

Aviation Advisory Committee (AAC)

Meeting Minutes

Date: Wednesday, November 13, 2024

Time: 6 p.m.

Location: Pearson Field Airport - Pilot's Lounge
101 E. Reserve St.
Vancouver, WA

Commissioners/Board Members Present:

Peggy Keith, Barney Levie, Jo Ong, Kevin Lux, Sara Baker, Brittany Sulitzer

Commissioners/Board Members Absent:

Austin Merle, Laura Krueger, Shon Lindley

City Staff Present:

Meredith Fox

Item I: Call to Order and Roll Call

The November 13, 2024, Aviation Advisory Committee (AAC) meeting was called to order at 6:06pm by Chairperson, Peggy Keith. The meeting was held at Pearson Field Airport in the Pilot's Lounge.

Item II: Approval of Meeting Minutes – October 23, 2024

Motion, seconded and carried unanimously to approve the October 23, 2024, AAC meeting minutes as written and published.

Item III: Aeronautical Study No. 2024-ANM-3639-OE (Moved up from Item IV)

Communication I. City Planner Presentation – Greg Turner

Greg Turner – Land Use Manager for the City for 25 years.

Reviewed the VMC 20.570 Airport Height Overlay and reviewed VMC 20.630.050 Max Building Heights. Greg mentioned that the City is looking into reviewing and perhaps change this code by end of 2025.

The purposed building in the Aeronautical Study discussed is within the VMC 20.630.050 code and at a Max height of 80 feet. The purpose building is 108 AGL. This land is owned by the City and in development by Waterfront Gateway. Purposed commercial on the ground floor and residential in the upper portion of the building.

Noted: the numbers listed faintly in the VMC 20.630.050 are listed as areas noted by a superscript 1 in VMC 20.630.050, a maximum building height range is shown within brackets. The low number of the range identifies the maximum building height (inclusive of any rooftop appurtenance) that may be achieved outright. The high number of the range identifies the conditionally allowed maximum building height limit (inclusive of any rooftop appurtenance).

Areas with single maximum building height – structures are not permitted to exceed unless a variance is approved, and FAA provides approval.

Members

Peggy Keith, Chair

Barney Levie, Vice Chair

Austin Merle
Barney Levie
Brittany Sulitzer
Jo Ong
Kevin Lux
Laura Krueger
Peggy Keith
Shon Lindley

Public Works
Meredith Fox

101 E. Reserve St.
P.O. Box 1995
Vancouver, WA 98668
360-487-8619
TTY: 711

Meredith.fox@cityofvancouver.us

To request accommodation or other formats, please contact:
Meredith Fox | 360-487-8619 | TTY: 711 | meredith.fox@cityofvancouver.us

Areas with a range of building heights – structures proposed from the low number of the range to the max of the range may be allowed by the planning official upon the following findings: 1. The increase in height complies with FAA Part 77 through issuance of a determination of no hazard to air navigation 2. The increase will not affect the safe and efficient use of navigable airspace following consultation with Pearson Airport Manager.

Planning Process: From Greg Turners Power Point

- Preapplication requests for developments with the Airport Overlay, applicants informed of need to obtain a determination of no hazard from the FAA and approval from the Pearson Airport Manager.
- Upon submittal for land use review, no approvals are given unless the City has the required no hazard determinations from FAA and Pearson.
- A variance to the City's maximum height requirements can be granted if the findings for a variance are met and it meets the FAA determination of no hazard.
- City is currently working on a comprehensive plan update and an overhaul of the City's zoning code – end of 2025 – possible changes to downtown building heights.
- When developers submit the land use application review, the city is looking for approval from FAA and Pearson Manager at that time, and City would not issue any permits until that happens. Developers will try to see what height they can get first, and see what approval of variance would be rewarded if need be or able.
- Variances stop with the City staff planning department. Peggy asked if the City rejected at any time in the past if the City rejected a developers height due to the VMC Code? Greg said no.
- The last remaining building to the waterfront will be parking structures which are not yet planned.

[Aeronautical Study No. 2024-ANM-3639-OE](#) – Comments submitted to Brian Oliver with the FAA or submit electronically due by Dec 4th 2024.

Item IV: Sub Committee Reports

Outreach - Sub-Committee members: Sara (lead), Barney, Brittany, Laura.

Operations: Sub-Committee Members: Brittany (lead), Barney (tower tour coordinator), Joe.

Planning: Sub-Committee members: Laura (lead), Kevin, Shon, Joe, Peggy.

Finance: Sub-Committee members: Kevin (lead), Shon, Peggy.

Item V: Airport Managers Report – Updates

Recap of PDX Tower Tour

Barney will schedule another tour for those who would like to join, PDX Tower welcomes any visitors.

NPS – has a Centennial celebration, brainstorming on ideas of a collaboration.

Gates- working with facilities and IT department on gate ops.

Website updates – working on adding past mins & R&R's.

HAVC – work is planned for 2025

Item VI: Committee Members Comments:

Britney - Aero Maintenance has been working with Cascadia Tech, hopefully in spring will have 5 of their students for flight lessons. In the process now on how to identify the scholarships for these students.

Sara- Would like to see a tracking process on previous meetings questions.

Item VII: Community Communications: None

Item VIII: Calendar: Next Special Pearson Field Aviation Advisory Committee Meeting will be December 11, & Regular Meeting is January 8th at 6:00PM

Motion to Adjourn by Sara and **seconded** by Britney at 7:25pm.

Peggy, Keith, Chair



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City Manager's Office (360) 487-8600 | WA Relay
711 Amanda.Delapena@cityofvancouver.us