



CIT OF AUBURN AIRPORT CODE UPDATE

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STUDY SESSION
NOVEMBER 8, 2021

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

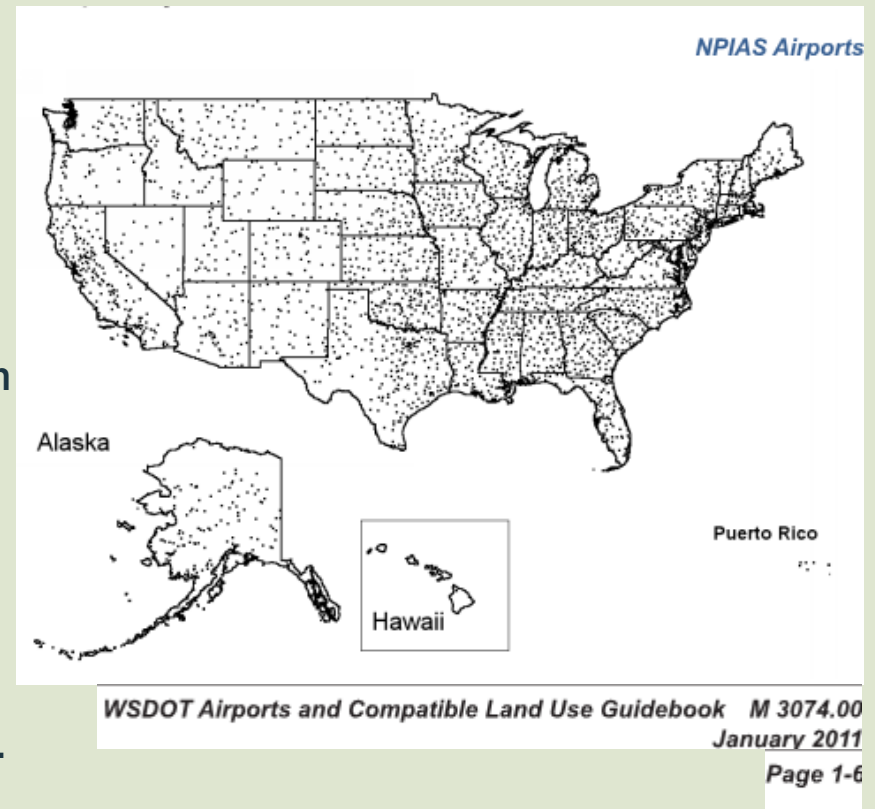
AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

BACKGROUND – AIRPORT OPERATIONS

■ A brief recap:

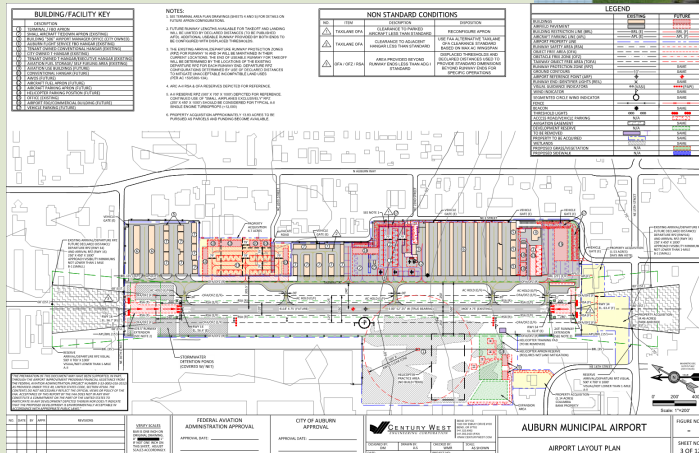
- The Auburn Municipal Airport (also known as Dick Scobee Field) was built in 1969.
- The airport runway has been extended over the years to increase operational safety.
- It is classified as a Public-Use, General Aviation Regional-Reliever Airport within the National Plan of Integrated Airport Systems (NPIAS).
- The airport is a base for 330 aircraft, and averages approx. 450 flights a day.
- Auburn's airport is self-funded and no local tax monies are used at the airport.



