

Submitter: Philip Mandel
On Behalf Of:
Committee: House Committee On Rules
Measure: HB3414

If I am not mistaken, this afternoon 6/8 the House Rules committee will vote on whether to advance House Bill (HB) 3414 with the -17 amendments, which would allow cities to make expansions to their Urban Growth Boundaries to support the construction of housing.

I write as both a Real Estate Broker and a Certificated Flight Instructor. In other words, I am aware of Oregon's growing housing needs (as a Realtor), but I am also aware that housing often encroaches on airports. In my view, we need new construction land but with a buffer zone surrounding existing airports, since the need for new pilots is as great as the need for new housing.

Here's what happens: An airport is built far from any housing or other non-compatible buildings. Decades pass, the nearby community grows toward the airport which was once in the middle of nowhere, noise and perceived safety complaints arise, and the airport is threatened with closure.

Here is a local example: Starks Twin Oaks Airpark used to be located in Tigard near the current Summerlake area, once in the middle of nowhere. Then Beaverton and Tigard happened, and the airport was forced to move out to where it is now -- out in farmland in the middle of nowhere.

However, Beaverton keeps expanding to the west of the new Mountainside High School, and Hillsboro keeps building to its south (the South Hillsboro development). These two expansions are starting to squeeze ever closer to Twin Oaks. Within a few years, I fear Twin Oaks will be threatened again with noise and perceived safety complaints.

I am the Airport Owners and Pilots Association (AOPA) Airport Support Network (ASN) volunteer. I teach flying at Twin Oaks along with nearly twenty other flight instructors. I base my private plane there. I have been instructing at that airport for more than half my life and graduated scores of new pilots. In recent years, several pilots who were trained (by me and the other instructors) and built hours at Twin Oaks have moved on to the airlines. We should not let unrestrained development continue to put undue pressure on Twin Oaks or any other existing airport in the State of Oregon.

I am not well versed enough to determine if HB 3414 / -17 will adequately protect existing airports, therefore I am asking you to vote NO on the bill/amendment so

these matters can be investigated and addressed prior to passing any new legislation that might impinge on existing airports.

Feel free to contact me with any questions Thank you for your consideration.

Respectfully,

Philip Mandel
Residential and Commercial Oregon Real Estate Broker
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Philip Mandel, Certificated Flight Instructor