applications and old un-permitted uses. My question, are these long term (who's to say long term) RV dwellings subject to property tax? I am not sure – that would be a question for the Tax Assessor. I did call their office and am told that, at this point, they have not received any addition direction for the state Dept of Revenue to change the taxing structure for RVs, so it is likely that they will not be taxed as dwelling until that direction comes. But, this is a new use and the taxing structure around RVs could change.

Do each dwelling have an address? Yes – we would assign each dwelling an address. In this case the address may be technically assigned to the “hookup” area/pad for the RV, not the RV itself, since they are mobile.

The ADUs are built on a foundation, are they taxed? Yes.

Will you require in the standard to keep all "RVs" licences and or titled? Yes – the RV must be titled and not rendered structurally immobile.

The persons name are on these documents that own the RV, is there any question of who owns the ADU? The property owner will own the ADU if it is “stick-built”. If it is a manufactured dwelling, that is a good question – I think the manufactured dwelling itself could be owned by either the property owner or the resident of the dwellings. It will need to be placed on the property with a manufactured dwelling placement permit though and meet any associated building code requirements, including for the foundation.

Thanks

Lance Ward



The Hamlet of
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Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

April 10, 2024

Martha Fritzie, Principal Planner, Planning Department, Clackamas County
Clackamas County Planning Commission
Clackamas County Board of County Commissioners
150 Beaver Creek Road
Oregon City OR 97004

**RE: Ordinance ZDO-285, Minor and Time Sensitive Amendments and New Housing Options:
Responding to changes made by the State Legislature and other agencies**

Dear Ms. Fritzie, Planning Commission, and Board of County Commissioners:

Thank you for this opportunity to provide input on the above listed Amendments and Housing Options.

We clearly understand that two of the amendments are mandatory from the State of Oregon, so we will not waste your time commenting on the two mandatory and one minor, non-substantive changes included.

The Board and citizens of The Hamlet of Beaver Creek met March 27th and discussed the New Housing Options proposed and are providing input on:

1. Accessory dwelling units (ADUs) in rural Residential zones (optional), and
2. Recreational vehicles (RVs) for residential use as second dwellings (optional).

No one knows the population impact of these options. Cities “plan” for growth with the assets of taxes and the planning of and providing for services. Counties are “reactive” to rural needs. This statement seems simplistic, however, vital when considering urbanization in rural areas. Counties do not “plan” for growth adequately and are therefore ‘reactive’ to most issues.

That being said, The Hamlet of Beaver Creek does not have the transportation, schools, parks, etc., necessary to support the potential population growth these options may produce.

We are not “as concerned” with the volume of residents the ADU option will produce as ADUs require a substantial investment to include all of the permits of a “new residence.” The permits and building, even for a 900 square foot home, are very expensive and will be well inspected and approved by the County.

However, to place a RV from a Class C motor home to a tent trailer is already a huge issue in The Hamlet of Beaver Creek for several reasons.

There is nary a road in The Hamlet of Beavercreek that you cannot see a RV “occupied”... meaning, the slide outs are out, power, water and sewer hookups are in place, and there are vehicles, toys, and debris about. Clackamas County’s Code Enforcement is “complaint driven” so, if the neighbor doesn’t care, these hundreds of RV residents exist without enforcement.

So, why do we care? Here is why:

- RVs will create growth that we cannot support. There is a potential that the population growth from RVs will be substantial and the County does not adequately plan nor fund for growth... not for transportation, schools, parks, etc. Beavercreek is already struggling daily to assure a safe and healthy community with no support in sight.
- The RV options include many rules... rental agreements, RVs close to the residents, only one RV, shared services, no short-term rentals, certain facilities included, etc. Unfortunately, the County Code Enforcement department cannot come close to managing the type of enforcement necessary to meet the proposals made.

We sincerely value our rural environment; however, The Hamlet/CPO of Beavercreek is not against growth, only ***irresponsible*** growth that jeopardizes quality of living, safety, and health. We ask that the RV option be **put on hold** until the necessary services are, at the very least, planned for and funded.

A motion was made and passed **to recommend through the Planning Commission to the Board of County Commissioners to deny the RV option until both planning and funding is in place.**

Thank you for providing this opportunity to participate in the Clackamas County land use process.

The Board and Citizens of The Hamlet of Beavercreek

Cc: Tina Kotek, Governor, State of Oregon

Fritzie, Martha

From: tsr@bctonline.com
Sent: Friday, April 12, 2024 9:50 AM
To: Fritzie, Martha
Subject: Ordinance ZDO-285, Minor and Time Sensitive Amendments and New Housing Options
Attachments: Ordinance ZDO-285.docx

Warning: External email. Be cautious opening attachments and links.

Good morning Martha,

I'm late, late, late with The Hamlet of Beavercreek's input on the above.

I hope our letter can still make the PC packet.

Very sorry!

Thank you,

Tammy Stevens
The Hamlet of Beavercreek
503.939.3552