CALL TO ORDER

With Chair Little appearing telephonically, Vice Chair Maxwell chaired the meeting. He called the meeting to order at 5:00 p.m.

ROLL CALL

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

Vice Chair Maxwell led the meeting in the pledge of allegiance.

AVIATION DIRECTOR’S REPORT

Gary Mascaro, Aviation Director, provided an update on the Scottsdale Jet Center design and construction improvements. They should be going to the Development Review Board in September. It is anticipated that Phase I will break ground at the end of October with completion scheduled in November, 2020.

Mr. Mascaro stated that Agenda Item 6 will be cancelled, as Ms. Callaway was unable to attend.

APPROVAL OF MINUTES

1. Regular Meeting: May 15, 2019
   Special Meeting: June 14, 2019

Chair Little called for approval of the minutes.

COMMISSIONER BERNOSKY MOVED TO APPROVE THE REGULAR MEETING MINUTES OF MAY 15, 2019 AND THE SPECIAL MEETING MINUTES OF JUNE 14, 2019 AS PRESENTED. COMMISSIONER KAPLAN SECONDED THE MOTION, WHICH CARRIED 7-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, BERNOSKY, KAPLAN AND CELIGOY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA ITEMS 1 - 4

1. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Vernon Aviation, LLC to Conduct Aircraft Charter Services
2. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Something Special Meals, LLC to Conduct Off-Airport Catering Services at Scottsdale Airport
   (This item was removed from the agenda at the request of the applicant).
3. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Brunch Café to Conduct Off-Airport Catering Services at Scottsdale Airport
4. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Life Rich Project, LLC DBA JetFare Catering to Conduct Off-Airport Catering Services at Scottsdale Airport

COMMISSIONER CELIGOY MOVED TO APPROVE CONSENT AGENDA ITEMS 1 THROUGH 4, WITH THE EXCEPTION OF ITEM 2, WHICH WAS REMOVED FROM THE AGENDA AT THE
REQUEST OF THE APPLICANT. COMMISSIONER JOHN BERRY SECONDED THE MOTION, WHICH CARRIED 7-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, BERNOsky, KAPLAN AND CELIGOY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

REGULAR AGENDA ITEMS 5 - 14

5. Discussion and Possible Action for a Recommendation to the Planning Commission and City Council regarding cases 2-GP-2019 and 3-ZN-2019, a request for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from the Airpark Mixed Use (AMU) land use designation to the Airpark Mixed Use Residential (AMU-R) land use designation, and a Zoning District Map Amendment from the Central Business (C-2) zoning district to the Planned Airpark Core Development Airpark Mixed Use, Planned Shared Development overlay (PCP-AMU PSD) and Planned Airpark Core Development-Airpark Mixed Use Residential, Planned Shared Development overlay (PCP-AMU-R PSD) zoning district for a +/-13.1-acre site located at 8688 E. Raintree Drive, to allow for the development of a mixed-use development containing residential and non-residential uses.

Brad Carr, AICP Principal Planner, stated that the site has been long vacant with big boxes that have gone dark. The applicant proposes to reinvigorate the site with residential and other commercial uses. The site is located north of Raintree and west of Loop 101. The Airport runway is located northwest of the site approximately 4,000 feet away. The existing building on the west side will be redeveloped. The northern building will be converted to a self-storage unit. The southern three buildings will be demolished to allow for construction of the new 330 unit multifamily building. The Boot Barn building will be retained with a new commercial pad placed at the southeast corner of the site. Existing Zoning is Commercial C-2, Central Business Zoning. The current designation of the site is for mixed-use in the General Plan. In the Greater Airpark Character Area Plan, it is called out as Airpark mixed-use.

The applicant has a two-part proposal:

- Change the Character Area Plan to allow residential on the site
- Change zoning from C-2 to the planned Airpark Core Development (PCP Zoning District)

Mr. Carr reviewed the applicant’s site plan. The proposed residential building has a height of 53 feet. In relation to the 2025 Noise Contour plan, the development is well outside the 55 DNL line for noise contours. The site is within the AC-1 area of the Airport Influence zones. The study allows multifamily or general residential within the AC-1 area, provided the owner of the property provides proper disclosure to future tenants as well as recording an avigation easement over the property. The applicant has agreed to do both. The applicant will also be required to conduct an FAA height analysis. The proposed height of 53 feet is well below the limit.

