



**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
PUBLIC MEETING  
Scottsdale Airport Aviation Business Center  
Stearman/Thunderbird Meeting Room  
15000 N. Airport Drive, Second Floor  
Scottsdale, Arizona  
Wednesday, October 22, 2025**

**PRESENT:** Peter Mier, Chair  
April Beauboeuf, Vice-Chair  
Michael Goode (via telephone)  
Thomas Kube  
David Mecartney  
John Spalj

**ABSENT:** Peter Lenton

**STAFF:** Rick Wielebski, Aviation Director  
Matthew Johnson, Director of Airport Operations & Maintenance  
Kelli Kuester, Aviation Planning and Outreach Coordinator  
Angela Calabresi, Assistant City Attorney

**GUESTS:** Harrison D. Wood, Avento Aviation Detailing  
Noah Knox, Daxair Aviation, LLC  
Jorge Duarte, Jet Avenue, Inc.  
Greg Bloemberg, Principal Planner  
Nick Wood, Snell & Wilmer  
Marianne Navarro, Erickson Senior Living

**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.

**PLEDGE OF ALLEGIANCE**

Commissioner Goode led the Commission in the Pledge of Allegiance. Chair Mier noted it was Commissioner Goode's last meeting, and he said it was a pleasure serving with him.

## **POSSIBLE EXECUTIVE SESSION**

Chair Mier indicated the Commission may adjourn to a separate location for executive action and notice of such will be given at that time.

## **AVIATION DIRECTOR'S REPORT**

Aviation Director Rick Wielebski offered his gratitude to Commissioner Goode for his service and anticipated announcing his replacement at the next meeting. He welcomed Commissioner Mecartney to the Commission. He announced that new Assistant Aviation Director Richard Formo will officially start work next week. He noted there was a greater-than-expected increase in aviation last week because of the Barrett-Jackson Scottsdale Auction. He spoke about two grant awards received from the Federal Aviation Administration (FAA) totaling over \$800,000.

## **PUBLIC COMMENT**

There was no response to the call for public comment.

## **APPROVAL OF MINUTES**

### **Regular Meeting: September 17, 2025**

COMMISSIONER SPALJ MADE A MOTION TO APPROVE THE SEPTEMBER 17, 2025, REGULAR MEETING MINUTES AS PRESENTED. COMMISSIONER KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE-CHAIR BEAUBOEUF, AND COMMISSIONERS GOODE, KUBE, MECARTNEY, AND SPALJ VOTING IN THE AFFIRMATIVE.

## **REGULAR AGENDA            ITEMS 1-12**

- 1. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Avento Aviation Detailing to conduct Mobile Aircraft Washing services at Scottsdale Airport.**

Aviation Director Rick Wielebski indicated that Avento Aviation Detailing has met the requirements for an aeronautical business permit (ABP). He introduced Avento owner Harrison Wood, who described the goals he hoped to achieve through this permit.

VICE-CHAIR BEAUBOEUF MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPORT AERONAUTICAL BUSINESS PERMIT FOR AVENTO AVIATION DETAILING TO CONDUCT MOBILE AIRCRAFT WASHING SERVICES AT SCOTTSDALE AIRPORT. COMMISSIONER SPALJ SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE-CHAIR BEAUBOEUF, AND COMMISSIONERS GOODE, KUBE, MECARTNEY, AND SPALJ VOTING IN THE AFFIRMATIVE.

**2. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Daxair Aviation, LLC to conduct Flight Training services at Scottsdale Airport.**

Aviation Director Rick Wielebski indicated that Daxair Aviation, LLC, has met the requirements for an ABP. He introduced Daxair owner Noah Knox, who indicated he has been in the industry for six years. Responding to Commissioner questions, he said the company currently has three flight instructors, and he explained how instructors intend to conduct their training.

VICE-CHAIR BEAUBOEUF MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPORT AERONAUTICAL BUSINESS PERMIT FOR DAXAIR AVIATION, LLC, TO CONDUCT FLIGHT TRAINING SERVICES AT SCOTTSDALE AIRPORT. COMMISSIONER KUBE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE-CHAIR BEAUBOEUF, AND COMMISSIONERS GOODE, KUBE, MECARTNEY, AND SPALJ VOTING IN THE AFFIRMATIVE.

**3. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Jet Avenue, Inc to conduct Mobile Aircraft Maintenance and Repair services at Scottsdale Airport.**

Aviation Director Rick Wielebski indicated that Jet Avenue, Inc., has met the requirements for an ABP. He introduced Jorge Duarte, Owner of Jet Avenue, who spoke about his aircraft maintenance history and his intent to move to Arizona.

