

Submitter: Hal Smith

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

Please delete the Urban Growth Boundary expansion section of this bill. Many property owners outside the UGB of Salem in particular, have chosen their properties because of the qualities offered by virtue of living outside an UGB. This includes things such as being close to agriculture zoned lands with all of its benefits, greater space between neighbors, reduced crime, and reduced noise and visual constraints. One cannot add more housing by extending UGB without adding to the social problems inherent with people living in close proximity to one another. Additionally, there will be related costs in providing the emergency services that always accompany crowded neighborhoods. Accessory dwelling units may be permitted where presently they are not nor are they desired. Existing property values may be diminished by those living close to an expanded UGB. It simply may be time to put up "No Vacancy" signs when infill has reached its capacity. Promoting jobs as justification for UGB expansion is a poor reason to modify our long existing land use laws that protect people, property and the land. Good stewardship would dictate the UGB expansion portion of the bill to be deleted.