BACKGROUND – THE AMP & ALP

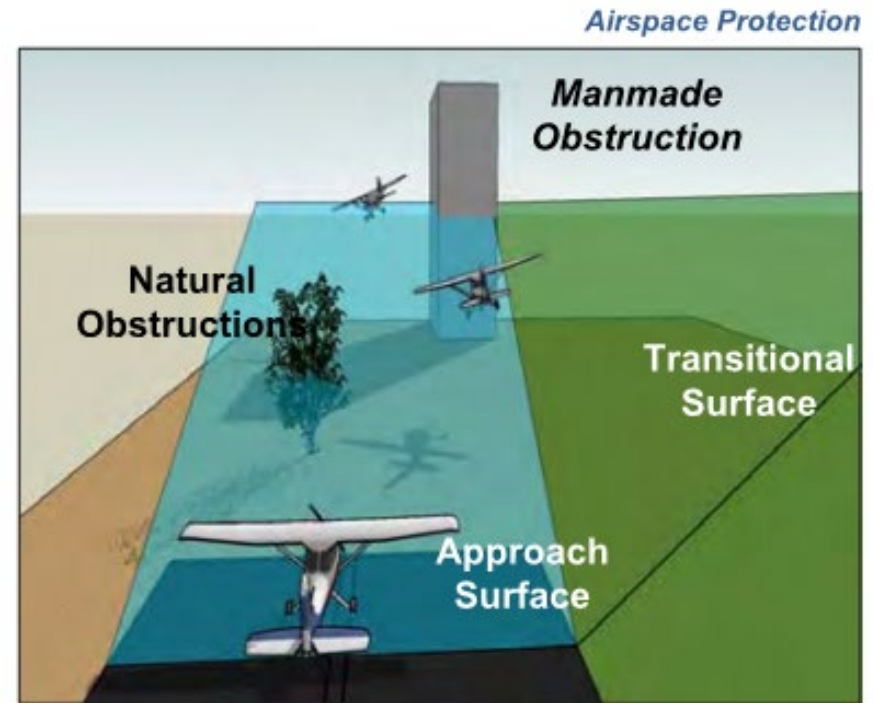
A brief recap:

- The airport receives FAA and WSDOT Aviation Division grants.
- The Airport Master Plan (AMP) is a comprehensive document intended to guide development on an airport.
- The Airport Layout Plan (ALP) is a conceptual map that current and proposed airport features and infrastructure.



BACKGROUND – THE FAA’S ROLE

- A brief recap:
 - The FAA does not have the authority to regulate off airport land use.
 - The FAA regulates on-airport land use through approval of the ALP and through the grant assurances.
 - Under the Federal Air Regulation (FAR) Part 77, the FAA has the authority to review proposed construction *on and off* the airport.
 - The FAA reviews for “hazards to air navigation” associated with obstructions and penetration to the airspace.



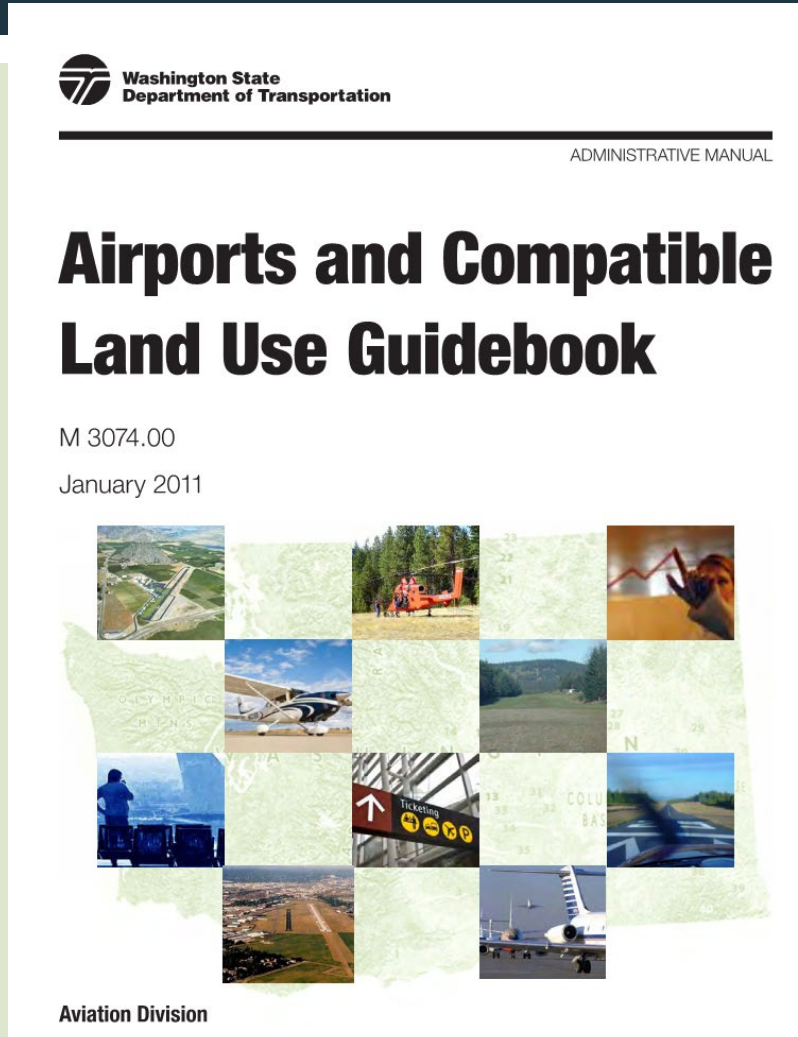
WSDOT Airports and Compatible Land Use Guidebook M 3074.00
January 2011


