

Charbonneau country club

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Opposition to Senate Bill 534

Testimony by Charbonneau Country Club (homeowners' association)

Before the Senate Committee on Transportation and Economic Development

To Chair Beyer, Vice-Chair Girod, and Members of the Committee:

The Charbonneau Country Club is in fact a Homeowners' Association representing over 2,000 residents of the Charbonneau community. I write as Vice President of the Board of that association. We have learned over the last 20 years that living on the southern edge of the Metro Urban Growth Boundary (UGB), as we do, brings with it the realization that there will be frequent attempts by speculators, developers and others to change the land use rules affecting areas to the south of us, mostly designated 'Foundation Farmland' by the Department of Agriculture, in order to profit from removing existing State approved land use laws.

Senate Bill 534 is yet another case of trying to change the rules for private benefit, though in this case it involves an area designated as 'Public' lands. However, it should be noted that more than 2/3rds of the 'land-side' area of Aurora Airport is privately owned and it is mostly that privately owned land that is under discussion to provide water and sewer service for future commercial development.

To elaborate on this point, the area within the Aurora Airport fence is partly governed by the Department of Aviation (runway, taxiway, an area of land to the east of the taxiway, etc), but a majority of the 'land-side' area east of the taxiway is privately owned by businesses at the Airport. What is missing at Aurora Airport is municipal governance of these businesses. As result, there is no requirement by them to respond to a city's elected government or its codes.

Clearly the Aurora Airport could, under current statute, achieve its objective of getting sewer and water services from the City of Aurora, subject to that City's agreement. However, the backers of this bill would have to agree to annexation by the City at some future time. That is not acceptable to those pushing Senate Bill 534. They do not want to take on the responsibility of answering to a municipal government. They prefer to retain the freewheeling autonomy of only occasionally having to respond to Marion County government in distant Salem.

Senate Bill 534 is superfluous. It is not required. It is another example of special interests trying to manipulate the legislative process to gain economic and regulatory advantage. It is a waste of this Committee's time and of taxpayers' money. We urge that it not be passed.

Sincerely



A.J. Holt
Vice President
Charbonneau Country Club