

Date Approved: \_\_\_\_\_

**MINUTES**

**Clallam County Planning Commission**

*Regular Meeting of November 19, 2008  
Clallam County Courthouse  
223 East Fourth Street, Suite 5  
Port Angeles, WA 98362-3015  
6:30 PM*

- A. CALL TO ORDER: The meeting was called to order at 6:30 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Montgomery, Don Myers, Robert Miller, Ben Cappa, Nancy Esteb, Gary Gleason, and Mel Rudin. Leo Leonard and Ron Bell were not present. John Miller, Director; Steve Gray, Planning Manager; and Chad Theismann, Associate Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Montgomery welcomed all in attendance.
- E. APPROVAL OF MINUTES: November 5, 2008 Meeting Minutes.  
Commissioner Myers made a motion to approve the minutes as submitted. The motion was seconded. There was no discussion. Following a vote, the motion carried.
- F. ANNOUNCEMENTS: None.
- G. PUBLIC COMMENT PERIOD: There was no public comment.
- H. UNFINISHED BUSINESS: None.
- I. PUBLIC HEARING ITEM: Staff outlined the public hearing process.

**Proposed Sequim Valley Airport Overlay District Ordinance**

Staff provided a brief summary regarding project initiation, work sessions, public hearings, comments received, and consultation with the State, airport owner and aviation groups. Through these processes, staff developed the proposed draft ordinance which repeals the Airport Overlay District, C.C.C. 33.07.060, and creates a new chapter titled Airport Overlay District, C.C.C. 33.08 of the Clallam County Code. Staff reviewed amendments to the ordinance as tailored for the operation of Sequim Valley Airport.

Staff highlighted issue areas on the displayed map regarding property ownership, airport facilities, zoning designations in Sequim Valley, State recommended safety zones, recommended airport land use compatibility overlay zones, and FAR Part 77 surfaces and height standard overlay.

Chair Montgomery opened the public hearing.

**Judy Larimore, 152 Heath Road, Sequim, WA 98382**

Judy Larimore identified her property on the displayed map, and expressed concern with regard to the current flight patterns over her property, and any future residential development, if allowed, that would increase noise and traffic volume.

**Carol Wehr, 6066 Old Olympic Highway, Sequim, WA 98382**

Carol Wehr identified her property on the displayed map, and indicated that the airport is not doing a very good job of controlling its flight patterns. She noted that the west end of the airport floods which

attracts various wildlife, that the hangars are like mirrors when reflected by the sun, and that the airport should not impose on the community.

Bob Hicks, P.O. Box 508, Carlsborg, WA 98324

Bob Hicks indicated that he maintains an aircraft at Sequim Valley Airport, and that with regard to the flight pattern he has never seen an aircraft attempting to land from the north. In closing, he noted that the traffic pattern is publicized, and that the aircraft should be 500' or above.

Terry Engel, 1145 Carlsborg Road, Sequim, WA 98382

Terry Engel identified his property on the displayed map, and noted that he has no objections with regard to airport operation or flight traffic.

Joan Ritchie, 363 Spath Road, Sequim, WA 98382

Joan Ritchie indicated that there is a creek that runs under the airport, and that she is concerned with regard to salmon recovery

Win Sallee, 468 Dorothy Hunt Lane, Sequim, WA 98382

Win Sallee spoke to the previous testifier's concern with regard to a creek running under the airport. Mr. Sallee noted that there is a culvert running under the runway which is 50' feet wide, and other than that portion, the creek is open for the entire property. Mr. Sallee indicated that the problem is water management in Sequim Valley which shuts down the creek due to low water flow, so the fish have minimal survival.

Chair Montgomery closed the public hearing.

Staff distributed the following written testimony to the Planning Commission:

- Letter from Carter Timmerman, WSDOT Aviation, dated November 17, 2008
- Letter from Danny Smith dated November 19, 2008

Staff discussed issues of concerns within the proposed ordinance that were outlined in both letters.

Commissioner Esteb recommended that staff be provided ample time to review both letters, and that they provide written recommendations to the Planning Commission at the next meeting. Staff requested an outline from the Planning Commission of what is expected. Following discussion, Commissioner Gleason requested that staff address both letters and provide recommendation at this time.

A 10-minute break was taken.

Staff reviewed concerns stated in both letters, and the amendments to the proposed ordinance are as follows:

#### 33.08.030 - Regulated activities

Item (3)(e), "Areas of standing water greater than ½ acre; and/or." Following discussion relating to the language being too broad, rather than amend the language, staff indicated that development review would be necessary for areas of water ½ acre or greater, at which time it would be determined whether there are wildlife attractants. No change was made.

#### 33.08.050 - Airport Land Use Compatibility Overlay – Runway Protection (Zone 1)

Item (1)(a), Land Use, staff recommended adding language, "Agriculture (no structures or livestock)."

Item (1)(b), Protection Standards, staff recommended replacing "Potential" with "Existing", in the second bulleted item.

The Planning Commission supported both changes.

#### 33.08.050 - Airport Land Use Compatibility Overlay – Airport Hangar Development (Zone 2)

Item (2)(a), Land Use, staff recommended adding language, "Agriculture (no livestock)."

Item (2)(b), Protection Standards, staff recommended replacing "Potential" with "Existing", in the second bulleted item.

The Planning Commission supported both changes.

33.08.050 - Airport Land Use Compatibility Overlay – Airport Influence Area (Zone 6)

Item (2)(b), Protection Standards, following discussion staff recommended increasing the set back in the third bulleted item to read: “All structures must be set back 275 feet from the centerline of the runway”, and add a bulleted item to read: “All tie-downs must be set back 200 feet from the centerline of the runway.”

Item (6)(b), Protection Standards, staff recommended no change.

The Planning Commission supported the staff recommendation.

33.08.060 FAR Part 77 Surfaces and Height Hazard Overlay

Item (2)(b), add to the sentence: “...that the object would not create a hazard to the navigable airspace of the airport or impeded the operations of the airport.” The Planning Commission supported this change.

33.08.070 Notification of Airport Owner or Manager

Following discussion with regard to Mr. Timmerman’s comment, “WSDOT Aviation believes the proposed 14 day comment period for airport managers doesn’t allow for sufficient time to assess the potential impacts that a proposed development may have on the Sequim Valley Airport,” staff indicated that the 14 day period is consistent with the County’s consolidated permit review process, and staff recommends that the 14 day period remain. The Planning Commission concurred with the staff recommendation.

In closing, discussion was had regarding disclosure to future property owners of related impacts to property within the AOD zoning districts.

Commissioner Esteb made a motion to approve the ordinance as amended. Commissioner Rudin seconded the motion. Following a vote, the motion carried unanimously.

- J. WORK SESSION ITEMS: None.
- K. PUBLIC COMMENT PERIOD: There was no public comment.
- L. ADJOURNMENT: The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Steve Gray  
Planning Manager