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KITTITAS COUNTY
CDS

City of Cle Elum

119 West First Street
Cle Elum, Washington 98922



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September 23, 2008

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: Airport Heights Rezone (RZ-08-00009) and Preliminary Plat (LP-08-00026)

Dear Ms. Moynihan,

We sincerely appreciate the opportunity to comment on the aforementioned Kittitas County Community Development Services Project. The City of Cle Elum is not opposed to the approval of the aforementioned CDS Project, however please be aware of the following:

In 1996, Washington State passed land use legislation (RCW 36.70A.510, RCW 36.70.547). Under this provision of the Growth Management Act (GMA), all towns, cities and counties are required to discourage encroachment of incompatible development adjacent to public use airports through adoption of comprehensive plan policies and development regulations. GMA also identifies airports as essential public facilities.

The proposed plat is adjacent to the Cle Elum Municipal Airport (CEMA). The Cle Elum Municipal Airport was founded in 1959 and has been identified by the Washington State Department of Transportation and the Federal Aviation Administration as a significant general aviation airport in the Central Cascades Region. The Cle Elum Municipal Airport was identified as an essential public facility by the City of Cle Elum during the 2006 comprehensive plan update process. This plat is situated within the FAR Part 77 Imaginary Surfaces and appears to be situated in conflict with the CEMA Runway Safety Zone (see attachments "A" and "B") for Cle Elum Municipal Airport Runway 7-25. We believe this plat to be in direct conflict with the CEMA aviation, approach and safety zones for Runway 7-25 (*Cle Elum Municipal Airport FAR Part 77 Imaginary Surfaces are depicted on the WSDOT Aviation Division Cle Elum Municipal Airport Airspace Plan [No. 32102-AIRP-ASO1]*).

If Kittitas County decides to approve the plat and rezone, Cle Elum respectfully requests the following requirements be considered;

Prior to Final Plat Approval:

1. The developer shall be required to conduct a Part 77 Airspace Obstruction Analysis with the Federal Aviation Administration for the proposed plat to; evaluate the effect of the construction or alteration on CEMA operating procedures, determine the potential hazardous effect of the proposed construction on air navigation, identify mitigating measures to enhance safe air navigation, and for the charting of new objects.

Notes to Appear on the Face of the Plat:

2. *This subdivision is in the vicinity of the Cle Elum Municipal Airport and is located within the designated Cle Elum Municipal Airport Runway Safety Zone and within the FAR Part 77 Imaginary Surfaces for Runway 7-25. Future landowners should expect to experience noise, vibrations, fumes, dust, the effects of lighting, and other effects associated with the operation of an airport or aircraft taking off and landing at an airport. No use shall be permitted that causes discharge into the air of fumes, smoke, dust, or similar which will obstruct the visibility and/or adversely affect the operation of an aircraft or interfere with navigational facilities or equipment necessary to aircraft operation. No development or use shall occur that in anyway interferes with the safe operation of aircraft in the airspace and aviation ways of the Cle Elum Municipal Airport.*
3. *Building location, types, heights and densities shall not encroach upon or otherwise impact Cle Elum Municipal Airports current or future compliance with the Federal Aviation Administration FAR Part 77 Imaginary Surface requirements as detailed in the Part 77 Airspace Obstruction Analysis performed prior to final plat approval by the developer and recorded under Kittitas County Auditors File No. _____.*

Respectfully Submitted,



Matthew Morton
Community Development Director