

## Airport Manager

- Review Project Details
- Site Identification
- Lease Terms
- Development Timeline
- Unique Project Requirements
- *Airport Manager notifies county planning department of interest*

## Airport Board

- The airport board meets the 3<sup>rd</sup> Friday of each month
- Site Plan
- ALP Site Plan (aviation lots only)
- Building Elevations
- Lease (must be complete and reviewed by city/county attorneys)
- DWD pre-clearance letter
- KPUD pre-clearance letter
- *All documents must be provided to the airport manager at least 10 days prior to the board meeting.*

## FAA \*\*

- only required for aviation related lots and all non-aviation lots located outside the business park
- Request for FAA approval will be submitted following airport board approval and concurrent to city and county approval in an effort to increase timeliness
- *The airport manager will submit the following documents to the FAA for an ALP Pen and Ink change (site plan, ALP site plan, building elevations)*

## City of The Dalles

- City Council meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month, recommend developer attends
- *airport manager will submit and present action item to city council*

## Klickitat County

- County Commissioner meet every Tuesday, recommend developer attends
- *airport manager will submit and present action item to county commissioners*

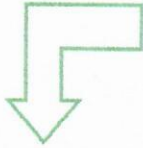


# Develop Your Dream

Planning your future in Klickitat County?  
Follow these easy steps.



**Step 1:** Your first step should be obtaining your parcel number. If you don't have it, you can get your parcel number from the Assessors office.  
(509) 773-3715

An illustration of a person wearing a hard hat and holding a rolled-up set of blueprints.

**Step 2:** Site Plan Analysis. Contact the Planning Department with your proposal. Additional permitting or requirements could be needed. You can also obtain your site address. The Planning Department can be contacted at (509) 773-5703.



**Step 3:** Do you have power yet? Contact the Klickitat County Public Utility District to get a free power quote. To make the process easier, ensure to have your parcel number or site address.  
(509) 773-5891

An illustration of several wooden poles supporting power lines against a light blue sky.

**Step 6:** Obtain approval from Klickitat County Public Works and build your road approach.  
(509) 773-4616



**Step 5:** Check with the Health Department for sewage and water requirements.  
(509) 773-4565

A simple illustration of a wooden outhouse with a crescent moon on its side.

**Step 4:** Get your Road Approach permit. The permit can be obtained from Klickitat County Public Works.  
(509) 773-4616

A photograph of a dirt road winding through a lush, green forest.

**Step 7:** It's time to drill your well! Contact a licensed well driller in your area. When your well is finished, ensure the water is potable and adequate. Contact the Health Department for testing and adequacy requirements.  
(509) 773-4565

An illustration of a yellow hand-operated water pump.

**Step 8:** It's time to build! Apply for your building permit. Contact the Building Department at (509) 773-3706 or 800-583-8078.

An illustration of a rustic wooden cabin with a gabled roof and a boat in front.An illustration of a person with a lightbulb above their head, symbolizing an idea or a permit.

**Step 9:** The last step is applying for an electrical permit. Remember, all electrical work requires permitting prior to construction. Contact Washington State Labor and Industries in Vancouver, WA at (360) 896-2300  
<http://www.lni.wa.gov>



If your property is located in the National Scenic Area, the Columbia River Gorge Commission requires you to comply with all National Scenic Area regulations. They can be contacted at 509-493-3323.



## Airport Business Park Development

Klickitat County and the Airport Board are excited to extend the opportunity for your business to locate in the Airport Business Park. While the primary function of the airport business park is to support aviation related businesses; there are opportunities for other businesses as well.

The land use zoning of the entire airport property is Airport Development. The following is a description of that zoning designation:

### Purpose and Intent.

The purpose of the airport development district is to provide for the establishment and development of public use airports including associated facilities, and airport-dependent uses. The intent of this district is to insure compatibility with adjacent properties, and to enhance economic development.

### Outright Permitted Uses (Building Permits and other applicable permits are still required).

1. Airport facilities, including terminal buildings, hangars, navigational improvements, landing strips, taxi ways, aircraft sales, fuel storage/dispensing directly related to aircraft, air freight services/warehousing, airlines offices, charter services.
2. Manufacturing of aircraft, aircraft parts, navigational equipment, and other products used solely for airport facilities and/or aircraft.
3. Aviation research and development.
4. Aviation schools.
5. Roadways, parking areas and storage yards directly related to airport operation and maintenance.
6. Signs, in accordance with Section 4.5.
7. Agriculture uses that are not incompatible with airport operations.

While those uses are allowed outright, other uses may be allowed in the Airport Development zone, by obtaining a conditional use permit (CUP). A CUP is an approval for a specific type of use or activity that, although not a preferred use in a zoning district, may be allowed subject to conditions for construction and/or operation. A conditional use is intended to provide flexibility in administering the County Zoning Ordinance without compromising the purpose or intent of the County's Comprehensive Plan. Conditional uses are listed for each zoning district in the County Zoning Ordinance.

In the Airport Development zone, the following are listed as CUPs:

1. Offices not solely relating to airport management and operation
2. Restaurants
3. Caretaker residence
4. Commercial recreation

5. Public utility facilities, such as telephone exchanges, sewerage or water pumping stations, electrical distribution substations, water storage reservoirs or tanks necessary for the distribution of services including business offices, warehousing, storage buildings or yards, or service yards.
6. Outdoor storage of equipment not directly related to airport operation and/or maintenance
7. Fire and police stations.
8. Manufacturing and warehousing for which a majority of products are dependent on air transportation.
9. Retail sales of agricultural and horticultural products grown on the premises.
10. Light industrial uses that are dependent on air transportation.
11. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

**Leasing Property:** If you are interested in leasing property in the Airport Business Park you will need to work with the Airport Board...

**Permitting Processes:** Chances are with your development you will be working with various county and agencies including:

Klickitat County Planning Department: [planning@klickitatcounty.org](mailto:planning@klickitatcounty.org) or 509 773-5703

Klickitat County Building Department

Klickitat County Public Works Department

Klickitat County Public Utility District for electrical services and sewer

Dallesport Water Association

Working with all these entities can become overwhelming and the Klickitat County Planning can help you make it an easier process by having a pre-submission conference "Presub" meeting. As the name suggests, a pre-sub is a meeting between County staff and a project proponent that takes place before any application is made to the County for project approval. The purpose of a pre-submission conference is to help the developer be aware of all County Codes that will affect his proposal as well as to provide general information which identifies potential problems up front, prior to the applicant making any large investments. A presub form can be downloaded at <http://www.klickitatcounty.org/>

Again we are happy to assist you with any questions you may have, please feel free to call the Klickitat County Planning Department at (59) 773-5703 or email [planning@klickitatcounty.org](mailto:planning@klickitatcounty.org)