



Board of Adjustment Meeting Minutes

A regular meeting of the Okanogan County Board of Adjustment was held on August 20, 2013 at 7:30 p.m. in the Commissioners' Hearing Room, 123 5th Avenue North, Okanogan, Washington.

BOARD OF ADJUSTMENT MEMBERS present included:, Board Member Dan DeWeert, Board Member Loren Holthaus, Board Member Dave Hanna, and Board Member George Hoksbergen.

OKANOGAN COUNTY STAFF in attendance included: Director of Planning Perry Huston, Planner II Randy Johnson, and Administrative Secretary Sharon McKenzie.

APPELLANT/APPLICANTS OR THEIR REPRESENTATIVES in attendance: David C. Smith, Joyce Smith, Chris Erlandsen and Roger Erlandsen.

OTHERS in attendance: Ray Smith and Robert Barbanet.

Director Huston noted there was a quorum to conduct the meeting. He said the Chair and the Vice Chair were not present and if the Board so chose, they could take a vote to appoint an Acting Chair to conduct the meeting.

Board Member George Hoksbergen made the motion to appoint Board Member Dan DeWeert as the Acting Chair to conduct the August 20, 2013 meeting. Board Member Loren Holthaus seconded the motion. Motion passed.

The meeting was called to order by Acting Chair Dan DeWeert at 7:35 p.m.

Approval of the August 20, 2013 Agenda

Board Member Holthaus moved to approve the August 20, 2013 Board of Adjustment Agenda. Board Member Hoksbergen seconded the motion. Motion passed.

Approval of July 16, 2013 Meeting Minutes

Board Member Hoksbergen moved to approve the July 16, 2013 meeting minutes as presented. Board Member Holthaus seconded the motion. Motion was passed.

Old Business

There was none.

New Business

Public Hearing #1

❖ Smith Heliport CUP 2013-2

Acting Chair DeWeert asked Planner II Johnson to present the project summary of the **Smith Heliport CUP 2013-2**.

Planner II Johnson explained:

- Dave & Joyce Smith have submitted an application for a private-use heliport for up to 15 helicopters to support local agricultural activities.
- During the growing season the company is involved in agricultural based cherry drying as well as crop spraying.
- The heliport will have parking areas, fueling and spray containment pads, and maintenance hangars on site.
- Size of the parcel is 12 acres
- Part of the parcel will be used for the heliport
- Part of the parcel will be used for the caretaker's residence
- Project is located 500' NW of Monse, lying between the railroad and Monse River Road, 4 1/2 miles NE of Brewster and 3.2 miles NE of the Brewster Airport.

Planner II Johnson explained four comments were included in the Staff Report which was mailed to the Board Members. He noted three people sent in one comment and there was one other separate comment.

Acting Chair DeWeert asked the Proponent to come forward to speak to the issue.

Chris Erlandsen, agent for the applicant Dave Smith stated Mr. Smith's heliport operation had outgrown the Brewster airport and needed to relocate. He said the business has been in operation since 1970.

Dave Smith, residing in Monse and owner of the company said:

- the business has changed from fixed wing aircraft to helicopters.
- helicopters did not work well at the airport.
- the company has six helicopters and are adding one per year.
- finding a flat location has been difficult until they found the one at Monse.
- the Monse area was the most suitable.
- the amount of helicopter activity varies.
- during the cherry season helicopters do not usually come back to base except for maintenance.
- the helicopters are based at specific locations needing the service.
- they are working out of the Monse location and have done so for three seasons.

Addressing the question of the proximity of the neighbors to the helicopter location, he noted one neighbor is east and across the street. He explained the flight pattern will not be to the west or east to avoid the neighbors.

Planner II Johnson noted in the Conditions of Approval included there is the requirement that the flight path stays away from the neighbors.

Addressing the question as to why the Brewster Airport is no longer suitable, Mr. Smith explained the airport prohibits helicopters. He said they can do maintenance at the airport but not stay parked there for more than 30 minutes.

Acting Chair DeWeert asked if anyone wished to testify.

Joyce Smith of Monse said she did not want any problems with the neighbors. She said she has gone to talk to them and their concern is mostly with the noise. She explained to them the noise will only be a few months out of the year.

She said the neighbors expressed concerned with the future construction and development of the site. She said a new building is going to be built and one neighbor seemed to be more satisfied after hearing this. She explained to the neighbors the site will be improved over time.

Mrs. Smith explained some had a problems with the helicopter training which the Smith's did at one time and will not be doing at that location in the future.

Dave Smith Jr. of Monse explained the flight pattern. He noted landing time is less than a minute and a half. He said the business is cherry drying which is done during two and a half months a year. He said the fueling sites are used three times a day. He noted wind machines are run far longer in one location than a helicopter.

He said training is now being done out on the flats away from the area.

There being no further testimony, Acting Chair DeWeert closed the hearing to public testimony.

Acting Chair DeWeert asked if there was any further discussion.

Director Huston suggested the Board go through each of the Conditions of Approval to be sure all areas are covered. He said the Boards can either approve or deny the proposed Conditional Use Permit and there will be a resolution prepared for the next meeting to acknowledge the Board action.

Acting Chair DeWeert read each of the Conditions of Approval.

Director Huston went over the Final Mitigation measures.

It was noted by the Board to change Item 1- Approach & Landing to read "to minimize" instead of "avoid".

Mr. Smith and Mr. Erlandsen acknowledged they agreed to the Conditions of Approval.

Chris Erlandsen explained several items in the Conditions of Approval had already been completed. He noted there had been noise ratings done and given to the Board for their review. He said the Smiths have submitted a Noxious Weed Plan which has been approved by Janet Nelson of the Noxious Weed office. He noted the Smiths had also drafted a dust abatement plan.

There being no other questions, Acting Chair DeWeert he said he would entertain a motion.

Board Member Holthaus moved to approve the **Smith Heliport Conditional Use Permit 2013-2**, and direct Staff to draft a resolution which will approve the conditional use permit adopting the Findings of Fact, Conclusions of Law and Conditions of Approval as amended. Board Member Hanna seconded the motion. Motion passed.

There being no other business, Acting Chair DeWeert adjourned the meeting 8:05 PM.

Summary of Motions

Board Member George Hoksbergen made the motion to appoint Board Member Dan DeWeert as the Acting Chair to conduct the August 20, 2013 meeting. Board Member Loren Holthaus seconded the motion. Motion passed.

Board Member Holthaus moved to approve the August 20, 2013 Board of Adjustment Agenda as corrected. Board Member Hoksbergen seconded the motion. Motion passed.

Board Member Hoksbergen moved to approve the July 16, 2013 meeting minutes as presented. Board Member Holthaus seconded the motion. Motion was passed.

*Board Member Holthaus moved to approve the **Smith Heliport Conditional Use Permit 2013-2**, and direct Staff to draft a resolution which will approve the conditional use permit adopting the Findings of Fact, Conclusions of Law and Conditions of Approval as amended. Board Member Hanna seconded the motion. Motion passed.*

Respectfully submitted,
Sharon S. McKenzie
Administrative Secretary