

Crook County Planning Commission



May 23, 2018

Crook County Planning Commission Chairperson Michael Warren II called the hearing to order at 6:00 p.m. Commissioners present in addition to Warren were Susan Hermreck, Gary Bedortha, Laquita Stec, and Lawrence Weberg. Commissioner George Ponte was not present.

Crook County Planning staff present were Planning Director Ann Beier and Planner Pam Rhoden.

Warren led all persons present in saying the Pledge of Allegiance.

OPENING STATEMENTS

Warren explained the Commission procedures. He called upon the Planning Commissioners present to state any conflicts of interest or ex parte contacts, and asked if any member of the public wished to challenge any of the Commissioners concerning any item on the agenda.

Conflicts of Interest: None.

Ex Parte Contacts: None.

Challenges: None.

APPROVAL OF MINUTES

The Commissioners present reviewed the draft minutes for the meeting of April 25, 2018.

Bedortha pointed out corrections which needed to be made.

Hermreck moved that the minutes be approved as corrected.

Stec seconded the motion.

The Commissioners present approved the motion by a vote of 5-0.

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PUBLIC HEARING

Brad and Debra Pearson (owners) – Record Number – 217-18-001-142-PLNG

The applicants are requesting a conditional use permit to construct a personal use airstrip for their use. A personal use airstrip is defined in Crook County Code (CCC) Section 18.08 and Oregon Revised Statutes (ORS) 215.283(20(h), and is reviewed under CCC 18.160 (conditional uses), ORS 215.283, and Oregon Administrative Rules (OAR) 660-033-130 (5) and (7). The property is identified as T 17 S R 16 EWM TL 1000. The property measures approximately 80 acres, and is located about 24 miles southeast of Prineville adjacent to CC Dunham Road.

Rhoden stated that the applicants have obtained conditional use approval for a nonfarm residence on the property, and are applying for conditional use approval for a personal use airstrip. A personal use airstrip has been approved on the adjacent Goering property. The applicants have been working with state and federal aviation agencies, which will regulate the operation of the airstrip.

Bedortha asked if there had been any comments from ODFW.

Rhoden said that there had been none.

Hermreck asked if any of the adjacent parcel were developed.

Warren said that lots on the west side of Dunham Road have conditional use permits for nonfarm residences.

Bedortha commented that three sheds are located on the parcel to the south of the property. He asked about the required setbacks for the property. He said that the applicants are proposing a 50-100 foot setback on the west side, and asked if setbacks are proposed on the other sides.

Rhoden said that minimum setbacks of 100 feet are required for residences. She said that state and federal aviation agencies are responsible for setbacks for runways.

Warren asked if comments had been received from neighbors.

Rhoden said that there had been none.

The applicants, Brad and Debra Pearson, testified in support of the proposal. Brad Pearson said that most parcels in the area of the property measure 80 acres or more, except for one 40 acre nonfarm residential parcel. He said that the area is less populated for this reason. He displayed a map showing that a large proportion of the area is BLM land. He said that he can make an approach to his runway from either direction while crossing only one of two privately owned parcels, whose owners have no objections. He said that his airplane, and one which he plans to acquire, require

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only 30 percent of his runway length for takeoffs and landings, which gives him options. He said that there are no power lines in the area, and few livestock, as water is scarce.

Pearson said that the location of his proposed hangar will result in most of his engine run-up noise impacting the 400 acre neighboring parcel. He said that the imposition of setbacks would not impact the safety of his aircraft operation.

Warren asked Pearson if his runway is proposed to be 2700 feet long.

Pearson said that was the case.

Bedortha asked if he could construct the runway from corner to corner of the property with 75 foot setbacks.

Pearson said that would not impact safety. He asked if he could construct the runway from corner to corner without setbacks, but only use part of the runway for takeoffs and landings.

Beier said that the setbacks in the County Code only apply to structures, and not to roads or runways. She said that setbacks for runways are set by state and federal aviation agencies.

Bedortha said that he wanted to make it a matter of record that the issue of setbacks was discussed.

Pearson said that a 2700 foot runway would be more than long enough.

Bedortha commented that the applicants had offered a 50 to 100 foot setback from Dunham Road on the west side of the property.

Pearson said that the setback on that side would be at least 50 feet anyway.

Hermreck asked if the property would be fenced.

Pearson said that the west side is fenced.

Weberg said that he was concerned about too many planes in the area.

Beier asked Pearson how many flights there would be.

Pearson said he would make about four flights per month.

Warren asked Pearson how he would coordinate with the approved airstrip on the neighboring parcel.

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Pearson said that both he and the owner of the neighboring parcel will use the same aircraft radio frequency. He said that he will state his intentions by radio, in case the neighbor is flying at the same time.

Beier said that the airstrip on the neighboring Goering property is to be parallel to the property line, while Pearson's airstrip is to be diagonal.

Pearson said that the neighbor will use a right-hand flight pattern, while he will use a left-hand pattern, to maintain a one-mile separation.

Warren asked Pearson if he had talked to his neighbors.

Pearson said that he had.

Warren said that no objections had been received. He asked if the neighbor (Goering) had put in his runway yet.

Pearson said that he had not.

Warren noted that no one else was in the audience, and closed the public hearing.

Stec commented that no objections had been stated.

Bedortha moved for approval of the application, with the conditions recommended in the staff report.

Stec seconded the motion.

The Commissioners present approved the motion by a vote of 5-0.

Warren adjourned the public meeting at 6:35 p.m.