

**Town of Twisp
Resolution #11-482**

A resolution of the Town of Twisp regarding policies to protect the long-term viability of the Twisp Municipal Airport from incompatible land uses.

WHEREAS, the Town requests Okanogan County provide protection of the Twisp Municipal Airport from adjacent incompatible land uses and/or activities that could impact the present and/or future of the airport as an Essential Public Facility (EPF), impede safe flight operations or endanger the lives of people on the ground. Incompatible land uses may include residential densities more than one dwelling unit per five acres, height hazards, uses that attract large concentrations of people, wildlife hazards and special uses such as schools, hospitals and nursing homes, and explosive/hazardous materials; and

WHEREAS, the Town requests Okanogan County reject all proposed amendments to the Comprehensive Plan or any other county plan that will increase incompatible land uses or potential of incompatible development adjacent to the airport through inappropriate land use or zoning designations and/or inadvertent land use policies. Plans and regulations may only be adopted or amended after formal consultation with Airport owners and managers, private airport operators, general aviation pilots and the aviation division of the department of transportation, as stated in RCW 36.70.547; and

WHEREAS, the Town requests Okanogan County recognize the Urban Growth Area (UGA) and Airport Layout Plan (ALP) as adopted by the Town of Twisp to ensure land uses that promote compatible development adjacent to the airport; and

WHEREAS, the Town desires to coordinate protection of the Twisp Municipal Airport with Okanogan County by developing consistent development regulations that utilize FAA, WSDOT Aviation Airport and Land Use Compatibility guidelines and other best management practices for encouraging compatible land uses adjacent to the airport; and

WHEREAS, the Town requests that Okanogan County adopt development regulations that protect the airport from height hazards by developing a Height Overlay District that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 "Imaginary Surfaces"; and

WHEREAS, the Town requests that Okanogan County discourage the siting of uses adjacent to the airport that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrumental landing systems, or otherwise obstruct or conflict with aircraft patterns or result in potential hazards to aviation; and

WHEREAS, the Town recommends that Okanogan County officials require all land developments within 2 miles of the UGA be sent to the Town of Twisp for an official opportunity to comment on adjacent development for consistency with Twisp's Comprehensive Plan and Zoning Ordinance; and

WHEREAS, the Town urges Okanogan County to encourage open space through utilizing zoning criteria within key safety areas adjacent to the airport. Applicable criteria may include promoting cluster development to promote open space, locating structures away from the extended centerline of the runway, discouraging public assembly, transfer of development rights and other applicable strategies; and

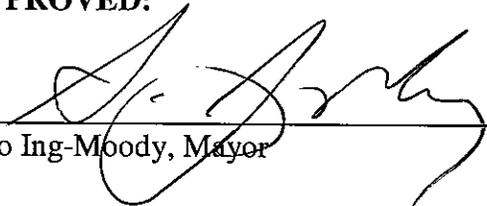
WHEREAS, the Town requests that Okanogan County require within Twisp's Urban Growth Area (UGA) (this is consistent with language in ALP, pg. 4.17) a notice to title/disclosure statement for new or substantial redevelopment of lots, buildings, structures and activities. The notice should indicate that the property is located adjacent to the Twisp Municipal Airport and may experience low overhead flights, odor, vibrations, noise, continuous or flashing lights, night time operations and other similar aviation impacts and commercial activities. There is also a very remote possibility that aircraft may crash in areas bordering the airport either on takeoff or landing; and

WHEREAS, the Town desires to encourage economic development opportunities and aviation related uses adjacent to the Twisp Municipal Airport and promote the efficient mobility of goods and services, business and light industry, transportation and recreational aviation activities region-wide consistent with the Economic Development Element of Twisp's Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED, by the Town Council of the Town of Twisp that the policies contained herein are the official policies of the Town of Twisp in regards to the protection of the Twisp Municipal Airport from incompatible land uses.

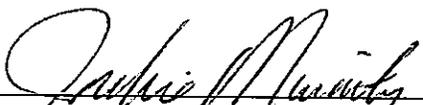
PASSED BY THE TOWN COUNCIL this 12th day of April, 2011.

APPROVED:



Soo Ing-Moody, Mayor

ATTEST:



Jackie Moriarty, Clerk-Treasurer