



**Airport Technical Advisory Committee**  
Commissioners' Hearing Room  
February 29th, 2012  
10:00 am

Those in attendance: Leroy Orr, Harlan Warner, Jim Detro, Roy Skelton, Chris Branch, Albert Losvar, Ed Jeffko, Ralph Malone, Todd McDaniels, and Dave Edwards.

Okanogan County Planning staff present: Director of Planning Perry Huston, Senior Planner Ben Rough, and Intern Dalana Potter.

The meeting was called to order by Perry Huston, Okanogan County Director of Planning and Development.

Director Huston opened the meeting with introductions.

Following introductions, Director Huston led the discussion into the structure of the Plan. Firstly, the Committee decided upon a zone district instead of an overlay. Overlays establish specific parameters upon the land, however still default to the underlying zoning for aspects not addressed. Zoning is solid and finite in structure and is the planning tool for managing land use. Secondly, a choice was made between zoning for density or lot size limitations, of which density was the preferred option. Thirdly, in regards to the process of implementing this policy, quasi-judicial was explained, which is reviewed in the following order: Cities, County, Planning Commission, Board of County Commissioners, with public hearing prior to official reviews.

The goals of this plan were outlined as follows:

- Utilize the rough draft template to customize for each airport which includes, but is not limited to topography, runway dimensions, buildings, and also use such as traffic pattern, use intensity, and aircraft types.
- Identify Permitted and Conditional Uses with the major hazards outlined in WSDOT Airports and Compatible Land Use Guidebook.
- Balance airport operation needs with neighboring residential needs in terms of zoning regulation.
- Possibly enact a Moratorium to restrict development adjacent to airports with the intent of avoiding the creation of other problematic developments hazards.

The meeting schedule was also discussed. Our goal is to have this drafted and ready for the adoption process in six meetings beginning at our following meeting on March 7<sup>th</sup>, 2012 and continuing on the first and third Wednesday of the month starting at 9:00 am instead of 10:00 am.

Initial Concerns from the Committee include:

- Colville Reservation airport planning
- Check agreement with Colville in regards to services-airport
- Update airport detail information (runway dimensions, management, elevation, ect)
- Review Plan regularly in order to ensure that policy works as intended

The meeting was adjourned at 11:50 am.

Respectfully submitted  
Dalana Potter  
Planning Intern