



**SCOTTSDALE AIRPORT ADVISORY COMMISSION
REGULAR MEETING
Scottsdale Airport Aviation Business Center
Stearman/Thunderbird Meeting Room
15000 N. Airport Drive
Scottsdale, Arizona
Wednesday, February 21, 2024**

MINUTES

PRESENT: Peter Mier, Chair
Michael Goode, Vice Chair
April Beauboeuf
Ken Casey
Charles McDermott
David Reid

ABSENT: John Spalj

STAFF: Gary Mascaro, Aviation Director
Kelli Kuester, Aviation Planning and Outreach Coordinator
Matthew Johnson, Operations Supervisor
Tiffany Domingo, Administrative Assistant

GUESTS: John Barry, legal representative, Consanti Commons
Greg Salisbury, flight operations manager, Alpha Jet
Scott Demcko, director of operations, Alpha Jet
Katie Posler, Senior Planner

CALL TO ORDER

The meeting was called to order at 5:00 p.m.

ROLL CALL

A formal roll call confirmed the presence of Commissioners as noted above.

AVIATION DIRECTOR'S REPORT

Gary Mascaro, Aviation Director, welcomed everyone to the Meeting. Director Mascaro reported the Phoenix Open Golf event was very successful and believes they will have some solid fuel numbers for the month of February.

1. Regular Meeting: January 17, 2024

COMMISSIONER MCDERMOTT MADE A MOTION TO APPROVE THE REGULAR MEETING MINUTES OF JANUARY 17, 2024, AS PRESENTED. COMMISSIONER REID SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE CHAIR GOODE AND COMMISSIONERS BEAUBOEUF, CASEY, MCDERMOTT, AND REID VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

PUBLIC COMMENT

There were no public comments.

REGULAR AGENDA ITEMS 1-9

1. Discussion and Possible Action regarding application for Airpark Aeronautical business permit for Alpha Jet Charter, Inc. to conduct Aircraft Charter Services at Scottsdale Airport.

Kelli Kuester, Aviation Planning and Outreach Coordinator, stated Alpha Jet is seeking ratification of an Airpark Aeronautical Business Permit to conduct aircraft charter services, for which they have met requirements.

Greg Salisbury, flight operations manager Alpha Jet, provided a brief overview of the Part 135 Aircraft Charter operation and the company's history. In response to Commissioner Beauboeuf's question, Mr. Salisbury explained the company provides on-demand chartered flights.

COMMISSIONER MCDERMOTT MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPARK AERONAUTICAL BUSINESS PERMIT FOR ALPHA JET CHARTER, INC., TO CONDUCT AIRCRAFT CHARTER SERVICES AT SCOTTSDALE AIRPORT. COMMISSIONER REID SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE CHAIR GOODE AND COMMISSIONERS BEAUBOEUF, CASEY, MCDERMOTT, AND REID VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

2. Discussion and Possible Action for a Recommendation to the Planning Commission and City Council regarding cases 6-ZN-2023 and 2-GP-2023, requests by owner for a Zoning District Map Amendment from Central Business (Conditional), Parking District (C-2 (C) P-4) and Central Business (Conditional) (C-2 (C)) to Planned Unit Development, Planned Shared Development (PUD PSD) zoning with a Development Plan and a Minor General Plan Amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed Use Neighborhoods to allow for a mixed use development including 240 multi-family residential units within a four-story building and +/- 79,200 square feet of existing commercial area within one and two story buildings on a +/- 8.6 acre site located at 7000 E. Shea Boulevard.

Katie Posler, Senior Planner, provided an overview of the Zoning District Map Amendment for

Consanti Commons. The site is on the northwest corner of East Shea Boulevard and North Scottsdale Road and contains an existing shopping center from the late 1980s. The site is surrounded by existing commercial shopping centers except to the north are existing apartments. The current zoning is C-2 (C) Central Business District and C-2 (C) P-4) Central Business Parking District. The existing land use is Commercial.

The request is for a zoning map amendment from Central Business Conditional and Parking District to Planned Unit Development and Planned Shared Development (PUD PSD) as well as a minor general planned amendment to the City of Scottsdale General Plan 2035 to change the land use designation from commercial to mixed used neighborhoods. This would allow the development of 240 new multi-family residential units with a four-story building and existing commercial buildings on the site. An overview of the maps was provided that included the AC-1 overlay and noise contours.

