



April 14, 2017

Representative Ann Lininger, Chair
House Committee on Economic Development and Trade
Oregon State Capital
900 Court Street NE, Room 453, Salem, OR 97301

Subject: **Support of HB 2743** – A bill directing the Land Conservation and Development Commission to establish and implement pilot program to implement master plan for economic development on land adjacent to airport in rural area

Dear Chair Lininger, Vice-Chair Marsh, Vice-Chair Smith, Representatives Clem, Gomberg, Helm, Lewis, Post, and Reschke:

Central Oregon Seeds, Inc. is supportive of House Bill 2743. As a viable partner with the City of Madras, owner of the Madras Municipal Airport, we believe that passage of HB 2743 and the City's participation in the pilot program outlined herein will provide the following benefits to the City of Madras, and therefore to area agricultural commerce and the business community.

1. Saves the City significant resources by the bill allowing the City to move the UGB one time versus piecemeal UGB expansions around the airport;
2. Allows the City to plan for infrastructure (i.e. utilities, sewer, and roads) on the City's entire airport property –not just what is inside the current urban growth boundary (UGB), which the City of Madras already has an adopted master plan and grant assurances to FAA for managing the property inside and out of the UGB.
3. Streamlines the permitting process for new development; this simplifies and welcomes development by breaking down time and efficiency barriers;
4. Permits the City the ability to overlay its ordinances and zoning for administering the adopted Airport Master Plan;
5. Extends the City's tax base over the property for a more consistent and sustainable model of providing City services to the airport property (this does not apply to tax exempt organizations); and
6. The bill only effects "airport management" zoned property and does not impact farm zoned property which is prohibited within the bill.

As you can see, this legislation offers more streamlined development processes for local government and improved infrastructure planning for supporting economic development within Jefferson County and the State of Oregon.

Sincerely,

Mike Weber
Managing Partner

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