

I live in North Albany and as a team leader for North Albany Neighborhood Association have been at the intersection of Middle Housing rules and rural/suburban reality. Recently, we were informed that there would be an 80 townhouse development constructed in this rather rural area inside the UGB.

I learned about that future development (about 200 feet from my door) when I called the City Planning department after receiving notice about a different development (7 townhouses) which was approximately 250 feet away. When I asked why I never received notice about the 80 townhouse plans, the City informed me they are only supposed to provide notice of Middle Housing developments to those who live within 100 feet. That would likely have only included two homes! And yet this 80 townhouse development completely changes the community of North Albany, and the completion of the development will present significant adverse impacts to the transportation infrastructure and worsen the already poor traffic situation. Why would there not be at least the same requirement for notice as there was for the much smaller land division and development of 7 townhouses? The City thought they would potentially be liable if they noticed more than 100 feet from the development. In fact, I believe DLCD cautioned them NOT to provide any additional notice.

I support SB 737 which would extend notification areas to 300 feet to ensure that more residents who may be directly impacted by a proposed development are aware. The commonsense requirements laid out in SB 737 is respectful of those who live in the area, and lets the local governments safely notice those in the area why they are approving a proposal and outlining the reasons that one can be denied, and to assess if the approval of the application will trigger the need for a traffic study. I second Barbara Mercers testimony: requiring notice of whether an application triggers a traffic study helps the public understand potential impacts to safety and congestion of their neighborhood.

I also support identifying in that public notice the local government's assessment of whether approval of the application will trigger the need to enhance other infrastructure; and where residents may get more information about how systems development charges will be applied to the development and how infrastructure needs and traffic safety are assessed.

SB 737 is common sense and should pass.