

DLCD Rulemaking Comment Form Submission 44

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Rule: SB 974 Conforming Rulemaking

Comment: As evidenced by the recent new housing development reports, all of this top-down rule making aimed at making development of housing easier and more affordable has had the reverse affect. The Philomath Municipal Code underwent months of review by our local planning commission, received input from local developers, property owner and residents, and was approved by both the planning commission and city council following notifications and public hearings as required by DLCD and our own code. These top-down mandates from the legislature and DLCD completely cut the legs out from under cities and our planning efforts. The contradict Oregon's open land use hearing process and leave cities feeling like their local development codes are fractured, out-of-date, and unenforceable. Developers and land owners want consistency, certainty. All these recent changes have created an atmosphere of uncertainty and reluctance to proceed with housing projects until the dust settles. Can we go back to local land use planning done at the local level, rather than continued state mandates by a handful of planners that think they know how to better develop Oregon's cities than the local practitioners that are actually working in the trenches, listening to developers? What works best in Metro is not what works best in rural Oregon, just like what works best in rural Oregon would not work best in Portland Metro. LOCAL LAND USE should be LOCAL. Case and point, I have not heard from a single developer or property owner that the City of Philomath residential design standards are keeping them from developing their property. Our design standards are already minimal, but what we do require is considered necessary to get the type of development we want developments of 20+ units to have in Philomath. That should be left within our jurisdiction to determine. We are a home rule state, but the State appears to be more and more interested in mandating land use planning from the state level. Stop.