COMMISSIONER SPALJ MADE A MOTION TO APPROVE THE APPLICATION FOR AIRPORT AERONAUTICAL BUSINESS PERMIT FOR JET AVENUE, INC, TO CONDUCT MOBILE AIRCRAFT MAINTENANCE AND REPAIR SERVICES AT SCOTTSDALE AIRPORT. VICE-CHAIR BEAUBOEUF SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE-CHAIR BEAUBOEUF, AND COMMISSIONERS GOODE, KUBE, MECARTNEY, AND SPALJ VOTING IN THE AFFIRMATIVE.

**4. Discussion and Input regarding Airport and Airpark Aeronautical Business Permit Additions, Cancellations and Revocations.**

Aviation Director Rick Wielebski noted the airport/airpark tenant list is included in the agenda packet, and the three companies approved earlier today are listed in green on the report. In response to Commissioner questions, he said any agencies listed in yellow on the report are ones who recently cancelled their permits. As long as a business meets the minimum standards of airport rules and regulations, he continued, they can obtain a permit or be a tenant of the airport. There is no limit on the number of businesses, though it is contingent on space being available at the airport or the airpark.

**5. Discussion and Possible Action to recommend approval of a zoning district map amendment from Planned Community District (P-C) zoning to Planned Community District with P-C comparable Planned Airpark Core, Airpark Mixed-Use - Residential (P-C PCP AMU-R) zoning (+/- 45 acres) and Planned Community District with P-C comparable Multi-family Residential (P-C R-5) zoning (+/- 10 acres), including a development plan and bonus floor area ratio (FAR) from 0.8 to 0.95 resulting in an additional 281,746 square feet of floor area, to allow for a minimal residential**

**healthcare facility (975 units) and a specialized residential healthcare facility (250 beds) on a +/- 55 acre site located at the NWC of the Miller Road alignment and Princess Blvd.**

Principal Planner Greg Bloemberg conducted a slideshow presentation and reviewed slides with the following titles or descriptions: map with yellow outline; pink map; map with legend; Request Summary; Context Aerial w/ Site Plan; Flight Paths (3 slides); and Erickson Senior Living.

Mr. Bloemberg indicated the Scottsdale General Plan allows the proposed use. The location of the subject property in the AC-1 airport influence zone, he noted, requires FAA analysis and fair disclosure. Responding to Commissioner questions, he stated the applicant was approved for a structure height of 90 feet, and buildings to the west of the subject parcel are around 65 feet.

Nick Wood with Snell & Wilmer, representing the applicant, conducted a slideshow presentation and reviewed slides with the following titles or descriptions: Erickson Senior Living; people; map with yellow outline; Site Aerial; Proximity to Scottsdale Airport; Scottsdale General Plan 2035; Zoning-Planned Community District; Greater Airpark – Charter; Scottsdale Traffic Pattern; noise contours; airport influence area map; Noise Sensitive...; Noise Study; Indemnity and Defense of Aviation Related Suits; Conceptual Site Plan; Conceptual Master Site/Landscape Plan; and Conceptual Project Rendering.

Mr. Wood described the nature and national locations of Erickson Senior Living, as well as the services they offer. The demand for this type of housing is growing, he continued, and he spoke about life in this type of facility. He confirmed that this use type is allowed within the current zoning as laid out in a development agreement between the City of Scottsdale and the State Land Department. He discussed the results of a noise study that was conducted on the site and some of the sound mitigation measures that are planned.

Mr. Wood said the applicant plans to enter into a development agreement with the City of Scottsdale that will incorporate an indemnity/hold harmless clause, and it will also include disclosure language making it clear that there will be noise from aircraft at all hours of the day. All buildings will be connected by bridges, so nobody will need to walk outside. He spoke about some of the amenities that will be available in the facility.

In response to Commissioner questions, Marianne Navarro with Erickson Senior Living stated they would still be in the application process for several more months, to be followed by the public auction process. If everything goes well, she expected construction to begin in 2027 with the first resident moving in sometime in 2030. Any potential limits on the indemnification clause will be discussed during negotiations with the City.

Commissioner Mecartney asked for clarification about whether special building materials would be needed to mitigate noise. He felt like incorporating some noise mitigation would protect the airport as well as nearby residents. Ms. Navarro brought up two other Erickson Senior Living facilities which are located close to major airports, adding that the noise study was deliberately conducted during a busy time of year. The materials chosen for the project will hopefully protect residents from unnecessary outside noise.

Mr. Wood confirmed that the top of the building will be 78 feet high. Ms. Navarro believed the other buildings will be five stories tall. Kelli Kuester, Aviation Planning and Outreach Coordinator, noted

that the airport would have no input regarding the materials used for the building. Commissioner Goode brought up a similar application that came before the Commission. Ms. Kuester responded that that applicant offered to use specific materials for noise attenuation, but that was not a requirement. Chair Mier remarked that the hold harmless agreement and the noise disclosure would sufficiently protect the airport. Any approval of this item should include the indemnification and the proposed materials.

Discussion ensued regarding the total number of beds for the facility.

