



Airport Technical Advisory Committee

Commissioners' Hearing Room

September 26th, 2012

9:00 am

Those in attendance: Chris Branch, Connie Davisson, Ralph Malone, Jerry Hendrick, Leroy Orr, Roy Skelton, Harlan Warner, Daren Belsby, Jerry Paul, and Jim Detro.

Okanogan County Planning staff present: Planner 1 Dalana Potter.

The meeting was called to order at 9:00am by Dalana Potter, Planner 1 of Okanogan County Department of Planning and Natural Resources.

Reading of the agenda followed.

The Committee reviewed the Airport Public Safety District draft for the last time before agreeing to send it to cities for feedback and approval. Some revisions were slight. Renaming Zone 1 Airport Operations to Flight Operations is an example.

Also, additions were suggested, such as editing the General Purpose section to include language identifying airports as essential facilities as afforded by Revised Code of Washington. The addition of a reasonable use exemption section was agreed upon in order to avoid possibly creating means for a "taking of land" by allowing residential development in Zone 1 if no other reasonable use of land exists. The committee felt this exemption should contain conditions limiting height, development orientation, and apply only to one single family dwelling units on a parcel.

Densities for Zones 2 and 3 were switched back from five acres or greater to ten in order to follow WSDOT Aviation's recommendations. Also, it was suggested to recover an allowance that had be cut in previous drafting for Zones 2 and 3 for denser development in City Expansion Areas with the use of clustering when infrastructure is available to support such development. Discussion about giving airport property owners some say in setbacks and densities allowed on airport property occurred, however, the committee was unsure how to facilitate this. Further research is necessary before this idea can become part of the zoning.

Most effort was spent on the site analysis section. Some word-smithing occurred as a result of the committee reviewing this section for the first time. It was suggested an introduction paragraph be added to Site Analysis Checklist section and include a disclaimer that the site analysis checklist is not limited to the items listed. The

committee decided this site analysis section should be parallel to Okanogan County's Zoning Code both in content and formatting.

There was some concern with the notification process required with a site analysis that if a parcel was sold, but not developed, than the new property owners may not be informed that they are located within the Airport Public Safety District. The committee was unable to remedy this and therefore decided the current process of attaching notification along with the site analysis process was most effective. The conditions section also received slight word-smithing.

Further thought into the implementation of this ordinance in regards to the zone boundaries spurred discussion. The debate was to follow parcel boundaries when forming the zones so that one parcel is one zone, or to place the zone over the area disregarding parcels which would result in some parcels being multiple zoning designations. The committee concluded the best way to handle that issue would be to let the cities review the maps and alter them accordingly.

The cities will have until December 5th to review the Airport Public Safety District and maps. Therefore, the committee decided to schedule the next meeting January 2nd, 2013 at 9:00am in the Grainger Bldg.

The meeting was adjourned at 11:10 am.

Respectfully submitted,
Dalana Potter
Planner I