Page 1-15

BACKGROUND – WSDOT'S ROLE

- A brief recap:
 - WSDOT Aviation Division does not have regulatory authority over local land use decisions.
 - WSDOT does, however, have a role in promoting land use compatibility of *off airport* land uses and activities.
 - WSDOT promotes land use compatibility through grants the review of *local Comprehensive Plans and regulations*.

- A brief recap:
 - WSDOT Aviation Division does not have regulatory authority over local land use decisions.
 - WSDOT does, however, have a role in promoting land use compatibility of *off airport* land uses and activities.
 - WSDOT promotes land use compatibility through grants the review of *local Comprehensive Plans and regulations*.




 Washington State
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ADMINISTRATIVE MANUAL

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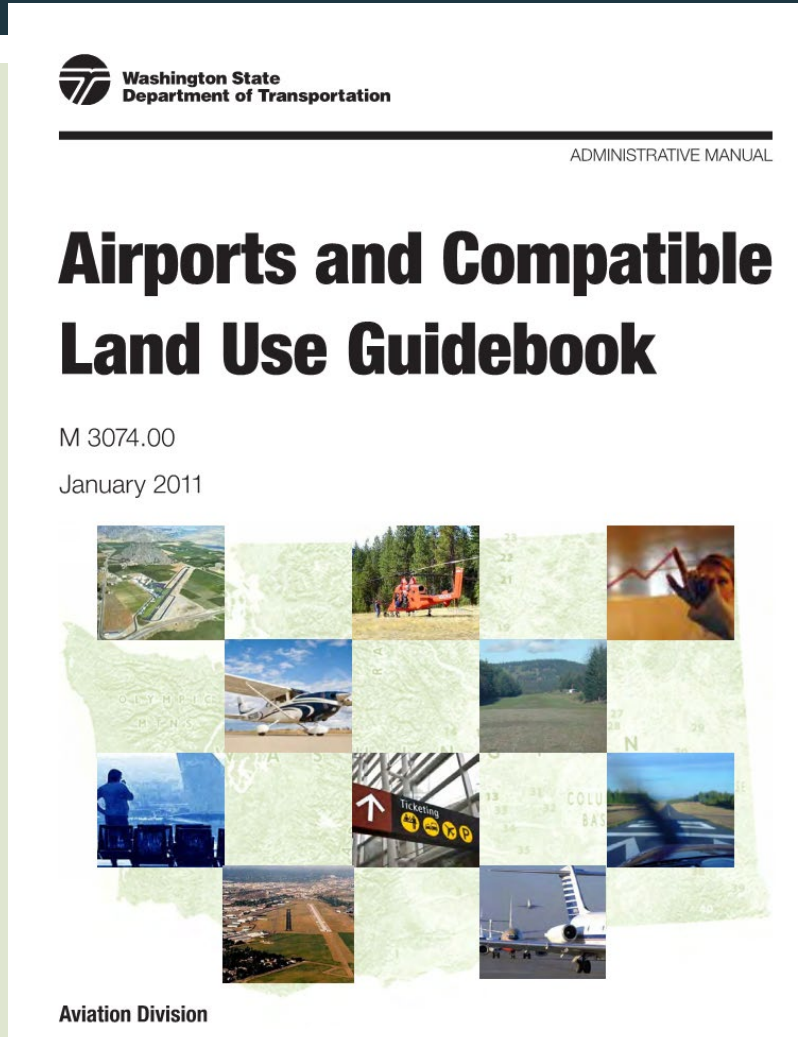
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Aviation Division

BACKGROUND – AUBURN’S ROLE

- A brief recap:
 - The City has the regulatory authority over how development occurs within the community.
 - Majority of airport related regulations are contained in Chapter 18.38 ACC.
 - Regulations were last updated in 1997.

