



Kate Brown, Governor

Oregon



June 23, 2020

Katie McDonald, Planner
Crook County Community Development
300 NE 3rd Street, Room 12
Prineville, OR 97754



3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free: (800) 874-0102
FAX: (503) 373-1688

Subject: Modification of Conditional Use – Personal Airstrip
Record Number 217-20-000453-PLNG



The Oregon Department of Aviation (ODA) has reviewed the proposed land use action referenced with the above land use file number and has prepared the following comments.

In 2019, the ODA received notification from Crook County for Conditional Use – Personal Use Airstrip Record Number 217-20-000116-PLNG. On November 19, 2019 the ODA performed a site inspection of the proposed airstrip site as required per Oregon Revised Statutes (ORS) 836.090.

On December 2, 2019 the ODA produced a site investigation report based on the findings of the site inspection and forwarded the report to Crook County Community Development. The site investigation report for Record Number 217-20-000116-PLNG is attached to this document as Hideaway Airstrip: Provisional Site Approval.

On June 4, 2020 the ODA received notification that Conditional Use – Personal Use Airstrip Record Number 217-20-000116-PLNG had been resubmitted by the applicant as Modification of Personal Use Airstrip Record Number 217-20-000453-PLNG.

On June 16, 2020 the ODA performed a new site inspection of the modified airstrip site for Record Number 217-20-000453-PLNG. On June 18, 2020 the ODA produced a new site investigation report for Record Number 217-20-000453-PLNG, which is attached to this document as Hideaway Airstrip: Revised Provisional Site Approval.

Thank you for allowing the ODA to comment on this development proposal. If you have any questions or need further information, please feel free to contact me at 503-378-2529 or Seth.Thompson@aviation.state.or.us.

Sincerely,

Seth Thompson
Aviation Planner

CC: Heather Peck
Planning & Projects Manager
Oregon Department of Aviation



Oregon

Kate Brown, Governor



3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free 800) 874-0102
FAX: (503) 373-1688

December 2, 2019

Melvin & Kristy Cooper
9395 SE Paulina Highway
Prineville, OR 97754

Hideaway Airstrip Provisional Site Approval

Provisional approval is granted for your proposed airstrip site located in Prineville, Oregon with the following restrictions and recommendations intended to enhance flight safety and ensure the safety of persons and property on the ground in the vicinity of this site. This approval is for a personal-use Airport.

Restrictions and Recommendations:

1. Daytime use in Visual Flight Rules conditions only;
2. Usage limited to owner. Prior permission from owner required for all others except for situations of aircraft emergencies;
3. Land Runway 11 only;
4. Landings on Runway 29 NOT APPROVED (per owner stipulation);
5. Takeoffs from Runway 29 only (per owner stipulation);
6. Landing or takeoff in unfavorable winds is not recommended;
7. Recommend grading the runway surface to remove undulations and other surface variations;
8. Recommend marking runway ends for improved visual reference;
9. Recommend removal of all trees within 100' of runway centerline on both sides;
10. Recommend installation of a wind sock at a location visible to pilot on final approach.

Final site approval may be granted if the following conditions are met:

1. We must receive evidence that you have notified the Federal Aviation Administration (FAA) of your proposal, and that no significant objections to this proposal are found;
2. We must be advised by Crook County that this proposal is in conformance with the Comprehensive Land-Use Plan for the area.

If you have any questions or need further assistance, please feel free to contact me at my office. I may be reached at (503) 378-4176 or via email at: Donald.E.Hankwitz@aviation.state.or.us.

Sincerely,

Don Hankwitz, C.M., ACE
Airport Safety Inspector



Oregon

Kate Brown, Governor



3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free 800) 874-0102
FAX: (503) 373-1688

December 2, 2019

Crook County Planning Department
300 NE 3rd Street, Room 12
Prineville, OR 97754

Hideaway Airstrip Provisional Site Approval

Please review the attached Provisional Site Approval to determine if it would be in conformance with your Comprehensive Land Use Plan for the area. This approval is for a personal-use airstrip and includes restrictions and various recommendations intended to enhance flight safety and ensure the safety of persons and property on the ground in the vicinity of this site. It is only a determination related to the safety and feasibility of the proposed airstrip and in no way preempts or waives any ordinance, regulation or law of any other governmental body. Before we issue a final approval, we must be shown that all necessary approvals have been obtained.