In response to a question from Commissioner Bernosky, Mr. Carr stated that other buildings in the area are approximately 35 feet in keeping with the zoning requirement. The PCP Zoning District would permit heights of up to 84 feet on this site, however the applicant is limiting the development to 60 feet.
In response to a question from Commissioner Kaplan regarding the type of proposed development, Mr. Carr stated that the applicant is proposing multifamily apartments.

Applicant, John V. Berry provided further detail on the development. It is a 13 acre property with five acres proposed to be residential as high-end multifamily rental apartments. The building will be four stories. The height is 36 feet with the current zoning permitted, however the 36 feet also allows mechanical equipment on top. The zoning category for the property (excluding residential), could go as high as 84 feet. The developer is restricting the height to a maximum of 60 feet. Some buildings will be a combination of 36 feet plus mechanical and the residential building will be up to four stories, 60 feet high. This is a redevelopment of underutilized, long vacant buildings. The City’s adopted Part 150 says that multifamily is a permitted use within AC-1. The developer will also incorporate noise attenuation, even though this is only required if the development is in AC-2.

Commissioner Celigoy commented that it is odd to place apartments in the middle of Sam’s parking lot. He asked about assessment of market demand. Mr. John V. Berry confirmed that the developer has done the market research to ensure demand.

Commissioner Bernosky asked about the anticipated timeline. Mr. John V. Berry stated that in theory if they had City Council approval today, construction would take 18 months to two years.

Vice Chair Maxwell asked about the anticipated major entry point for the development. Mr. John V. Berry stated that it will remain at the street that borders the property to the east.

In response to a question from Commissioner Bernosky, Mr. John V. Berry stated that there will not be office space or live/work space on the property. There will be a large community room.

COMMISSIONER BRAD BERRY MOVED TO APPROVE RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING CASES 2-GP-2019 and 3-ZN-2019. COMMISSIONER BERNOSKY SECONDED THE MOTION, WHICH CARRIED 7-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, BERNOSKY, KAPLAN AND CELIGOY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

6. Insurance Requirement Update from Risk Management

This item was cancelled.

7. Discussion and Input Regarding Quarterly Noise Complaint Summary Report

Sarah Ferrara, Aviation Planning & Outreach Coordinator, reviewed the report, which spans the months of April through June of 2019. There were 43 callbacks by staff in response to noise complaints and 5 emails sent, for a total of 48 responses. There were 107 total complainants for Quarter 2. Compared to the last quarter at this time, the number of complainants remains about the same. For the 2019 second quarter, there have been 569 total complaints compared to 1,201 in the second quarter of 2018. Complaints so far in 2019 total 1,180 with 272 complainants.

Chair Little noted that individuals who in quarters past had placed sometimes hundreds of complaints, are no longer making the same volume of complaints and that it might be helpful
to reach out to them to determining the reasoning behind the change. It was discussed that there have been FAA meetings to address noise-related issues. Ms. Ferrara stated that some complaints may be being directed to the Mayor’s office or to City Council.

8. Discussion and Input Regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations and Revocations

Carmen Williams, Aviation Finance & Administration Manager, stated that the three new permits from the approved consent agenda include:

- Vernon Aviation
- Brunch Café
- Live Rich Project, LLC, DBA JetFare Catering

Three cancellations include:

- Globaljet
- NDS
- 22B Airpark

There was one revocation for Magnolia Culinaire Catering Services.

9. Discussion and Input Regarding the Monthly Construction Report

Chris Read, Assistant Aviation Director-Operations, stated that upcoming is the project approved by the Commission during its special meeting, which includes replacing runway lights, signs, PAPIs, REILS and wind cone with new LED fixtures. They are currently awaiting the notice to proceed. The estimated start date is September 16, 2019.

It was hoped that the seal coat and re-stripe of Taxiway Bravo could be done at the same time as the runway lighting project in order to combine the night runway closures. Unfortunately, the striper and seal coat companies are concerned that overnight temperatures would not be high enough to dry by morning. This project will be pushed to spring of 2020.

Seal coat of the Gemini Aviation ramp was completed.

10. Discussion and Input Regarding the Monthly Operations Report for April, May and June

Mr. Read reviewed the report, noting the number of based aircraft compared to July 2018 and the number of operations compared to July 2018. Total operations were up by 14.1 percent and IFR operations were up by 8.7 percent year to date.

Mr. Read noted that there were only two alerts in July and four non-major incidents.

Figures for the U.S. Customs service update has started a new fiscal year with revenues for the month at $21,700, total uses at 42 and 13 U.S. visit flights.
The comparison of totals from Fiscal Year 18/19 and 17/18 was very close, within a $6,000 margin and approximately 30 uses.

The shade transition is going well, with only three people remaining. The hangar transition is occurring more slowly.

PPR at over 75,000 pounds totaled 27 for the calendar year-to-date.

Chair Little inquired about the crash that took place last year on the golf course, with six individuals perishing. Mr. Read said the status from the FAA is still listed as preliminary report.

11. Discussion and Input Regarding Financial Report for April, May and June

Ms. Williams said that as June was the end of the fiscal year, the focus would be on the month of June. Fiscal year revenues totaled $5.6 million, exceeding the budget forecast by approximately 13 percent. Areas of increase included U.S. Customs, aeronautical business permits, fuel sales and transient landing fees. Expenses totaled $2.36 million, slightly below the budget of $2.48 million. For the June monthly comparison to last year, there was $688,242 in revenues this year compared to $535,253 for last year (variance of $152,989). The increase is due to the new leases, including Gemini. Expenses were higher this year, due to U.S. Customs quarterly invoice timing. As of June 30th, 2019, the Aviation Fund Cash balance is at $10.2 million. In June of 2019, Airport Jet Fuel accounted for 68.5 percent of the total fuel flowage. AVGAS was 3.1 percent and Airpark was 28.4 percent. Compared to June 2018, fuel flowage is higher for Jet and AVGAS and lower overall for the Airpark. For overall fiscal year-to-date compared to last fiscal year, the totals are up 3.9 percent in fuel flowage overall.

12. Discussion and Input Regarding Public Outreach Programs and Planning Projects

Ms. Ferrara stated that a notice of violation was sent out to Aeroguard (owned by Bird Acquisitions) regarding touch and go operations during prohibited hours. In response to a question from Vice Chair Maxwell, Ms. Ferrara stated that the violation occurred at the beginning of July.

Ms. Ferrara stated that the Local Action Runway Safety Team meeting is scheduled for August 23rd.

Eight voluntary curfew letters were sent out in April, 24 in May and 15 in June.

In terms of projects coming through the Planning Department, five projects were listed in May, two in June and four in July within the Airport Influence Area.

Staff is currently working on an update for the economic benefit analysis. They await information from the tourism and lodging data to complete the report, which is expected in the fall.

Staff continues to work on building a social media audience via Instagram and Facebook. Listservs continue to be sent with relevant Airport news. The website now includes information on the Stearman and Thunderbird meeting rooms.
Staff hosted a tour and presentation for 15 real estate agents. The Airport is participating in the Youth Corps Program, which assigned a youth volunteer to the Airport for the summer. Staff attended the NBAA Regional Forum in June and are planning to exhibit at NBAA in Las Vegas in October.

Administrative Report from the Aviation Director or Designee Regarding the Status of Pending Aviation-Related Items

Mr. Mascaro stated that City Council approved the Airport North General Aviation Executive Box Hangars Design Phase Services Contract on consent. The contractor and design team are at 45 percent plan completion, now looking at value engineering options. In terms of the Scottsdale runway lighting rehabilitation project, the goal is to begin construction on September 16th.

The developer of the proposed Seventh Day Adventist rezoning project will be coming before the Commission in the near future to discuss its rezoning requests.

Gate 2 at the south end of the airfield provides access to private property through the fence. An entity at this Acoma property desires to redevelop its hangars. However, the taxilane, owned by the City, is designated as a private street, only able to accommodate small aircraft. The developer wishes to spend its own money to upgrade the taxiway structure.

The City of Phoenix Manor Scottsdale project was approved by the City of Phoenix with stipulations, which did not include noise and sound attenuation. The site is located a quarter mile off the south runway and will consist of apartments.

Commissioner Celigoy noted the addition of the consent agenda and moving administrative items to this section. He asked whether this was a policy change for all commissions. Mr. Mascaro stated that they have the ability to include a consent item as needed. It was used in the past, because there were a significant amount of business permits that would take significant time to review. In speaking with the Chair and Vice Chair, staff felt it was appropriate to include a consent agenda in terms of the business permits for this month. It is not intended to be the norm.

13. Discussion and Possible Action to Modify the Airport Advisory Commission Meeting schedule and Commission Item Calendar

There were no comments and no action was taken.

PUBLIC COMMENT

There were no public comments.

FUTURE AGENDA ITEMS

No action taken.
ADJOURNMENT

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:53 p.m.

AYES: Chair Little, Vice Chair Maxwell, Commissioners Brad Berry, John Berry, Bernosky, Celigoy and Kaplan
NAYS: None

SUBMITTED BY:

eScribers, LLC