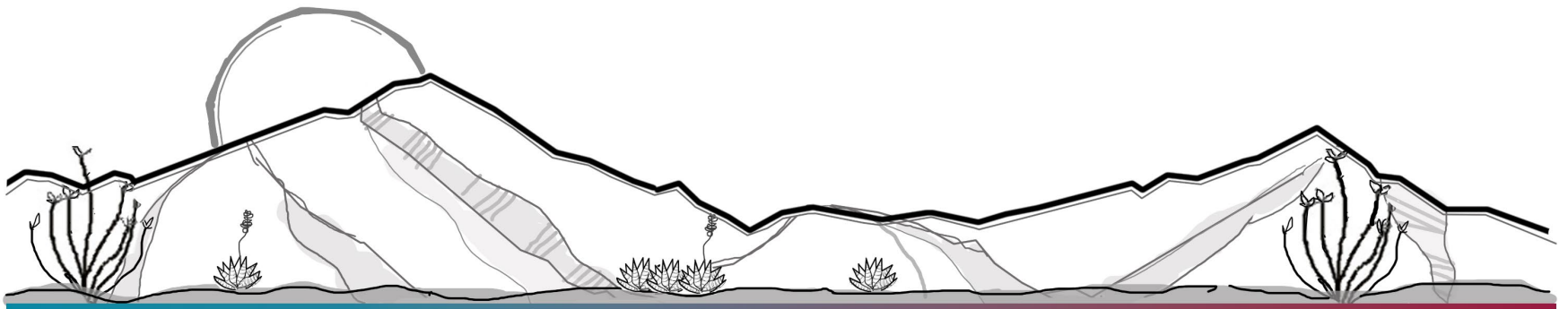


SU 23-13 (Sybil Airstrip)

Special Use Authorization for an Airstrip
Planning & Zoning Commission
June 14, 2023



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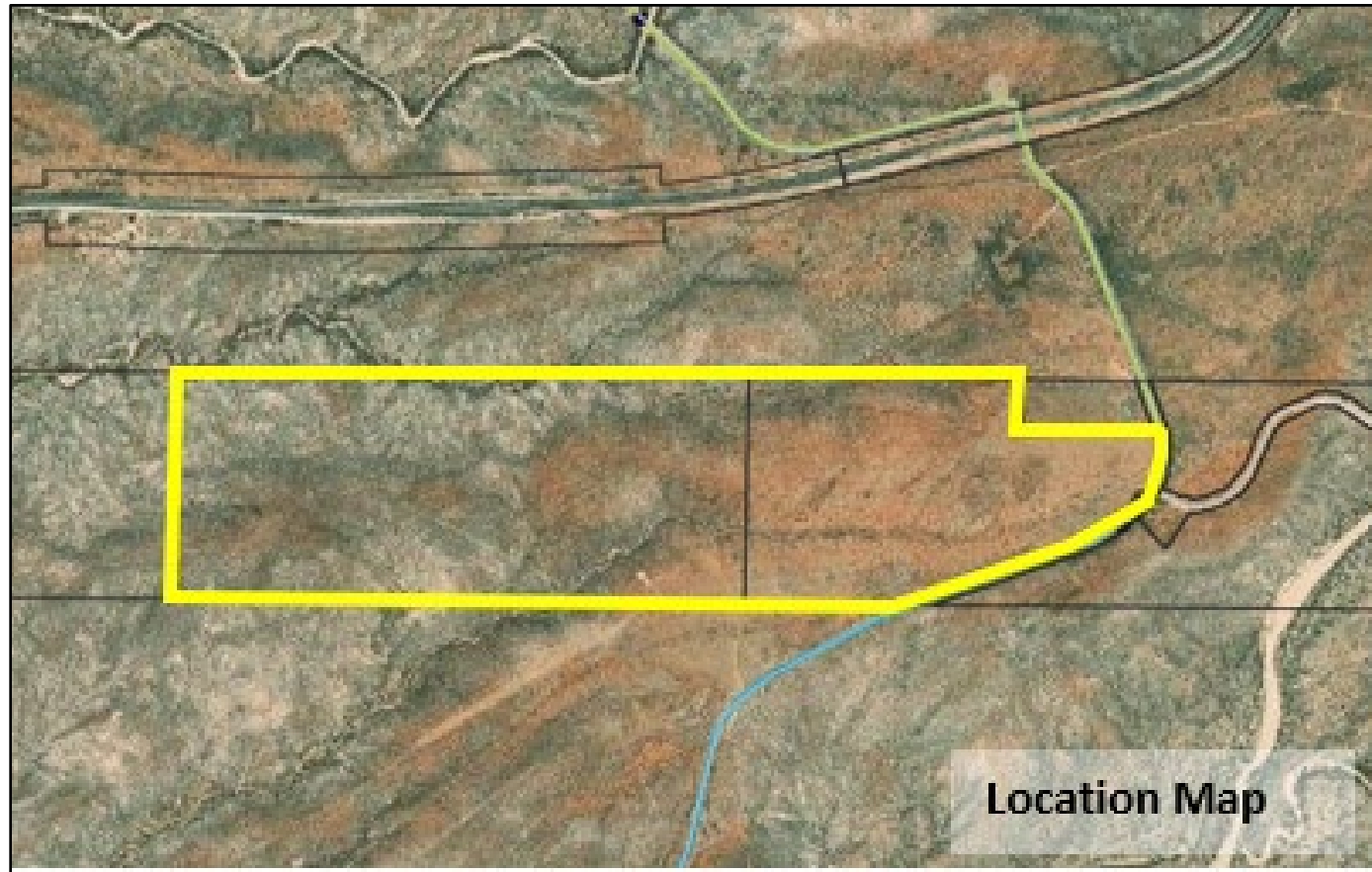