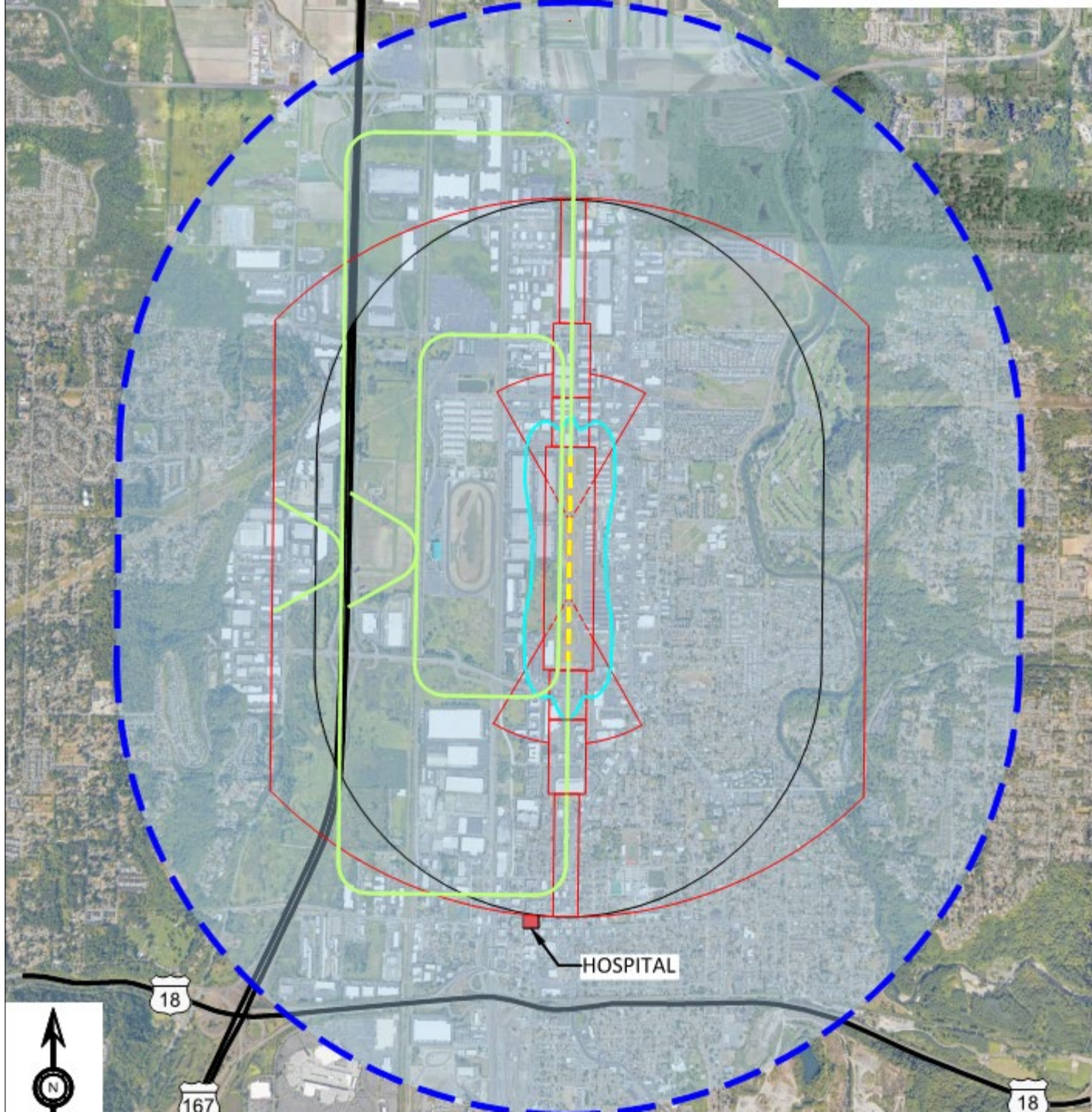
Chapter 18.38 LF AIRPORT LANDING FIELD DISTRICT



Sections:

