

SECTION 3.950 DIVISION 11 - PINE HOLLOW AIRPORT OVERLAY ZONE

Section 1 Purpose: The purpose of this Private Use Airport- Overlay Zone is to encourage and support aeronautical activities and their customary accessory uses at the Pine Hollow Airport and The Pine Hollow Airstrip Subdivision, and to provide for their continued operation and vitality consistent with Oregon state law [ORS 836]

Section 2 Application: This zoning district applies to the entire Airstrip Subdivision, with the exception of the "Public Access Area" dedicated to the public, in addition to Airstrip Drive and two unnamed public access roads, and the airstrip which is located outside of the subdivision (see official map). This zoning recognizes that Membership in The Pine Hollow Airport Association, LLC, or any future entity owning The Pine Hollow Airport, and subsequent use of Pine Hollow Airport is optional in the Pine Hollow Airport Overlay zone.

All of the standards, as well as the allowable uses in the base zone are applicable to these properties. In the event that any provisions in the overlay are inconsistent with those of the base zone, the provisions in the overlay shall govern.

Section 3 Operational Uses: Operation of the following uses at the Pine Hollow Airport and properties within the Pine Hollow Airport Overlay Zone will be established and may be continued-at their current levels as of the effective date of this Private-Use Airport Overlay Zone.

- A. Customary and usual aviation-related activities, including but not limited to takeoffs and landings; aircraft hangars and tie-downs; maintenance of airport facilities; Except as provided in this ordinance, "customary and usual aviation-related activities" do not include commercial, industrial, manufacturing and other uses.
- B. Emergency medical flight services, including activities, aircraft, accessory structures, and other facilities necessary to support emergency transportation for medical purposes.
- C. Flight instruction, including activities, facilities, and accessory structures located at airport sites that provide education and training directly related to aeronautical activities. Flight instruction includes ground training and aeronautic skills training, but does not include schools for flight attendants, ticket agents or similar personnel.
- D. Aircraft service, maintenance, facilities and accessory structures for aircraft service and maintenance, fueling, and storage. This includes the construction and assembly of aircraft and aircraft components for personal use, but does

not include activities, structures or facilities for the manufacturing of aircraft or aircraft-related products for sale to the public.

- E. Aeronautic recreational and sporting activities, including activities, facilities and accessory structures at airports that support recreational usage of aircraft and sporting activities that require the use of aircraft or other devices used and intended for use in flight, are permitted subject to the acceptance of the airport owner. Aeronautic recreation and sporting activities include, but are not limited to, fly-ins; glider flights; hot air ballooning; ultralight aircraft flights; displays of aircraft; aeronautic flight skills contests; and gyrocopter or helicopter flights.

Section 4 Allowable Uses:

- A. Allowed Outright: The following expansions of existing uses are allowed outright:
1. Basing additional aircraft in the overlay zone.
 2. Increases in flight activity.
- B. Allowed Subject to Ministerial Review: The following uses shall be permitted as a ministerial decision without public hearing or notice.
1. Aircraft Hangars subject to the following standards:
 - a. Property owner(s) must provide evidence of legal use of the Pine Hollow Airport from the Pine Hollow Airport Association, LLC, or any future entity owning the Pine Hollow Airport.
 - b. Property owner(s) must present "Wet Stamped" engineered drawings that demonstrate the hangar will be primarily used for aviation related purposes.
 - c. The Aircraft Hangar must demonstrate safe ingress and egress from adjacent properties and roads and storage ability of an aircraft with a wing span of thirty feet or larger.
 - d. Property owner(s) must sign a statement binding them and any future property owner(s) from using the hangar for purposes other than primarily aviation related. This statement shall be filed with the Wasco County Clerk's Office prior to receiving zoning approval on a building permit application.
 - e. The aircraft hangar is intended to be primarily used for the storage, maintenance, and assembly of airplanes and other aviation related

equipment. Additional storage of a car, boat, motorcycle or other items is allowed as long as storage of these items does not prevent the storage of an airplane.

f. The aircraft hangar shall be limited to 2,500 square feet.

C. Uses Allowed Subject to Site Plan Review: The following uses shall be allowed following approval by the Wasco Planning Commission:

1. New uses or expansion of existing uses, identified in Section 3, or new commercial uses or expansion of existing commercial uses listed in 3(C) – (E) of this zoning district upon demonstration of compliance with the following standards. An applicant may demonstrate that these standards will be satisfied through the imposition of clear and objective conditions.
 - a. The use is or will be supported by adequate types and levels of facilities and services and transportation systems authorized by applicable statewide land use planning goals;
 - b. The use does not seriously interfere with existing land uses in areas surrounding the airport; and
 - c. For airports adjacent to land zoned for exclusive farm use, the use complies with the requirements in ORS 215.296. [ORS 836.608(3)(b), (5) and (6); OAR 660-013-0155(2)]

Section 5 Property Development Standards

- A. Setbacks: Properties adjacent to the Pine Hollow Airstrip must observe a 35 foot setback from the property line of the airstrip property for construction of any type. All other setbacks in the base zone shall apply.
- B. Height Limitations: All uses, activities, facilities and structures allowed in the Private Use Airport Zone shall comply with the following requirements and those of the Private Use Airport Safety Overlay Zone. [ORS 836.608(8); OAR 660-013-0070(1)(b); OAR 660-013-0155(3)]
 1. Except as provided in subsection b of this section, no structure or tree, plant or other object of natural growth shall penetrate the airport imaginary surface.
 2. Height variances may be permitted when supported in writing by the airport sponsor and the Department of Aviation. Applications for height variances shall follow the procedures for other variances and shall be subject to such conditions and terms as recommended by the Department of Aviation.

- C. Hangar Size Variance: Any proposed hangar greater than 2,500 square feet in size shall only be approved by the Planning Commission subject to the provisions of Chapter 6, Variances.

Section 6 Dual Use Roads

Airstrip Drive and two short connecting unnamed access drives in the Airstrip Subdivision have been designated dual use roads for airplane taxiways and automobile roads by Wasco County Court order. The Pine Hollow Airport Association, LLC, or any future entity owning the Pine Hollow Airport is required to erect and maintain signage indicating that autos need to yield to airplane traffic.