

Unanswered Questions Swirl Around Airport Hangar Site; Land Management Plan Conflict

Special to BC Free
November 25, 2010

It seems the City Council will have a sticky wicket to contend with when the Planning Commission's recommendation to include the use of the Old Airport Hangar site as a green technology business incubator location in the 2011 Land Management Plan hits their agenda packets, possibly next month or January.

What makes this a challenging question for the council to approve or disapprove of the commission's action is the Old Airport Hangar site has already been included in the 2007 Land Management Plan.

The City Council gave final approval Jan. 23, 2007 to a request by Larry Turner to reserve the property at 1401 Nevada Highway in the Land Management Plan for a restaurant and entertainment complex. To this day, that approved request has not been rescinded by Turner nor has the council eliminated that proposed use from its plan.

However, the request by Green Technology Partners, a start-up nonprofit organization looking for low-cost space to begin its endeavor for entrepreneurs, flies in the face of Ordinance 1158, the Land Management Plan, which was approved on Sept. 25, 2001.

The LMP, as detailed in the ordinance, makes no mention and fails to address five issues the Green Technology Partners' request makes.

First -- What is the council's policy regarding disposition of a duplicate offer on an identical property that's currently in the LMP that has already been approved for a different use?

Second -- Does a request for an identical property included in the plan replace or supersede the original request approved earlier or is it on equal footing regarding availability to the requestor?

Third -- If a request for inclusion in the LMP is still in effect, virtually in perpetuity, when does it expire? For what period of time is an approved request good for until it no longer is valid?

Fourth -- Does inaction on the part of the requestor over some kind of specified time period cause an expiration of the approved request and make the property in question available again?

Fifth -- Are there any limitations on the number of LMP requests the city will accept for a property already included in the LMP?

It appears a person with a legitimate City Council-approved request that's been included in the LMP has certain unique rights to that property since the ordinance is silent on the issues.

It also appears it's time to amend the LMP.