18.38.010	Intent.
18.38.020	Permitted uses.
18.38.030	Restricted uses.
18.38.040	Zones established generally.
18.38.050	Approach zone.
18.38.060	Transitional zone.
18.38.070	Horizontal zone.
18.38.080	Conical zone.
18.38.085	Obstacle free area.
18.38.090	Height limitations – Generally.
18.38.100	Height limitations – Noninstrument approach zone.
18.38.110	Height limitations – Transition zones.
18.38.120	Height limitations – Horizontal zones.
18.38.130	Height limitations – Conical zones.
18.38.140	Nonconforming structures and trees – Continuation allowed when.
18.38.150	Nonconforming structures and trees – Marking and lighting.
18.38.160	Structure and use permits.
18.38.170	Nonconforming structures or trees – Alteration.
18.38.180	Nonconforming structures or trees – Abandoned or destroyed – Permit prohibited.
18.38.190	Requirements for variances.
18.38.200	Variance – Grant conditions.
18.38.210	Decision appeals – Generally.
18.38.220	Conflicting regulations.
18.38.230	Enforcement.
18.38.240	Violation – Penalty.
18.38.250	Development standards.

AUBURN AIRPORT INFLUENCE AREA



- RUNWAY
- AIRPORT INFLUENCE AREA
- 2032 NOISE CONTOURS
- FLIGHT TRACKS
- WSDOT AIRPORT COMPATIBILITY ZONES
- LIMITS OF FAR PART 77 AIRSPACE

