

MINUTES

of a special meeting of the City Council of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on October 4, 2005, at 10:00 A.M.

PRESENT

Susan Pepler, Mayor
Gilberto Gil, Mayor Pro Tem
Pat Gilbreath, Councilmember
Gary George, Councilmember
Jon Harrison, Councilmember

ABSENT

None

STAFF

John Davidson, City Manager; Daniel J. McHugh, City Attorney; Lorrie Poyzer, City Clerk; Gary G. Phelps, Municipal Utilities Director; and Jeffrey L. Shaw, Community Development Director

Mayor Pepler called this special meeting order to hold a workshop on master planning for the Redlands Municipal Airport and related land uses which included a presentation on the status of airport operations; future update of the Airport Master Plan, Airport Land Use Compatibility Plan and General Plan; relationship of airport studies with surrounding land uses; and consideration of possible interim zoning ordinance. Members of the Planning Commission and Airport Advisory Board were also invited to this meeting.

PUBLIC COMMENTS

At this time, the City Council provided an opportunity for the public to address them on the subject which was scheduled on this notice. None were forthcoming at this time.

WORKSHOP

Gary Van Dorst, Municipal Utilities Department, reported staff is updating the Airport Master Plan and related land uses and presented information regarding land use background, categories of concerns, and policy considerations. These included a proposed disclosure ordinance, maintaining existing land use plans, approve or deny the proposed residential development project, an interim zoning ordinance, and a specific plan for the airport area which would allow time for updating the Master Plan and Land Use Compatibility Plan. Charlotte Kranenburg, Redlands Municipal Airport Manager provided a summary of FAA grant assurances, CalTrans' Aeronautics Division regulations, major sponsor concerns, the Redlands Airport Land Use Compatibility Plan and compatibility zones and the future of the Redlands Municipal Airport.

The following airport industry experts and interested parties addressed the City Council and answered their questions:

1. Summary of FAA and CalTrans' Division of Aeronautics Regulations - Charlotte Kranenburg, Airport Manager
2. Jake Godown, Airport Manager, Big Bear City
3. Keith Downs, Executive Director, Riverside County Airport Land Use Commission
4. Rod Probst, Airport Manager for Fullerton and Orange County Land Use Commissioner
5. Mark Kranenburg, Aviation Director for Riverside Airport
6. Bill Ingraham, San Bernardino County Director of Airports
7. William Angel, Manager of Rancho Pacific Properties, LLC, Redlands Aviation
8. Eric Paul, Airport Lease Holder
9. Bob Pearce, Airport Advisory Board Member
(Mr. Pearce submitted a petition signed by 54 people expressing concern about the Walton Project located at Judson Street and Pioneer Avenue, and untruthful statements relating to the Redlands Airport in a letter to property owners from Mr. Everett Hughes, Walton Development, LLC. The petition also asked for a moratorium on this project until the Master Plan review and land use plans are completed)
10. John James, Airport Advisory Board Member and Vision for Redlands Airport Member

Public Comments - At this time, the City Council provided an opportunity for the public to address them on the subject which was scheduled on this notice. Scott McKhann, Ryland Homes, requested they be allowed to proceed processing applications in conjunction with Tract No. 17502. Everett Hughes, Walton Development, LLC, insisted he be allowed to proceed with his project. Dean Dennis, legal counsel for Walton Development, submitted a letter dated October 3, 2005. Eric Fraser stated the airport is being run on a cash-positive basis. David Crosswhite said the airport is an asset to be protected by the City. William Holzwarth complained about the noisy aerobatics at the end of the runway, asked that the community be notified of meetings pertaining to the airport, and stated he did not want an increase of use at the airport. Teddy Banta stated a developer does not bring revenue to the City and felt the airport should be expanded. Ric Brown is a developer in the area and asked that he be allowed to continue his project as he is complying with all regulations. Calvin McLean also wants to develop property in the area and did not support a moratorium. David Ballinger who owns property in the area that he plans to develop and did not support a moratorium. Scott Hughes, Walton Development, felt we would all co-exist but now his company was taking the offensive position.

Policy Issues - Councilmember Gilbreath did not want a moratorium and felt we should proceed to update the General Plan, Airport Master Plan and Land Use Compatibility Plan. She supported extending the runway as the airport needs to continue to be a viable entity as she felt there were compatible land uses.

Councilmember George said home buyers will not be happy and he would like more time to consider this matter. Councilmember Gil asked for clarification about several points of interest and indicated he supported the studies but did not support a moratorium. Councilmember Harrison felt we need to do further analysis and continue this type of dialog and wanted to protect the economic vitality of the airport. Mayor Pepler felt we should support staff's recommendation. Councilmembers were polled with Councilmember George, Harrison and Pepler agreeing to go forward with the Airport Master Plan, Airport Land Use Compatibility Plan and General Plan and to consider a moratorium.

PUBLIC COMMENTS

At this time, the City Council provided an opportunity for the public to address them on any subject, within the jurisdiction of the City of Redlands, which was not already scheduled on this agenda. None were forthcoming.

ADJOURNMENT

There being no further business, the City Council meeting adjourned at 12:37 P.M. The next regular meeting will be held on October 4, 2005, at 3:00 P.M.

/s/ Lorrie Poyzer, City Clerk
Redlands, California