

Joint public hearing on Wednesday, August 1st, 2012 at 2:00 to consider formal adoption of the UGB adjustment/ recommendations from City and County Planning Commissions / Crook County Ordinance 256 & City Ordinance No. 1193 (First Reading)

Court reconvened at 2:00 p.m. County Judge Mike McCabe, County Commissioner Ken Fahlgren and County Commissioner Seth Crawford were present along with Assistant County Counsel Eric Blaine, County Court Secretary Colleen Ferguson, County Planning Director Bill Zelenka and County Planner Phil Stenbeck.

Members of the City of Prineville City Council in attendance were: Mayor Betty Roppe, Council persons Steve Uffleman, Jason Beebe, Gail Merritt, Jack Seeley, Dean Noyes, and Gordon Gillespie. City Administrator Steve Forrester and City Planning Director Scott Edleman were also in attendance.

Judge McCabe asked for a staff report. Bill Zelenka presented a brief explanation of the UGB amendment. It is a legislative amendment to the Comprehensive Plan for the County and adjustment to the City Urban Growth Boundary (UGB) that is not increasing the size of the UGB but is realigning it by exchanging two 80 acres parcels in order to square up properties to make them marketable. The two property owners, Premier West Bank and Department of State Lands have both asked for this adjustment.

The City and County Planning Commissions held a public hearing on July 17, 2012 at City Hall. During that meeting, two issues were brought up. One issue had to do with the airport and runway 33. The Planning departments found that no issue existed and recommended approval. Mr. Zelenka provided a copy of the Airport Master Plan adopted a little over a year ago and the signed copy required with the FAA. Information regarding restriction of light and height but not dwellings was provided. Mr. Zelenka said the Airport master plans are available as well as maps of the area.

Another issue was brought up regarding effective dates and sharing mineral rights. There is a tiny sliver of land from when Millican road was built and a gap of no-man's land. There will be a quit claim and landswap to clear this matter. The effective date is based on language. Scott Edleman, City of Prineville, provided information regarding the airport protection zone, the city overlay that protects the flight zone and the restrictions of height and light. The Airport management is not a concern.

Judge McCabe presented the format for the hearing. There will be a power point presentation and then general questions.

Phil Stenbeck, County Planner said this matter is file AM12000094. He provided information regarding the staff report recommendation of adding 80 acres to the UGB and removing 80 acres from the UGB. The Planning Commission met on July 17 with public notices provided on July 3 and July 10. Information on the background of the properties and City of Prineville industrial lands was presented as well as an air photo map that shows the overlay and takes into account the height restriction of the City (50 feet) and that buildings are not permitted unless approved by the FAA. The area will probably be recommended for use as parking.

There were two ordinances to be considered today. The City of Prineville Ordinance 1193 and the Crook County Ordinance 256. Both ordinances carry the same effective date.

The public hearing was opened.

Proponent

The applicant, Premier West Bank (PWB) was represented by Liz Fancher. She presented information regarding the property reconfiguration and the condition of transferring mineral rights to the state and the state transferring their mineral rights to PWB. Last Tuesday, Ms. Fancher said it was found that a deed had been missed and on the title, a prior owner had retained one-half mineral rights. Ms. Fancher discussed the discovery of the gap that could make it so that the PWB property did not touch Millican Road and concern was that the PWB property would be landlocked. PWB is working with Les Schwabs and the City to clear up the property matter.

Opponent

Craig Brookhart responded acting as spokesperson for the Central Oregon Patriots. He discussed the Airport master plan that was the 2003 master plan revised last year and that the airport manager is beginning to work on a new master plan. Mr. Stenbeck said the master plan was not the concern. The runway in question was in the plan and reviewed. Mr. Brookhart said the FAA would like to see an update every 7 to 10 years. Mr. Brookhart read into the record suggestion of the Patriots. The City is to give back the management of the airport to the County; there is to be an updated plan; rezoning and a 20-year growth plan; consider a business plan to be created and a conflict of interest on the County Planning Commission regarding the chairman of the Commission. He added a personal note regarding balancing to see that the long term interests of the citizens are met. Mayor Roppe asked for copies of Mr. Brookhart's response to be available to both the City and the County.

There were no additional comments. Judge McCabe closed the public hearing at 2:38 p.m.

Deliberation began with the City Council.

Councilman Steve Uffleman said he had been working with the Airport in government since 1985. He said with respect to the Central Oregon Patriots, this is in the best interest of the community and has not been a hurried move. The general move is consistent for long term development, and he strongly supports actions in the amendment.

Councilman Jack Seeley said the current plan for the Airport will remain in force until it is replaced, and he too supports the ordinance. Bill Zelenka discussed the first master plan of the airport and the importance of all the master plans. All have provided compatibility and protection of the area around the airport.

Judge McCabe talked to the audience about the county being a good custodian and taking over the payment of a million dollar debt incurred by the Airport Commission when updating the infrastructure at the airport to accommodate 55 reservations for airport hangars. Late in 2008, all the reservations disappeared due to the economy. Judge McCabe said the airport is the crown jewel of the community and has gone through a lot of improvements. Commissioner Fahlgren provided information regarding possible positive changes to the Airport. Right now, the County is working to get a Helitack located at the Airport that would provide 20 full time jobs and 60- 65 jobs during the summer seasons. The City and County have worked together and have hired a good manager for the Airport.

City Administrator Steve Forrester said he agrees with Commissioner Fahlgren. He presented information regarding the helicopter hangars and the potential for another two hangars. He discussed the agreement the Airport manager has made to bring in single engine firefighting planes (SEATS) for fuel and the fuel sales that are up 22 percent even though Les Schwab pulled out. Aircraft hangars are filling up and now there are six available. Mr. Forrester said the Airport manager has accomplished in six months' time, moving further and faster, more than in the last few years. Information was provided

regarding a grant through Connect Oregon IV and other funding that will provide for the installation of an Automated Weather Observing System (AWOS) that will be available for air traffic and allow the airport to host jets for Facebook and Apple.

Judge McCabe reviewed the Airport from the beginning of his time on the County Court in 1992 until now. He said the County tried having a Board of Directors; FBO and a really engaged Airport Commission Board. The City and County decided in 2011 to hire a knowledgeable manager to oversee the Airport, hired Kelly Coffelt and today, we have a really functional airport.

Eric Klann, City, commented that the hearing was closed and this discussion has gone off course.

Judge McCabe opened the hearing for Craig Brookhart. He said he would like to acknowledge that he is pleased with the direction the Airport is going with Kelly Coffelt as the Manager. The Airport has not always had success like this and the comments relate to the planning. He said he wants to take the time and do it right. Discussion was held regarding the community and the growth of the Airport bringing in additional business to the area.

Judge McCabe closed the Public Hearing

City motion to approve

Mayor Roppe said the meeting was technically opened together for both the City and the County. Mayor Roppe read Ordinance 1193 by title only. Scott Edelman, City, asked the City Council to approve the revised version of Ordinance 1193.

Motion

Councilman Steve Uffleman moved to approve City Ordinance 1193 in the revised version for the first reading. Councilman Jack Seeley seconded the motion. The vote was unanimous.

Note: This portion of the minutes were taken directly from the County Court meeting minutes, and only contain the portion of the meeting that the City Council was part of.