



OKANOGAN COUNTY  
OFFICE OF PLANNING AND DEVELOPMENT  
123 - 5<sup>th</sup> Ave. N. Suite 130 - Okanogan, WA 98840  
(509) 422-7160 • FAX: (509) 422-7349 • TTY/Voice Use 800-833-6388  
email: [planning@co.okanogan.wa.us](mailto:planning@co.okanogan.wa.us)

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**Airport Technical Advisory Committee**  
Natural Resource Conference Room  
April 4, 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, Ralph Malone, Commissioner Jim DeTro, 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.

After introductions, Director Huston updated the committee on the moratorium the group had recommended to the Board of County Commissioners (BOCC). Director Huston said the moratorium was approved by Resolution with the exception of item 3 under the Horizontal Areas regarding subdivision. He stated there would be a public hearing held in the Commissioners' Hearing Room on April 23, 2012 at 11:00 am. After public testimony, the Commissioners have the option to:

- Keep the moratorium in place,
- Amend portions of the moratorium, or
- Rescind the moratorium.

He said from now until through the public testimony at the hearing on April 23<sup>rd</sup>, information from the committee and the public should be gathered and presented to the BOCC for consideration.

He explained any applications submitted to the Planning and Building Departments that meet the criteria of the moratorium will not be accepted until such time that the moratorium was lifted.

Director Huston discussed permitted uses and conditional uses and the concerns expressed about bird attractants. He noted the committee needs to be clear on the definition of bird attractants and specify what bird attractant is or any other term they choose when deciding what is or is not permitted or allowed by conditioned use.

It was noted by the committee a notice should be drawn up to notify adjacent landowners they are within the airport zone and certain issues exist that will need to be

- The committee recommended the committee keep in mind:
  - That all areas around the airport are not created equal.
  - Take into consideration the FAA zone and the WSDOT zones are not addressed in the same manner.
  - Proximity dictates what uses are appropriate.
  - Take into consideration the safety of the airport and tier down regulation the further away activities are.

Director Huston recommended:

- Identifying those activities which would be prohibited because they do not work in an airport environment, cannot be mitigated, or cannot be adequately conditioned, and;
- Identify those activities that are permitted with performance based criteria through the conditional use process.

Director Huston said it is best to create black and white permitting, conditional uses or specific criteria to be considered for a particular proposal.

- Further discuss was on:
  - Allowing residential swimming pools and landscaping ponds
  - Allowing covered public swimming pools
  - Water features related to golf courses
  - Storm water discharge areas that will be requirement as the airports grows
  - Water surface areas:
    - Small vs. big
    - Seasonal vs. temporary

Conclusion:

- Orchards/agricultural uses/growing operations would not be regulated.
- Any provisions regarding above activities must be reconciled with the Right to Farm ordinance
- Infrastructure and support facilities for airport activities will be allowed.

- Bird attractants and the relationship to:
  - Open water i.e. swimming pools, water features, food processing lagoons, sewage lagoons, stock watering and
    - ✓ whether activities should be permitted under conditional use or prohibited altogether in certain zones.
    - ✓ Whether open water should be limited in relation to size and location.
  - Orchard/agricultural activities

tolerated.

Discussing the maps, it was recommended:

- Green Zone
  - Height restrictions only
  
- Red zone overlaps the green zone,
  - Create height restriction
  - Residential will be 1 in 5 acres with clustering allowed
  - General prohibitions i.e. water features will apply
  - Parallel existing code
  
- Red zone
  - No residential structures at either end.
  
- Red/Salmon with Blue zone:
  - General prohibitions apply
  - Ok for activities directly related to airport use
  - Ok for industrial uses
  
- Blue zone:
  - Residential construction would be allowed.

Director Huston closed the discussion stating for the next meeting, the maps will be marked with distances and corporate limits as well as the airport boundaries.

Director Huston updated the committee on the status of the continuation of the intern staffing, noting Oroville, Omak, Tonasket, and the County have committed funds.

Director Huston outlined the process the airport proposal would be subject to:

- Review by the cities
- Review by the Okanogan County Planning Commission.
- Review and adoption (for or against) by the Board of County Commissioners

The next meeting is scheduled on April 18<sup>th</sup> at 9:00 a.m. in the Commissioners' Hearing Room.

Respectfully submitted by:  
Sharon S. McKenzie  
Administrative Secretary