Site Size: 163 Acres
APN: 120-01-001 K and V
Zoning: RU-4 (Rural, 4-acres minimum parcel)
Growth Area: Category D
Plan Designation: Rural Residential
Area Plan: Saint David Area Plan
Existing Uses: Unpermitted airstrip and open range
Proposed Uses: Permitted airstrip

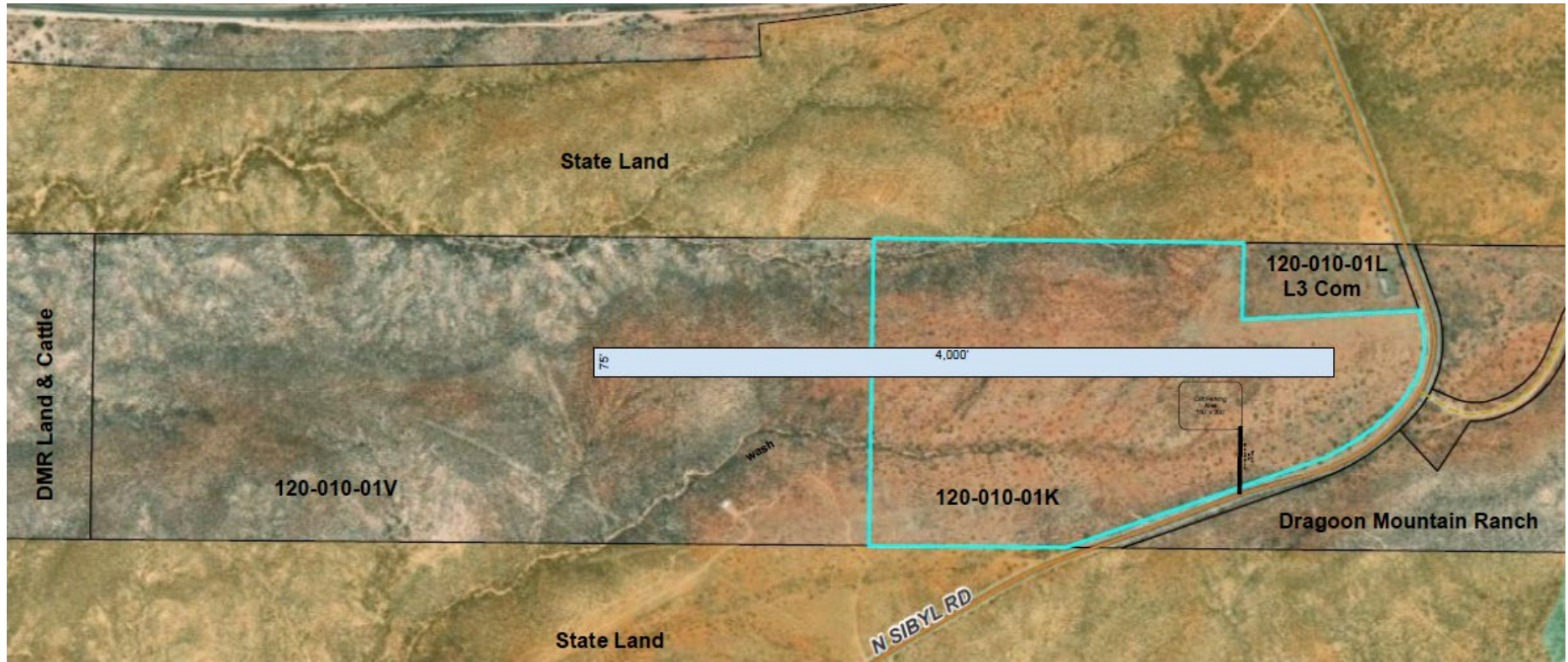


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- Location



Concept Plan



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There are 10 factors used to evaluate all special use proposals. As submitted, the application:

Complies: 8 factors

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Traffic Circulation
- Adequate Services and Infrastructure
- Public Input (two letters in opposition)
- Offsite Impacts
- Hazardous Materials
- Water Conservation

Complies with Conditions: 2 factors

- Development Along Major Streets
- Significant Site Development Standards



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Factors in Favor of Request

1. The project complies nine of the nine criteria used to evaluate special use requests;
and
2. Complies with the Saint David Area Plan.

Factors in Against Approval of Request

The Special Use is in response to Code Enforcement action.



Applicant Presentation/Discussion



Staff Recommendation:

Conditional Approval

1. The Applicant shall obtain a right-of-way permit the driveway(s) and provide required improvements.
2. A chipseal driveway, with adequate turn radius and sight distance triangle taken into consideration is required
3. Prior to issuance of the non-residential permit that applicant shall fully fence the entire special use area.
4. The Applicant shall provide documentation of a permit from the State for removal of native vegetation
5. A drainage analysis, Storm Water Pollution Prevention Plan (SWPPP), and consent to remove native plants is required.



6. A site plan, grading plan is required to be submitted with the non-residential permit.
7. A Floodplain Use Permit(FPUP) may be required.
8. All disturbed areas shall be treated to mitigate erosion from wind and dust. All driveways and parking areas shall be paved or gravel. Other areas, such as the runway and clear areas adjacent can be treated with other options such as hydroseeding or dust polymers. These shall be demonstrated on the non-residential permit, approved by the County, and verified at final inspection.
9. In conjunction with the non-residential permit the applicant shall provide documentation that the FAA has provided appropriate approval.



Sample Motion

I move to approve Docket SU 23-13 (Sybil Airstrip) on parcel 120-01-001K and V, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.