The proposed site is within the AC-1 area, and it is along the very southernmost boundary. The airport overlay zone matrix permits proposed commercial and residential uses but with conditions, being the FAA height analysis, fair disclosure, and dedication of aviation easement. These will also be zoning stipulations prior to permit issuance. The applicant has already filed with the FAA. The entire development is located outside the 55DNL noise contours. The zoning does include a height increase from 36 feet to 58 feet with mechanical equipment and screening.

John Barry, the applicant, provided a detailed overview of the surrounding properties, noting every site is different. He provided some comparisons between Consanti Commons, the applicant, and the Axon project. This site is on the border of the AC-1, a mile outside of the 55DNL, two miles away from the runway. The height is only 48 feet, leaving a 303-foot buffer, and there will be no red or blinking lights. Part 150 allows for land use and meets this request, and he notes the applicant is voluntarily going above and beyond by providing that noise attenuation which will be stipulated too. Mr. Barry noted that increased residential population will provide an increased income stream for the area's existing small businesses. In addition, residential use will generate less traffic and use 48% less water than the current commercial use.

Commissioners commented on the project, noting it would not encroach on the airport, and they had no issue with the project moving forward.

COMMISSIONER REID MADE A MOTION FOR RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING CASES 6-ZN-2023 AND 2-GP-2023, REQUESTS BY OWNER FOR A ZONING DISTRICT MAP AMENDMENT FROM CENTRAL BUSINESS (CONDITIONAL), PARKING DISTRICT (C-2 (C) P-4) AND CENTRAL BUSINESS (CONDITIONAL) (C-2 (C)) TO PLANNED UNIT DEVELOPMENT, PLANNED SHARED DEVELOPMENT (PUD PSD) ZONING WITH A DEVELOPMENT PLAN AND A MINOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2035 TO CHANGE THE LAND USE DESIGNATION FROM COMMERCIAL TO MIXED USE NEIGHBORHOODS TO ALLOW FOR A MIXED USE DEVELOPMENT INCLUDING 240 MULTI-FAMILY RESIDENTIAL UNITS WITHIN A FOUR-STORY BUILDING AND +/- 79,200 SQUARE FEET OF EXISTING COMMERCIAL AREA WITHIN ONE AND TWO STORY BUILDINGS ON A +/- 8.6 ACRE SITE LOCATED AT 7000 E. SHEA BOULEVARD. COMMISSIONER MCDERMOTT SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE CHAIR GOODE AND COMMISSIONERS BEAUBOEUF, CASEY, MCDERMOTT, AND REID VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

3. Discussion and possible action to approve the Five-Year Airport Capital Improvement Program for Fiscal Years 24/25 through 28/29

Kelli Kuester, Aviation Planning and Outreach Coordinator, provided an overview of the five-year Capital Improvement Program for FY24/25 through 28/29 that included the background of the grant and CIP processes and how the projects are selected. Several sources are used when developing the five-year program, including the Airport Master Plan Forecast, the City's General Plan, and guidance from the Airport Advisory Commission. The team then works with engineers and planners to come up with a list of grant eligible projects. Two CIP processes are conducted annually; the first is in the spring when the airport meets with the Federal Aviation Administration (FAA) and the State Department of Transportation to discuss projects that are eligible for grant funding. Grant funding is very important because the FAA and State pay for most of the project costs. Nonfunded projects will be pushed to a later date. The second is in the summer when the Airport goes through the City's CIP process and looks at projects that are not grant funded as well as identifies new projects. The list of projects will change based on timing, scope, or overall costs and is updated in the City's database.

Ms. Kuester reviewed the list of CIP projects for the next five years, noting it is the same list that was provided to the commission in their packets. There is an annual \$200,000 pavement preservation fund each year used to improve the life of the pavement as well as contingency projects should unforeseen grants be awarded.

Commissioners had an opportunity to ask questions. Matthew Johnson, Operations Supervisor, responded, noting it is anticipated a shutdown would be required for approximately 10 days over the summer for project 25.3. Director Mascaro explained the requirement by federal law to design the pavement based on "critical aircraft" as noted in the master plan. However, if the master plan changes in the future, then the design would change as well but for now everything remains status quo at 75,000-pound max weight. Director Mascaro explained the grant-funded projects would be start-and-stop projects because everything is based on the FAA grant timeframe. However, they would try to complete similar projects at the same time and generally over the summer. The bid process follows the City's procurement process through the Purchasing Department. Projects at the Airport do not generally have an impact on the traffic, but the runway project will so that will occur in the evening and overnight hours to minimize that impact.

