

House Bill 2400

Testimony in support of HB 2400

February 7, 2025

We own property located in Township 4S Range 3E Section 18 (Clackamas County)

We support the passing of HB 2400 for the following reasons:

1. Currently, exorbitant land cost prohibits especially younger families to build on a different parcel of land
2. Passage of HB 2400 will provide for an interim step toward longer term purchase of the property on which they are living which is owned by relative(s)
3. Passage of HB 2400 will provide a means of allowing long time family owners to stay on their property with on-site assistance of family living in a separate dwelling vs. their needing to sell due to increased owner age and increased property taxes
4. When more extensive care is required for elderly family members, HB 2400 will allow a dwelling for relatives that is not a temporary use mobile home, and will not need to use the same subsurface sewage disposal system as the primary dwelling (ref OAR 350-081-0092 Temporary Use — Hardship Dwelling)
5. Passing HB 2400 will provide opportunity for relatives to live in an 'on-property' dwelling near property owners and not be constrained by Clackamas County Zoning and Development Ordinance 833 'Guest Houses' which:
 - a. Restricts the maximum floor area to 600 square feet
 - b. Limits the maximum separation distance to 100 feet from the primary dwelling
 - c. Limits the dwelling to having only one bathroom plus one additional sink
 - d. Does not allow laundry facilities, a stove, oven, or other cooking appliances
 - e. Requires all public water, electric, natural gas, and sanitary sewer service for the house to be extended from the primary dwelling services
 - f. Does not provide opportunity for separate meter(s)
 - g. Requires use of the same on-site wastewater treatment system as the primary dwelling except when a separate system is required by the County due to site constraints, failure of the existing system, or where the size or condition of the existing system precludes its use
6. Unless stated otherwise, HB 2400 will not place the following restrictions on 'Accessory Dwelling Units' per 215.495:
 - a. A maximum usable floor area of more than 900 square feet
 - b. Location no farther than 100 feet from the existing single-family dwelling

Respectfully submitted,

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