7/1990

North ^

Christopher

Auburn Municipal Airport

1990 GOOGLE
EARTH IMAGE

Image U.S. Geological Survey



North

6/2002

2018

Christopher

Auburn Municipal Airport

2002 GOOGLE
EARTH IMAGE

Image U.S. Geological Survey

North ^

Christopher

A Auburn Municipal Airport

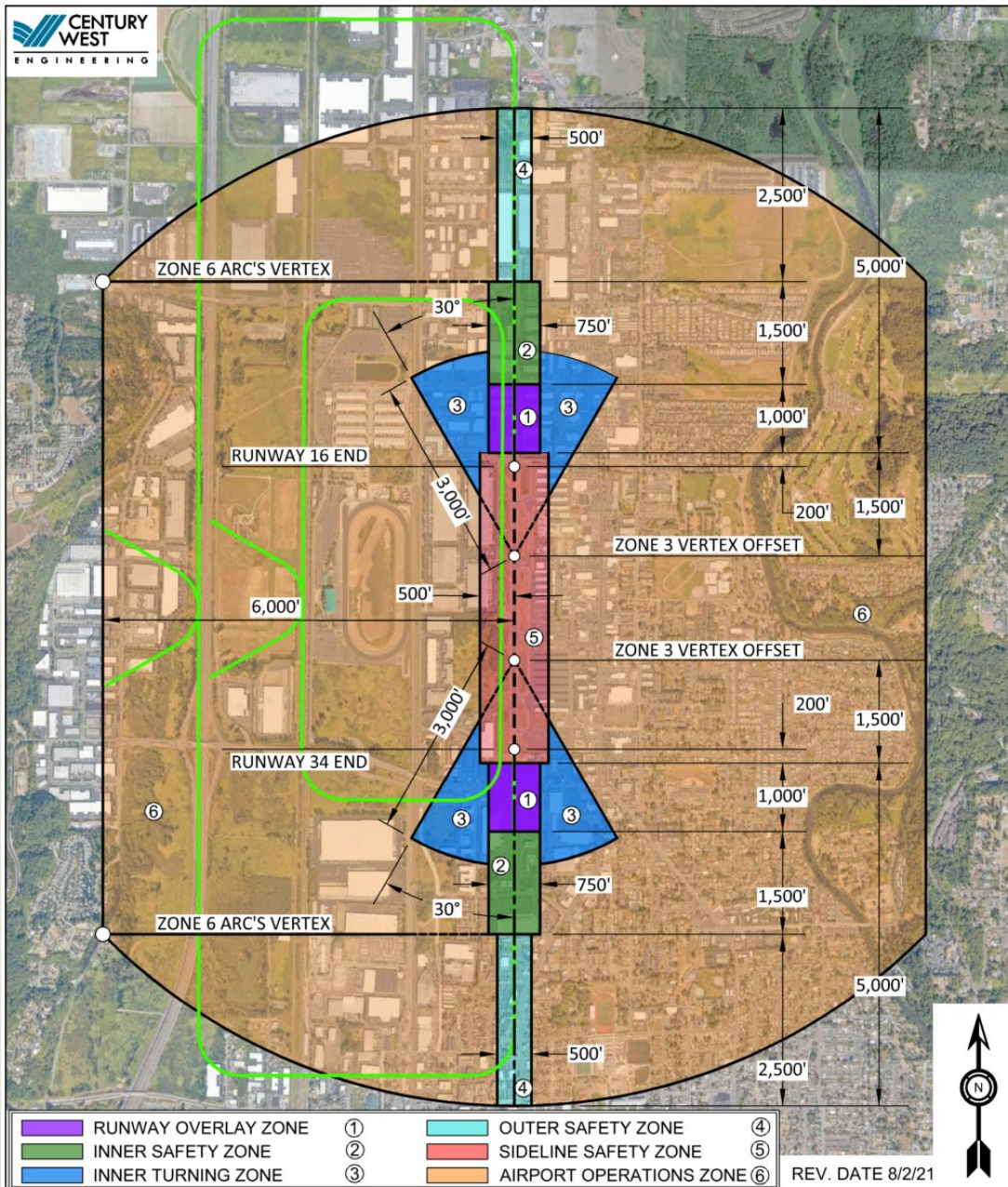


2018 GOOGLE
EARTH IMAGE

TEXT AND MAP AMENDMENT

■ Key changes to Chapter 18.38 ACC:

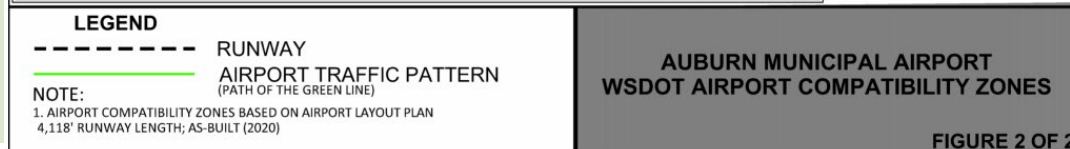
1. NEW Airport overlay
2. NEW Airport overlay restrictions and standards
3. REVISED Height compliance standards
4. NEW Height mitigation and maintenance standards
5. REVISED Nonconforming structures, trees, land, and uses section



NOTE:
1. AIRPORT COMPATIBILITY ZONES BASED ON AIRPORT LAYOUT PLAN
4,118' RUNWAY LENGTH; AS-BUILT (2020)

**AUBURN MUNICIPAL AIRPORT
WSDOT AIRPORT COMPATIBILITY ZONES**

NEW AIRPORT OVERLAY





NEW AIRPORT OVERLAY RESTRICTIONS AND STANDARDS SECTION CONTINUED

NEW HEIGHT MITIGATION AND MAINTENANCE SECTION



Applicants:

- May be required to install and maintain of markers and lights (such as the light you see in this picture) AND
- Must maintain their trees such that they do not grow to penetrate the airspace.

REVISED HEIGHT COMPLIANCE SECTION



Planning Director in consultation with the Airport Manager may one or all of the following:

- A certificate from a Washington state licensed professional, engineer, or land surveyor
- The maximum elevation of proposed structures based on the established airport elevation.
- Prepare and submit FAA Form 7460 "Notice of Proposed Construction or Alteration"
- Other documentation as determined by the Airport Manager

REVISED NON-CONFORMING SECTION

Chapter 18.38 LF AIRPORT LANDING FIELD DISTRICT



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- 18.38.230 Enforcement.
- 18.38.240 Violation – Penalty.
- 18.38.250 Development standards.

Chapter 18.54 NONCONFORMING STRUCTURES, LAND AND USES



Sections:

- 18.54.010 Intent.
- 18.54.020 Continuance of nonconforming structures and uses.
- 18.54.030 Use of nonconforming land.
- 18.54.040 Nonconforming signs.
- 18.54.050 Changes of use, tenancy, ownership or management.
- 18.54.060 Maintenance, damage repairs and restorations, additions, enlargements, moving or relocation of nonconforming structures, and residential structures.
- 18.54.070 Abatement of nonconforming structures and uses.
- 18.54.080 Amortization and abatement of outdoor storage.

NEXT STEPS

Schedule for code update:

August 3rd regular Planning Commission meeting

***Anticipated
dates**

August 23rd WSDOT Aviation Division Consultation

September 8th regular Planning Commission meeting

October 5th Planning Commission Public Hearing

November 8th City Council Study Session

***November 15th City Council Meeting**

QUESTIONS?



SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION