



Central Oregon Cities Organization

Bend, Culver, La Pine, Madras, Maupin
Metolius, Prineville, Redmond, Sisters

March 23, 2017

House Committee on Economic Development and Trade
Representative Ann Lininger, Chair
900 Court St. NE, H-485
Salem, OR 97301

RE: Support for House Bill 2743

Chair Lininger and Committee Members:

Central Oregon airports are a significant part of our regional economic development. All airports with the exception of Bend's airport are incorporated within their Urban Growth Boundaries.

Passage of HB 2743 will benefit the State of Oregon, The Central Oregon region and the Madras community. By allowing a portion of the Madras Airport property that is currently located outside the current Urban Growth Boundary (UGB) to be brought into the City's UGB in one action, rather than in several incremental time consuming steps is more cost effective. The existing incremental method also makes it difficult for the city to streamline the development process and to get ahead of each new economic development opportunity. The benefits of this bill for economic development and local government sustainability are:

- Grants a more streamlined permitting process for economic development by not requiring permitting through both the city and county.
- Allows the city to better integrate other infrastructure master plans (i.e. utilities, sewer, and roads) on the airport property for support economic development, since under current rules, property outside the UGB is not allowed to be planned for future infrastructure (case example: Transportation System Plan).
- Would give authority to the city to utilize its ordinances and standards for administering the Airport Master Plan requirements with the Federal Aviation Administration, allowing more efficient and comprehensible single agency coordination for new development on which standards to follow.
- Grants the city the ability through annexation, to extend tax base over this property to recover cost of services provided by the city and to capture new growth.

This is a best management approach that is consistent with the City's current Urban Growth Management Plan which allows annexing only properties that are within its Urban Growth Boundary.

The development and activity currently happening at the Madras Airport has already had a positive impact which will continue to cultivate opportunities for all the cities in Central Oregon and beyond. Regionally there has been an increase in jobs, railroad facility use and utilization of services and goods offered by other local businesses.

Please support the passage of HB 2743.

Sincerely,

Royce Embanks, Jr., Chair
Central Oregon Cities Organization

Central Oregon Economic Development Pilot Project

Gives a city an opportunity to master plan an entire area that is already slated for development and is economic development/airport land already. The bill would allow a city with land adjacent to an airport, to master plan the entire area (or a portion that the local community deems necessary) as long as services are adjacent and accessible, and annex it as deemed necessary by the local community (city council) in order to meet economic/industrial/job creation needs in a rural area more than 100 miles from a population area of 300,000 or more, and in a county which has faced unemployment of over 8% within the past 5 years.

