WILLIAMSON Angela * DLCD

From: MASON Palmer * DLCD
Sent: Tuesday, November 17, 2026 3:03 PM
To: WILLIAMSON Angela * DLCD
Subject: FW: Public Comment: Opposing Unincorporated Rural Housing Densities - from Ethan Seltzer

Follow Up Flag: Follow up
Flag Status: Completed

FYI ...

Palmer Mason
Inter-Agency Coordinator, J.D. | Director's Office Oregon Department of Land Conservation and Development
Cell: 503-269-2040 | Main: 503-373-0050
palmer.mason@dlcd.oregon.gov |
https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.oregon.gov%2FLCD&data=05%7C02%7CAngela.WILLIAMSON%40dlcd.oregon.gov%7Ce25e241a7d1e4fb7a2a408df44fee751%7Caa3f6932fa7c47b4a0cea598cad161cf%7C0%7C0%7C639305533731053711%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=wPaOLZ551q7%2BM7OBK39GdMVYmGIniUJkFkB%2FDu%2Fcjrc%3D&reserved=0

I support DLCD's efforts to coordinate with other agencies to improve housing production and general collaboration.

-----Original Message-----
From: hello@protectruraloregon.com <hello@protectruraloregon.com>
Sent: Tuesday, November 17, 2026 11:37 AM
To: MASON Palmer * DLCD <palmer.mason@dlcd.oregon.gov>; JININGS Jon * DLCD <jon.jinings@dlcd.oregon.gov>
Cc: seltzere@gmail.com
Subject: Public Comment: Opposing Unincorporated Rural Housing Densities - from Ethan Seltzer

Land Conservation and Development Commission c/o Oregon Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301

RE: Housing in Unincorporated Communities — OAR chapter 660, divisions 4, 11, 14 and 22

Dear Commissioners,

My name is Ethan Seltzer. I live in Portland 97212, and I am someone who hikes, hunts and fishes in rural Oregon. I am writing to oppose the Housing in Unincorporated Communities rules as proposed. Please do not give counties new powers to expand and upzone rural unincorporated communities. Urban development belongs inside cities.

Oregon has thrived with its commitment to planning and to the use of clearly demarcated urban growth boundaries. The proposed rule both supersedes planning and blurs the line between urban and rural, setting Oregon back 50 years in its effort to create a sustainable, livable place for everyone.

Make no mistake: developing urban density outside of urban growth boundaries will be very expensive. There are no services present or planned. There are no Federal grants to fund all forms of infrastructure as was the case in the sprawling 1970s. Every new dwelling will be doubly burdened by the cost for new infrastructure and the distance that new residents will be forced to travel/drive to meet their household's needs. Every county will bear the cost of increased traffic in places not planned for it. Every farmer and prospective farmer will be met with greater challenges to continuing to see Oregon's rural resource land as a viable location for farming. While proponents claim a boost in home construction, they completely ignore the unsustainable nature of what's being planned.

At a minimum the rules should not allow development outside of rural reserves. If rural reserves don't exist, they should be identified and local communities should be provided with funding to do the planning. Further, any new development should not happen without being adjacent to and permitted for the use of existing sewer and water services.

For fifty years, a line on the map has kept Oregon’s farms, ranches, forests and rural towns from dissolving into sprawl. Please keep that line where it is.

Sincerely,
Ethan Seltzer
Portland 97212