

**UNION GAP CITY COUNCIL STUDY SESSION MEETING**  
**Council Chambers, City Hall**  
**Union Gap, Washington**  
**September 12, 2011**

- Call to Order Mayor Lemon called the Study Session Meeting of the Union Gap City Council to order at 6:00 p.m.
- Council Members Present Council Members David Butler (6:10 p.m.), Dan Olson, Roger Wentz, Dave Matson, James Murr and Chad Lenz were present.
- Staff Present David Spurlock, Development Coordinator; Dennis Henne, Public Works Director; Robert Noe, City Attorney; and Kathryn Thompson, City Clerk were present.
- Audience Present Les Flue, Stephanie Ray, Robert Peterson, Bill Wheeler, Lee Rimmel, John Yarnish, Rand Elliott, and others were present.
- Presentation of Airport Master Plan Update Lee Rimmel, Yakima Airport Manager, explained the consulting firm of URS has been hired to complete the Airport Master Plan Update. He informed funding for this update has been set aside from a Federal Aviation Administration (FAA) planning grant. He then introduced consultant John Yarnish.
- John Yarnish, URS Project Manager and Chief Airport Planner informed he has been planning airports for approximately 25 years. He stated they would like input from the City of Union Gap during this plan update process because Union Gap is the only political entity that does not have representation on the Airport Board, and part of Union Gap is located at the end of the airport runway. He stated Yakima Air Terminal is one of twelve airports in Washington State that has primary air carriers, commercial air services, air freight services, airmail services, and a good private aviation sector. He stated that equates to jobs and economic impacts. He informed the FAA requires the Airport to update the Airport Master Plan every five years. He then presented a PowerPoint presentation and explained they want to encourage citizen participation and will be conducting 5 technical advisory committee meetings, 5 citizen and agency advisory committee meetings, 3 public information workshops, 3 board briefings, and other briefings as needed. He stated the technical advisory committee will be made up of people that have day to day interaction with the Airport. He informed they have invited the City's Development Coordinator to be on the citizen and agency advisory committee, and the Airport would also like to have two or three study sessions with the Council to keep Union Gap updated as the process progresses. He then discussed airport overlay zoning, visual and instrument landings, and showed an aerial view of Runway 27.
- Council Member Olson questioned if they will be using an aerial that shows Valley Mall Boulevard completed.
- Stephanie Ray, Huibregtse, Louman and Associates, stated they are waiting for a new aerial map from Yakima County.
- Mr. Yarnish reviewed Potential Issues For Union Gap as ultimate runway length; aircraft over flights; approach protection (height restrictions); maximizing safety on the ground; and assuring compatible land use. He reviewed Issues for the Airport as ultimate runway length; maintaining community compatibility; protecting the airport's long-term viability; and having the master plan integrated into the City's Comprehensive Plan. He stated from here the Airport Board would like Union Gap to have active participation with the citizen and agency advisory committee; keep an open mind; add input into the decisions; and incorporate the results into our land use plans.
- Council Member Wentz questioned when the next agency advisory meeting would be.

Mr. Yarnish stated they are looking at October, but do not have a definite date and time established yet.

Mr. Remmel stated they are trying to coordinate a meeting for October 13<sup>th</sup> because Mr. Yarnish will be back in town that day.

Bill Wheeler, Airport Board Chairman, stated the Airport Zoning District handouts show information that was gathered in 2007 when the Airport presented ideas for a safety overlay. He informed, at that time, there was nothing incompatible in the zone overlay areas so unless something has changed everything should be good in those zones and everything that exists would be grandfathered in.

Mayor Lemon questioned what Mr. Wheeler means by grandfathered in; for example, if Costco sells, does the use go away?

Mr. Wheeler stated anything within the overlay shown that is already existing would be grandfathered in. There might be things not compatible request to come in later, but whatever is there is there and would be considered compatible now. Future growth would be considered based on the safety of the Airport.

Mr. Yarnish stated the state legislature has redefined the zones since this information was prepared in 2007.

Mayor Lemon questioned if the Airport is talking about inverse condemnation or property takings.

Mr. Yarnish stated no.

Council Member Matson stated he does not want others told they can not build uses that are similar to uses there now. He informed the City can't afford to be stagnant; growth is keeping us alive. He stated it will affect the City's economy tremendously if development on Valley Mall Boulevard is limited.

Mr. Yarnish stated that is one reason they want the City of Union Gap involved; so the City knows what the Airport will be asking. He stated there are certain uses they prefer not to go in certain areas.

Council Member Wentz suggested the Council disregard what is in front of them because it is old information and the Airport is starting new and asking for the City's input. He informed he and Dave Spurlock will be attending as many of the meetings as possible.

Council Member Matson stated he would like to attend the meetings also.

Mr. Yarnish stated this will be a twelve to fourteen month process.

Les Flue, Airport Board Member, stated the documents in front of the Council are from 2007 and things have changed since then. He stated these documents are provided as examples of what has been discussed in the past.

Council Member Matson questioned if they have thought about relocating the Airport. He stated Wenatchee, Pasco, and Moses Lake have airports that are out away from the residential areas.

Mr. Flue stated moving the Airport has been considered, however the cost would be billions of dollars. He stated the Pasco Airport is more landlocked than the Yakima Airport, and the Yakima Airport has been maintained and is up to standards.

Council Member Lenz questioned if updated information would be put on a website so the Council can view it.

Robert Peterson, Yakima Air Terminal Assistant Manager, stated Yakima Air Terminal.com will be updated.

Mr. Wheeler stated having the compatible land uses listed is important because there are areas where giant apartment complexes would not be appropriate, but there would be many other uses that could go in. He stated the Airport is concerned that there be enough open space for safety.

Council Member Wentz questioned if home daycares would be allowed.

Mr. Yarnish stated designations have not been developed yet, but you would not want home daycares in the safety zones.

Mayor Lemon requested the Development Coordinator attend the meetings and present written progress reports to the Council.

Council Member Wentz requested the Development Coordinator provide a current zoning map with clear descriptions so that can be matched to the Airport zones.

Mayor Lemon requested the airport zones be defined also.

Mr. Yarnish stated the map provided is an old map; they will be taking Union Gap zoning and matching it to the Airport zoning.

Mr. Wheeler thanked the Council for having the Airport here and stated they are looking forward to coming back.

Adjournment

At 6:50 p.m. Mayor Lemon adjourned the Study Session meeting.

*These minutes dated September 12, 2011 were approved at the Regular Council Meeting of September 26, 2011.*

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Jim Lemon, Mayor

ATTEST:

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Kathryn Thompson, CMC, City Clerk