Restrictions and Recommendations:

1. Daytime use in Visual Flight Rules conditions only;
2. Usage limited to owner. Prior permission from owner required for all others except for situations of aircraft emergencies;
3. Land Runway 11 only;
4. Landings on Runway 29 NOT APPROVED (per owner stipulation);
5. Takeoffs from Runway 29 only (per owner stipulation);
6. Landing or takeoff in unfavorable winds is not recommended;
7. Recommend grading the runway surface to remove undulations and other surface variations;
8. Recommend marking runway ends for improved visual reference;
9. Recommend removal of all trees within 100' of runway centerline on both sides;
10. Recommend installation of a wind sock at a location visible to pilot on final approach.

Final site approval may be granted if the following conditions are met:

1. We must receive evidence that you have notified the Federal Aviation Administration (FAA) of your proposal, and that no significant objections to this proposal are found;
2. We must be advised by Crook County that this proposal is in conformance with the Comprehensive Land-Use Plan for the area.

If you have any questions or need further assistance, please feel free to contact me at my office. I may be reached at (503) 378-4176 or via email at: Donald.E.Hankwitz@aviation.state.or.us.

Sincerely,

Don Hankwitz, C.M., ACE
Airport Safety Inspector

cc: FAA-Seattle Airports District Office,
Melvin & Kristy Cooper

OREGON DEPARTMENT OF AVIATION

SITE INVESTIGATION REPORT

Investigation date: November 19, 2019
By: Don Hankwitz, Airport Operation Specialist

1. Proposed Name: Hideaway Airport
2. Associated City: Prineville County: Crook
3. Land Use Authority: Crook County Planning
4. Location:
 - Township: 15S Range: 17E Section: 7 & 18
 - Latitude: 44° 16' 30.51" N Longitude: 120° 44' 06.85" W
 - Quad Map: Ochocco Reservoir Sectional: Klamath Falls
 - Address: 9395 SE Paulina Highway, Prineville, OR 97754
5. Proponent's name: Melvin & Kristy Cooper
Email: cooperstoneenterprises@gmail.com
Address: 9395 SE Paulina Highway, Prineville, OR 97754
Phone: (503) 803-1778
6. Runway designation: 11-29
 - Length and width- 2100' x 80'
 - Approach Magnetic Bearings- 107°- 287°
 - Surface- Turf
 - Elevation- 3650' **MSL**
7. Obstruction Clearance Slope and Controlling Obstruction:
 - Runway 11 – 0:1 – 20' trees at runway end out to 400' (to be removed)
 - Runway 29 – 0:1 – 20' trees out to 600' (will not be removed). This end not to be used for landings.
8. Clear Zone Control: For public-use airports only- **Not Applicable**
9. Obstructions and Hazards:
 - Many 10-20' trees along both sides of runway. To be removed out to 100' both sides of center line.
 - Unmarked 30' power line abeam Runway 29 threshold at 200' south. This end not to be used for landings.
10. Proposed Use: Personal
11. Number of based aircraft: 1
 - Type of Aircraft: Stinson 108
 - Average number of monthly landings- 30
 - Night landings- None

12. Lighting: None
13. Other Airports or Heliports within 7 miles and direction:
 - Prineville Airport (S39)- 6.8 NM west
 - Tailwheel Airport (6OR4) – 2.5 NM west
 - Dry Creek Airpark (OG21) - 6.1 NM southwest
14. Traffic Pattern: Standard Left-hand to runway 11; not applicable to runway 29
15. Airspace Considerations: None
16. Noise Considerations: None
17. Construction Start Date: April 1, 2020 Completion date: June 1, 2020
18. Airport Facilities:
 - Hangars- Yes
 - Taxiway- No
 - Wind Indicator- Yes
 - Ramp- No
 - Tie-downs- No
 - Fuel- No
 - Communications- Monitor Prineville Airport CTAF 122.80.
19. Restrictions:
 - Personal use only during daylight hours in VFR conditions only;
 - Usage limited to owner. Prior permission from owner required for all others except for situations of aircraft emergencies;
 - Land Runway 11 only;
 - Takeoffs from 29 only;
 - Landings on Runway 29 NOT APPROVED (per owners stipulation).
20. Recommendations:
 - Recommend grading the runway surface to remove undulations and other surface variations;
 - Recommend marking runway ends for improved visual reference;
 - Recommend removal of all trees within 100' of runway centerline on both sides;
 - Recommend installation of a wind sock at a location visible to pilot on final approach;
 - Landing or takeoff in unfavorable winds is not recommended.

Information or data shown on this report should be construed to be a restriction or limitation unless specifically listed in item #19 as a restriction, or so stated in the provisional site approval.



Oregon

Kate Brown, Governor



3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free 800) 874-0102
FAX: (503) 373-1688

June 18, 2020

Melvin & Kristy Cooper
9395 SE Paulina Highway
Prineville, OR 97754

Hideaway Airstrip Provisional Site Approval

On June 16, 2020, Aviation inspected the proposed amendment to Hideaway airstrip site located in Prineville, Oregon to realign the runway to 090 and 270 degree heading, runway length 2,100' X 80' on 175 acres, which is adequate for an airfield. This site is proposed with the following restrictions and recommendations intended to enhance flight safety and ensure the safety of persons and property on the ground in the vicinity of this site. This approval is for a personal-use Airport. (See Attachment Exhibit A & B)

Restrictions:

1. Daytime use in Visual Flight Rules conditions only;
2. Usage limited to owner. Prior permission from owner required for all others except for situations of aircraft emergencies;

Recommendations:

1. Recommend grading the runway surface to remove undulations and other surface variations;
2. Recommend marking runway ends for improved visual reference;
3. Recommend removal of all trees within 100' of runway centerline on both sides;
4. Recommend installation of a wind sock at a location visible to pilot on approach.

Final site approval may be granted if the following conditions are met:

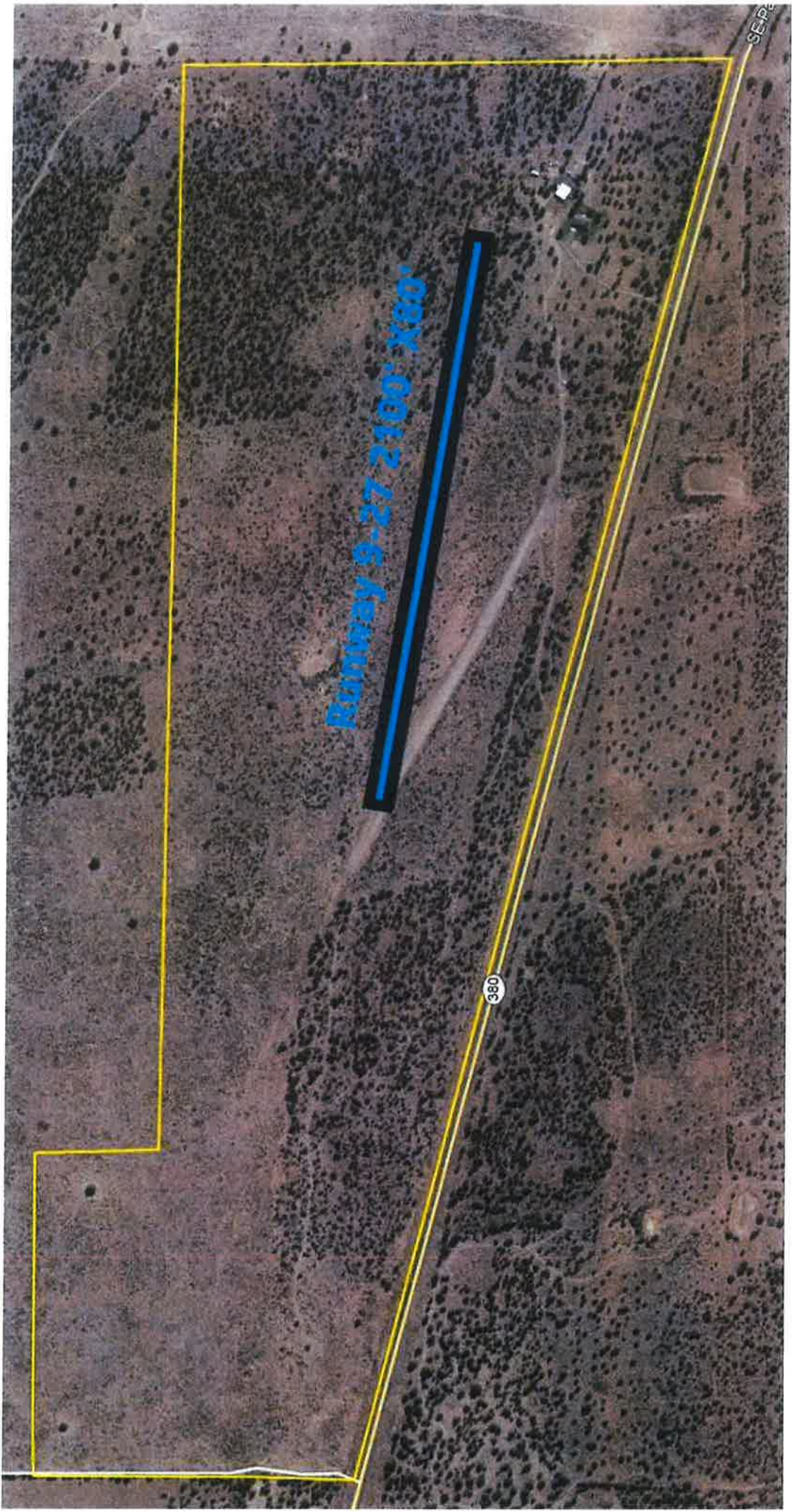
1. We must receive evidence that you have notified the Federal Aviation Administration (FAA) of your proposal, and that no significant objections to this proposal are found;
2. We must be advised by Crook County that this proposal is in conformance with the Comprehensive Land-Use Plan for the area.

If you have any questions or need further assistance, please feel free to contact me at my office. I may be reached at (503) 378-2521 or via email at: John.P.Wilson@aviation.state.or.us.

Sincerely,

John P. Wilson Jr.
Airport Safety Inspector





Hannah Elliott

From: THOMPSON Seth <Seth.THOMPSON@aviation.state.or.us>
Sent: Tuesday, June 23, 2020 11:36 AM
To: Katie McDonald
Cc: Hannah Elliott; PECK Heather; BEACH Anthony; WILSON John P
Subject: RE: Crook County Planning Commission Public Hearing Notice - Cooper
Attachments: ODA Comment - 217-20-000453-PLNG.pdf; Hideaway Airstrip Provisional Site Approval.pdf; Hideaway Airstrip Revised Provisional Site Approval.pdf

Good morning Katie,

Please see the attached ODA comments for Crook County Record Number 217-20-000453-PLNG.

I have included ODA's Hideaway Airstrip: Revised Provisional Site Approval document for the modified proposed airstrip per Record Number 217-20-000453-PLNG.

For reference, I have also included the original Hideaway Airstrip: Provisional Site Approval document for the first proposed airstrip per Record Number 217-20-000116-PLNG.

I apologize for the lateness and hope this provides enough time for review prior to the hearing on July 24th.

Thank you for your patience and please let me know if you have any questions.

Best regards,

Seth Thompson
OREGON DEPARTMENT OF AVIATION
AVIATION PLANNER



OFFICE 503-378-2529 CELL 503-507-6965

EMAIL seth.thompson@aviation.state.or.us

3040 25TH STREET SE, SALEM, OR 97302

WWW.OREGON.GOV/AVIATION

From: Hannah Elliott <Hannah.Elliott@co.crook.or.us>

Sent: Wednesday, June 17, 2020 3:10 PM

To: EDELMAN Scott <scott.edelman@state.or.us>; JININGS Jon <jon.jinings@state.or.us>; MOREHOUSE Donald <Donald.MOREHOUSE@odot.state.or.us>; KNITOWSKI David <David.KNITOWSKI@odot.state.or.us>; JACKLE Greg S <Greg.S.Jackle@state.or.us>; Oregon Department of Aviation <aviation.mail@aviation.state.or.us>; HANKWITZ Donald E <donald.e.hankwitz@aviation.state.or.us>; Bob O'Neal <Bob.O'Neal@co.crook.or.us>; Cheryl Wiles <Cheryl.Wiles@co.crook.or.us>; Jason Elliott <Jason.Elliott@co.crook.or.us>; Jon Soliz <Jon.Soliz@co.crook.or.us>; Julee Lancaster <Julee.Lancaster@co.crook.or.us>; Karen Bushnell <Karen.Bushnell@co.crook.or.us>; Linda Pepper <Linda.Pepper@co.crook.or.us>; Randy Davis <Randy.Davis@co.crook.or.us>; Rebecca Ott <Rebecca.Ott@co.crook.or.us>; Russ DeBoodt <rdeboodt@ccf-r.com> <rdeboodt@ccf-r.com>; Shannon Alleman <Shannon.Alleman@co.crook.or.us>; Shaun Christofferson <shaun.christofferson@co.crook.or.us>
Cc: Katie McDonald <Katie.McDonald@co.crook.or.us>; Ann Beier <Ann.Beier@co.crook.or.us>
Subject: RE: Crook County Planning Commission Public Hearing Notice - Cooper

Good afternoon,

The staff report is now available on our website. The materials can be found here: <https://co.crook.or.us/planning-commission/page/crook-county-planning-commission-13>

Let us know if you have questions.

Best,

Hannah Elliott

Senior Planning Permit Technician
Crook County Community Development
300 NE 3rd Street, Room 12
541-447-3211 ext 243
www.co.crook.or.us

We miss our valued customers and look forward to seeing you again soon, but in an effort to stop the spread of COVID-19, Community Development is currently CLOSED to the public. We hope to re-open very soon! Please call or email for assistance: 541-447-3211 or email plan@co.crook.or.us (for planning related) bld@co.crook.or.us (for building related) or onsite@co.crook.or.us (for septic related).

From: Hannah Elliott

Sent: Thursday, June 4, 2020 2:01 PM

To: 'Scott Edelman' (Scott.edelman@state.or.us) <Scott.edelman@state.or.us>; 'jon.jinings@state.or.us' <jon.jinings@state.or.us>; 'MOREHOUSE Donald' <Donald.MOREHOUSE@odot.state.or.us>; 'David Knitowski' (david.knitowski@odot.state.or.us) <david.knitowski@odot.state.or.us>; 'Greg Jackle' <Greg.S.Jackle@state.or.us>; 'Oregon Aviation' <aviation.mail@aviation.state.or.us>; 'donald.E.Hankwitz@aviation.state.or.us' <donald.E.Hankwitz@aviation.state.or.us>; Bob O'Neal <Bob.O'Neal@co.crook.or.us>; Cheryl Wiles <Cheryl.Wiles@co.crook.or.us>; Jason Elliott <Jason.Elliott@co.crook.or.us>; 'JON SOLIZ' <jon.soliz@co.crook.or.us>; Julee Lancaster <Julee.Lancaster@co.crook.or.us>; Karen Bushnell <Karen.Bushnell@co.crook.or.us>; Linda Pepper <Linda.Pepper@co.crook.or.us>; Randy Davis <Randy.Davis@co.crook.or.us>; Rebecca Ott <Rebecca.Ott@co.crook.or.us>; 'Russ DeBoodt' (rdeboodt@ccf-r.com) <rdeboodt@ccf-r.com>; Shannon Alleman <Shannon.Alleman@co.crook.or.us>; Shaun Christofferson <shaun.christofferson@co.crook.or.us>
Cc: Katie McDonald <Katie.McDonald@co.crook.or.us>; Ann Beier <Ann.Beier@co.crook.or.us>

Subject: RE: Crook County Planning Commission Public Hearing Notice

Good afternoon,

Attached is the "Notice of Hearing" for the following:

- Record Number: 217-20-000453-PLNG
- Property Owner: Melvin (Russ) & Kristy Cooper
- Identified as: The property is identified as 15S, 17E, Tax lot 810 and is located at 9395 SE Paulina Highway, Prineville, Oregon 97754.
- Public Hearing Date: **6:00 P.M. on Wednesday, June 24, 2020**
- Staff Contact: Katie McDonald
- Staff Report: Available 7 days prior

Please don't hesitate to contact our office if you should have any questions.

Thanks,

Hannah Elliott

Senior Planning Permit Technician
Crook County Community Development
300 NE 3rd Street, Room 12
541-447-3211 ext 243
www.co.crook.or.us

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