

ORDINANCE 2018 - 05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SUNNYSIDE, WASHINGTON, AMENDING SECTION 14.08.030
"CONSTRUCTION OR ALTERATION" OF THE SUNNYSIDE
MUNICIPAL CODE**

WHEREAS, the City of Sunnyside has previously adopted ordinances pertaining to all aircraft, pilots, operators, companies, business organizations, governmental agencies, and all persons coming upon airport property for any purposes are subject to the regulations set forth herein, which ordinances are codified at Title 14 of the Sunnyside Municipal Code (SMC); and

WHEREAS, in order to maintain such compliance, the City Council has determined that Section 14.08.030 pertaining to "Construction or Alteration" should be amended to accommodate the construction of Engineered Wood Structures to be used as hangers at the Sunnyside Municipal Airport; and,

WHEREAS, the City Council has determined that adoption of this amendment is in the best interest of residents of the City of Sunnyside and will promote the general health, safety and welfare; and,

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, as follows:

Section 1. Chapter 14.08.030 of the Sunnyside Municipal Code is amended as set forth below:

14.08.030 Construction or Alteration

A. No buildings, structures, tie-downs, ramps, paving, taxi areas, drains, earth work, or any other improvements or additions to the airport shall be placed or constructed at the airport or altered or removed without the prior approval of the

City. Two sets of detailed plans and drawings for any construction or alteration shall be submitted to the City and all required permits shall be obtained prior to commencement of any work. In the event of any construction, the City may, at its discretion, require an appropriate bond to guarantee the completion of the construction in accordance with the City's approval.

B. Construction and alteration of all buildings at the airport shall meet the following standards:

1. ~~No building shall be constructed of wood frame or wood exterior, other than the use of wood for decoration.~~ All buildings shall be engineered and constructed of wood or steel and must be stamped by a licensed professional engineer in the State of Washington.
2. All exterior walls shall be finished with masonry, face brick, painted steel, or approved other.
3. Other exterior materials may be permitted by the City, if such materials are equal in quality and compatible with those already in use throughout the airport, with the exception of exterior materials utilized prior to the adoption of this chapter.
4. All buildings which may be erected facing Airport Way shall not be nearer than 65 feet to the center line of those roads, or any other roads as may be constructed in the future.
5. Buildings may not be nearer than 20 feet to the side line of the lot on which erected nor nearer than 20 feet to the rear line thereof.

6. Tee hangar buildings must be at least 80 feet apart from the facing sides of tee hangar buildings on adjoining lots.

7. The maximum height of buildings erected at the airport shall be 38 feet and must not obstruct any FAR Part 77 or imaginary surfaces. A building height may be lower if it's proven to obstruct any FAR Part 77 or imaginary surfaces. A determination from the FAA that the improvement is not a hazard to air navigation by submission of the FAA Form 7460-1 is required before building construction or alteration. The City may grant height variances to accommodate special requirements; provided that those variances must be approved by the City Council.

Section 2. Except as amended herein, Title 14 of the Sunnyside Municipal Code shall remain unchanged.

Section 3. This Ordinance shall be effective five (5) days after passage, approval and publication as required by law.

PASSED this 14th day of May, 2018.



JULIA HART, MAYOR

ATTEST:



DEBORAH ESTRADA, MMC CITY CLERK

APPROVED AS TO FORM:

KERR LAW GROUP, PLLC
Attorneys for the City of Sunnyside