Ms. Kuester noted the overall five-year project cost will be \$72,407,627. Mr. Johnson explained the Airport Master Drainage Plan is an update to address ponding water and drainage coming from sloping mountains. The Airport Master Plan was a previously approved project, which is noted in the packet. Director Mascaro noted they anticipate receipt of the grant funding for the Master Plan this summer and the kickoff will be late summer or early fall. At that time, they will look at airplane viability and increasing or decreasing the weight limit of the runway over the next 20 years.

COMMISSIONER MCDERMOTT MADE A MOTION TO APPROVE THE FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 24/25 THROUGH 28/29. COMMISSIONER BEAUBOEUF SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE CHAIR GOODE AND COMMISSIONERS BEAUBOEUF, CASEY, MCDERMOTT, AND REID VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

4. Discussion and input regarding Monthly Operations Report

Matthew Johnson, Operations Supervisor, discussed aircraft numbers for the month of January 2024, noting operations are holding steady. The review included three alerts, incidents, enforcements, U.S. Customs revenue that is holding steady, PPRs, and itinerants. Mr. Johnson also discussed the auto auction week and the WM Open operations and rank usage, providing a background on what the airport does and the number of arrivals.

In response to Chair Meir's question, Mr. Johnson noted there was a mix of aircraft that came in for the waste management week but smaller transient aircraft during the auto auction week.

5. Discussion and input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations, and Revocations

Kelli Kuester, Aviation Planning and Outreach Coordinator, updated the commission on the following amendments: Raley's Arizona, LLC dba AJ's Fine Food has canceled their inflight catering permit and Alpha Jet Charter, LLC from tonight's agenda has been added to the Air Park list.

In response to Commissioner Casey's question, Ms. Kuester advised Maine Aviation is still operating and Set Jets recent cancellation will be reflected in next month's report.

6. Discussion and input regarding Monthly Financial Report for December 2023

Kelli Kuester, Aviation Planning and Outreach Coordinator, reviewed the December financial report, stating the approved budget for revenues was \$4.43 million with actuals totaling \$4.65 million. For expenses, the approved budget was \$1.63 million with actuals totaling \$1.67 million. Compared to last year, revenues are slightly lower by approximately \$44,000. Expenses are slightly higher by approximately \$101,000. The difference is related to multiple custom waste disposal charges and customs quarterly billing payments paid. The Aviation Cash Balance is approximately \$12.7 million as of December 31st. For fuel totals, FBO fuel sales accounted for 77.7 percent, AVGAS was 2.6 percent, and Airpark Operators were at 19.8 percent. Approximately 1.6 million gallons were pumped, up 8.5 percent from last November. The fiscal year comparison is up 1.7 percent.

In response to questions, Ms. Kuester stated nothing is showing they would be off budget for the end of this fiscal year. Director Mascaro explained Customs does not have a set billing schedule. However, the airport budgets for the approximate \$380,000 annual cost.

7. Discussion and input regarding public outreach programs and planning projects

Kelli Kuester, Aviation Planning and Outreach Coordinator, provided an update on the public programs and planning projects, noting seven voluntary curfew letters were mailed in January. In terms of monitoring property development through the City's Planning Department, there was one project for the month of January within the airport influence area. For community outreach and marketing, on January 25th she conducted a presentation for the Newcomers of Scottsdale and Neighbors Group.

A brief discussion ensued regarding if the airport staff is proactive or reactive in terms of community outreach and presentations. Typically, it is in response to requests to obtain information about the airport. However, Director Mascaro noted the team is very proactive around events like Master Planning and conducting studies.

8. Administrative report from Aviation Director or designee regarding the status of pending aviation-related items

Gary Mascaro, Aviation Director, reported there are no changes on Commission items to go before the City Council. The lighting project is still moving forward. One Scottsdale has been added to the list of aviation-related items by the Planning Commission, Design Review Board or City Council but there is no timeline associated with it. Axon has been continued until a date to be determined.

Congratulated and recognized Commissioner Ken Casey for completing three terms and this is his last meeting as a commissioner.

9. Discussion and possible action to modify the Airport Advisory Commission meeting schedule and Commission item calendar

There were no modifications to the calendar. The next meeting is scheduled for March 20, 2024.

PUBLIC COMMENT

There were no public comments.

FUTURE AGENDA ITEMS

There were no items identified.

ADJOURNMENT

With no further business to discuss, Chair Mier called for a motion to adjourn at 6:07 p.m.

COMMISSIONER MCDERMOTT MADE A MOTION TO ADJOURN COMMISSIONER REID SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE CHAIR GOODE AND COMMISSIONERS BEAUBOEUF, CASEY, MCDERMOTT, AND REID VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

SUBMITTED BY: