



Airport Technical Advisory Committee

Commissioners' Hearing Room

April 18, 2012

9:00 am

Those in attendance: Ed Jeffko, Albert Losvar, Chris Branch, Harlan Warner, Roy Skelton, Jerry Hendrick, Dave Edwards, Leroy Orr, Dan Smith, Kurt Danison, Dan Higbee, Connie Davisson, Commissioner Jim DeTro, Paul Lewis, J. D. Smith, Pete Palmer, and Bob Sandefur.

Okanogan County Planning staff present: Director of Planning Perry Huston, Ben Rough and Sharon McKenzie

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

Director Huston opened the meeting with a quick review of the agenda. He explained:

- First task is creating the zone
- Second task is to make necessary adjustments through mapping

Director Huston stated there will be an assignment for the committee members to complete prior to the next meeting. He reminded the members that for zoning in the State of Washington, the zoning tells you what you can do. If the use is not listed then you cannot do it.

Director Huston noted the Prosecuting Attorney's office stated at this point in time, they have concerns regarding the moratorium. They recommend the Board of County Commissioners (BOCC) end the moratorium due to case law as it may be considered a rolling moratorium. It is felt the moratorium may be a bit ahead of point since:

- it has not been determined what the proposed zone will be
- what the zone will look like
- nor when the work on the zone will be completed

He noted there is a public hearing for the moratorium scheduled for April 23, 2012. He encouraged committee members to attend the hearing and, if they wish to testify, bring in information with real life examples. He reminded the committee members that the record is everything, and if it is not in the record, the comment never happened. He noted the committee members had made progress thus far and encouraged continued progress in order to avoid a rolling moratorium.

Kurt Danison and other committee members felt the moratorium is imposed for legitimate purposes, and it is not a rolling moratorium. The BOCC could establish a

timeline for adoption.

Director Huston discussed the creation of the zone. He noted the distances are now included on the maps. He explained:

- the zone is adopted in the zone code.
- separate maps will be adopted for each airport
- the FAA and WSDOT areas are starting points and the committee members should take these areas and tailor them for each airport.

He suggested the committee members look at developing areas such as Area 1, Area 2, Area 3, Area 4 and Area 5 with Area 1 being the airport itself.

He noted Area 1 as proposed is mostly in the cities' limits with the exception of the Intercity Airport which is under WSDOT. He said the cities have jurisdiction over these areas. He suggested that Area 2 would be either within the cities' jurisdiction or may be shared with the county. In that case, there should be coordination and consistency of zoning. He suggested if the area has higher level or regulation by a city, leave the zone alone.

Director Huston noted Area 5 is not as important for regulation but the FFA guidelines should be considered for height restrictions.

He noted the committee members were very sensitive to the activities in Area 2 and suggested they review this area carefully and make a determination of appropriate uses.

He explained there would be one zone regarding airports that would apply county wide but each zone map could be different.

Director Huston began the discussion of the adoption process:

- For the code book, the committee members will create the draft zone.
- The committee members will create a zone map around each area. Each area will have a mix of uses and general prohibitions.
- Director Huston said the maps should reconcile to parcels where they can. He noted that the map will be adopted by the legal descriptions.

The committee members requested the city limits be put on the maps prior to the committee making determinations of permitted or conditional uses.

Continuing discussion on the process, it was pointed out the committee will generate a draft zone regulation and map set. This will be reviewed by individual cities for consistency and revisions. Then the County will begin the hearing and adoption

process.

Director Huston explained the District Use Chart and how it should be used for the assignment being given to the committee members.

His assignment to the committee members is:

- take the generic map which will be on the planning website
- review the District Use Chart for permitted and conditional uses
- take the list of Areas handout and make a list in each Area as to what activities would be appropriate.
- bring the information to the next meeting.

He reminded the committee members to not fixate on the dimensions but focus on the airport operations.

He announced the next meeting will be on May 2, 2012 at 9:00 am in the Commissioners Hearing Room.

The meeting was adjourned at 11:00 am.

Respectfully submitted
Sharon S. McKenzie
Administrative Secretary