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Portland  
LD 1247

Senator Curry, Representative Gere, and members of the Committee On Housing and Economic Development. My name is Ethan Croce and I am submitting testimony regarding LD 1247, An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments, with a recommendation of OUGHT NOT TO PASS.

LD 1247 uses a one size fits all approach to force higher density development in every location in every municipality that is served by public water and sewer, regardless of whether or those areas have been designated as growth areas or rural/non-growth areas by a municipality. This means that, in many instances, LD 1247 would force municipalities to allow more development density and more growth in the very same areas that the municipality has designated as inappropriate and/or undesirable for higher density growth.

Municipalities expend considerable time, effort, and money to draft and update their comprehensive plans, often over a period of several years. One of the most important aspects of drafting/updating a comprehensive plan is soliciting public feedback from the community's residents to make sure that the comprehensive plan reflects the vision and values of the community, and to identify areas of the community where growth is desired and appropriate vs areas where growth is not desired and/or not appropriate.

LD 1247 undermines this community-driven comprehensive planning process by removing the ability of municipalities to control how and where growth occurs in the community. LD 1247 renders a municipality's comprehensive plan meaningless by ignoring the municipality's designation of growth areas and non-growth areas in its comprehensive plan. LD 1247 effectively overrides a municipality's comprehensive plan by forcing higher density growth in all areas of the community served by public water and sewer even if those areas have been designated as inappropriate and/or undesirable for higher density growth.

Thank you for your consideration of these comments.