

**Airpark Liaison Committee Meeting**  
**September 6, 2006**  
**4:00 PM – 5<sup>th</sup> Floor Front CCR**

**Members Present**

Howard Layer, Chairman  
Keith Miller  
Jeff Zyontz  
Wendy Carter  
Anne Root  
Nancy Shenk  
Steve Inkellis  
Nancy Sturgeon  
Gus McCleod

**Members Absent**

Donald Gray  
Eugene Casey  
Rosemary Arkoian

**Guests**

John Luke, Airpark Manager

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The meeting began with introductions of Committee members and Council staff. Keith Miller is the new Executive Director of the Revenue Authority. Jeff Zyontz is Council staff replacing Ralph Wilson.

**Pending Zoning Text Amendment (ZTA) 06-18 and the Webb Tract**

Jeff Zyontz talked to the Committee about ZTA 06-18, concerning the planned retirement community development standards (PRC zone) and its possible effects on the Webb Tract which is adjacent to the Airpark. The ZTA is scheduled for further review by the Council's Planning, Housing and Economic Development (PHED) Committee in September. Senior housing or industrial development has been suggested for the property. Council staff asked for comments/questions from Committee members on the proposed amendment.

A question was posed as to why the ZTA would be a good idea or not from an Airpark perspective. Council staff responded that testimony from the Council's public hearing indicated that if the ZTA were approved, there would be dramatic changes in the operation of the Airpark, potential effects on approaches, particularly instrument approaches and a potential for more houses affected by noise.

Concerns were expressed about the possibility of industrial uses being built on the Webb Tract. The community is concerned that development is not of a high economic level and therefore would affect property value, and whether it is possible to build the type of housing suggested with safety in mind on a portion of the Webb Tract.

Park and Planning representative, Nancy Sturgeon briefed the Committee on the zoning of the Webb Tract. The area around the Airpark was residentially zoned originally at R-200. After the Airpark was built, the immediate area was changed to an industrial zone. Planning staff decided that parkland and industrial uses were compatible with the Airpark. The I-4 zone was created for the Airpark and was also applied to the Webb Tract. It was noted that a new master plan for the area is underway.

**Note:** For the record, Committee member Eugene Casey commented by email to the Committee Chair that the proposed ZTA is not a good idea.

#### Airpark Updates – Revenue Authority

John Luke, Airpark Manager made the following comments:

- airplane storage at the Airpark has decreased by approximately 15%
- commercial activity has increased approximately 10%
- EA study (CIP Project) is completed
- B24 and B17 planes will be on display at the Airpark on October 13, 14 and 15 for the public to view

#### Committee Openings

Several positions on the Committee are open. Council staff will start the process for advertisement for these openings.

#### Future Meetings

The Committee agreed to continue to meet as issues arise.

Meeting adjourned at 5:08 p.m.