COMMISSIONER SPALJ MOVED TO RECOMMEND FOR APPROVAL TO CITY COUNSEL CASE 4-ZN-2024 (ERICKSON SENIOR LIVING). COMMISSIONER MECARTNEY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE-CHAIR BEAUBOEUF, AND COMMISSIONERS GOODE, KUBE, MECARTNEY, AND SPALJ VOTING IN THE AFFIRMATIVE.

## **6. Discussion and Input regarding Quarterly Noise Complaint Summary.**

Aviation Planning & Outreach Coordinator Kelli Kuester reviewed the report included in the agenda packet for this item. She reviewed data pertaining to the number of new and repeat complainants, the number of complaints as compared to historical norms, and the number of complaints per square mile. Most of the complaints dealt with low flights and flights during the voluntary curfew hours.

In response to Commissioner questions, she provided clarity on the grid used to illustrate the areas where complaints were lodged. She pointed out the downward trend in the number of annual complaints. She said she did not know the context of the complaints for a specific complainant because that complainant never requested a call back. Most complaints from that area, however, tend to deal with the frequency of flights, and those complaints are often seasonally based. Discussion ensued regarding possible reasons why people in that area tended to lodge more complaints during certain times of the year.

## **7. Discussion and Input regarding Public Outreach Programs and Planning Projects.**

Aviation Planning & Outreach Coordinator Kelli Kuester reviewed the highlighted portions of the staff report for this item. She spoke about changes that would take effect regarding the Voluntary Curfew Program to increase the effectiveness of the program. Chair Mier proposed creating a Good Neighbor Award to encourage good behavior. Commissioner Mecartney opined most of the violators were repeat offenders.

Ms. Kuester promoted the Open House meeting on November 13 and expanded on some of the presentations and events she participated in over the last month. She stated there are 67 airports in Arizona. She shared pictures from the NBAA-BACE Conference and the Scottsdale Fall Festival. She promoted a movie night on November 8 and went into greater detail about media and social media happenings, adding that the airport's Instagram account hit 10,000 followers.

## **8. Discussion and Input regarding Monthly Operations Report.**

Matthew Johnson, Director of Airport Operations & Maintenance, reviewed the Operations Report included in the agenda packet, highlighting statistics about based aircraft, operations, alerts, and incidents. He commended the crew who handled the Dassault Falcon 2000 hydraulic failure by

moving the aircraft to safety and quickly evacuating it. The runway was shut down for about 38 minutes. He provided additional details about the September 22 vehicle collision and two of the enforcement actions taken. He reviewed the U.S. Customs Border Protection data, the Scottsdale Airport operations statistics, and the FAA chart, which was not included in the packet but showed that the airport was holding at its 9th-place ranking.

Mr. Johnson provided an update on and displayed pictures taken after a recent storm. There was no vehicle damage, and a fence repair company will address a portion of fencing. He spoke about the efforts of the operations team to clean up tree debris. The highest wind speed during the storm was 54 miles per hour, he noted. Responding to Commissioner questions, it was conveyed that there were two passengers on the plane which experienced hydraulic failure.

**9. Discussion and Input regarding Monthly Financial Report for August 2025.**

Aviation Director Rick Wielebski reviewed the Monthly Financial Report included in the agenda packet for this item, including statistics related to the operating budget, the Aviation Cash Fund Balance, the monthly revenue and expenditure comparison, and fuel flowage numbers.

In response to the Chair's query, Mr. Wielebski opined it is difficult to predict how the federal government shutdown will impact the airport. Though air traffic controllers are not being paid, they are still showing up to work every day.

**10. Discussion and input regarding Monthly Construction Report.**

Matthew Johnson, Director of Airport Operations & Maintenance, announced that the taxilane pavement project was passed unanimously by the City Council in early October. He anticipated that the construction agreement would be signed today, and he would hopefully provide a timeline to the Commissioners at their next meeting.

**11. Discussion and Input regarding the Administrative Report from the Aviation Director, or designee, regarding the status of pending aviation-related items.**

Aviation Director Rick Wielebski stated there were no new updates to the items listed in the agenda packet for this item.

**12. Discussion and Possible Action to modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar.**

Aviation Director Rick Wielebski noted the Commission had previously chosen not to meet in December and encouraged the Commissioners to vote on that. It was decided that that decision would be deferred until the November meeting.

**PUBLIC COMMENT**

There was no response to the call for public comment.

**FUTURE AGENDA ITEMS**

There were no future agenda items.

## **ADJOURNMENT**

With no further business to discuss, Chair Mier called for a motion to adjourn at 6:03 p.m.

COMMISSIONER SPALJ MADE A MOTION TO ADJOURN THE MEETING. VICE-CHAIR BEAUBOEUF SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR MIER, VICE-CHAIR BEAUBOEUF, AND COMMISSIONERS GOODE, KUBE, MECARTNEY, AND SPALJ VOTING IN THE AFFIRMATIVE.

SUBMITTED BY:

eScribers, LLC