

Docket SU26-03

Special Use Authorization
for a Private Airstrip

Planning and Zoning Commission

April 8, 2026



Sample Motion

I move to approve Docket SU26-03 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Dave Dodge

Location: 5261 E. Dragon Winds Way (Dragoon)
APN 208-92-013B (20 acres)

Zoning: RU-4

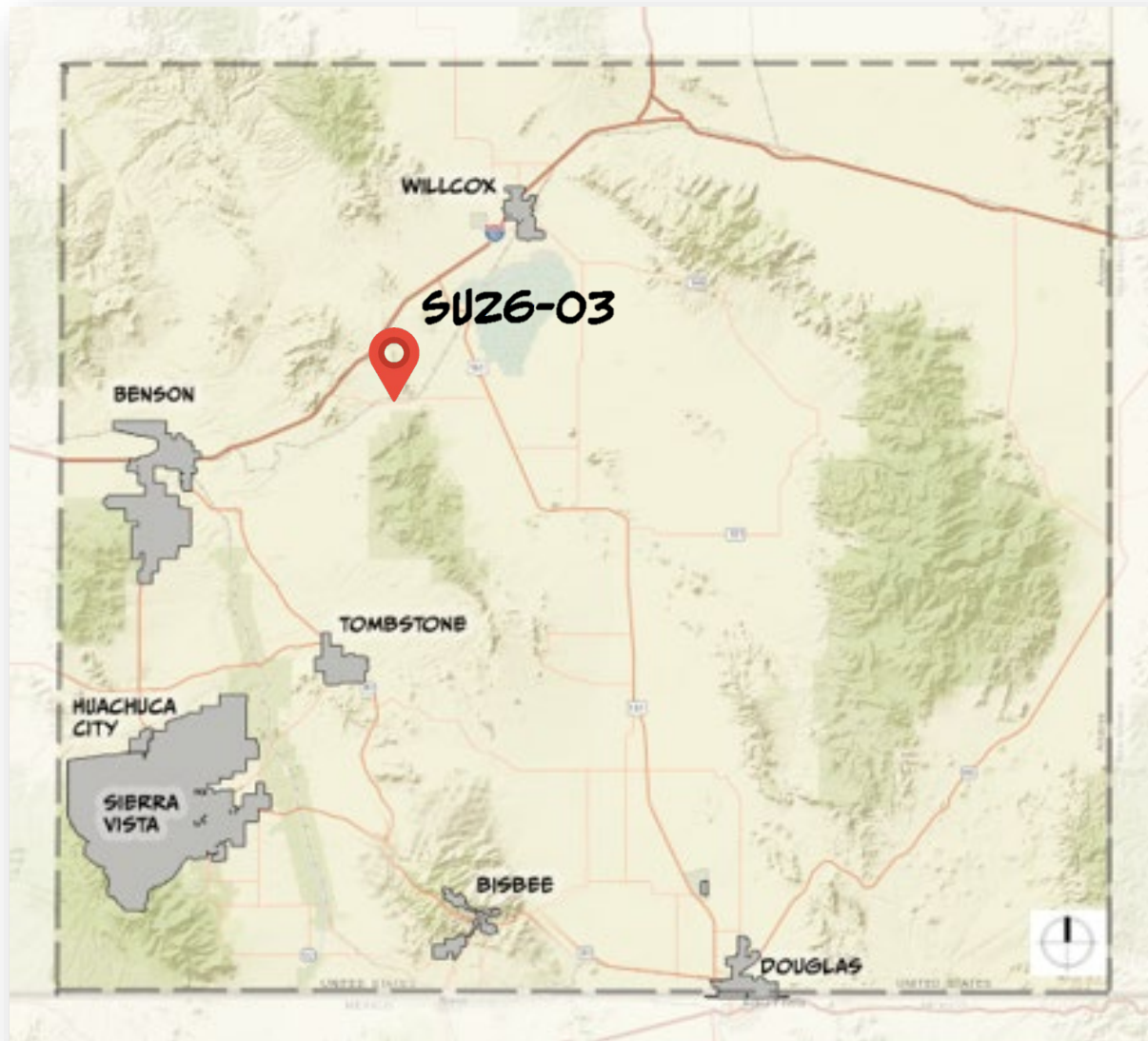
Plan Designation: Rural

Growth Area: D – Rural

Current Use: Residential

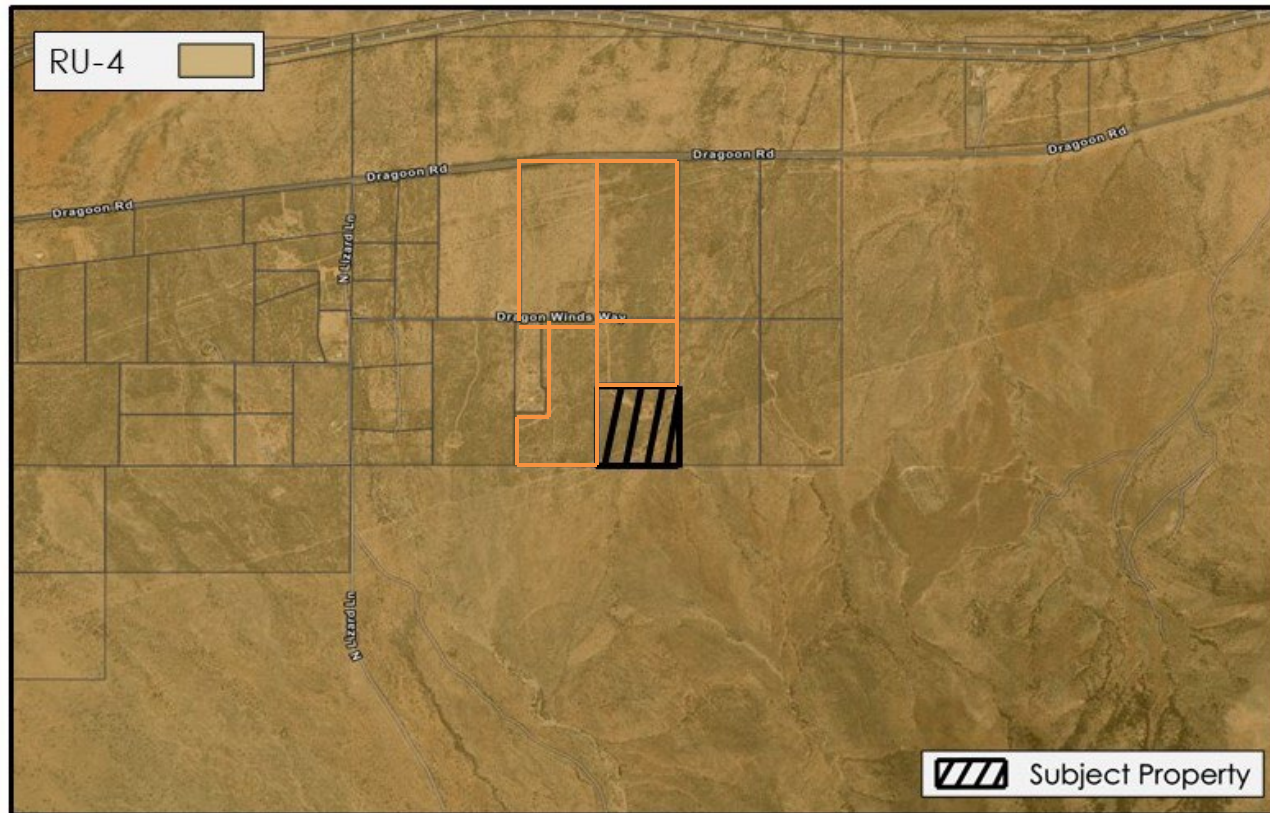
Proposed Uses: Residential w/Private Airstrip

DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



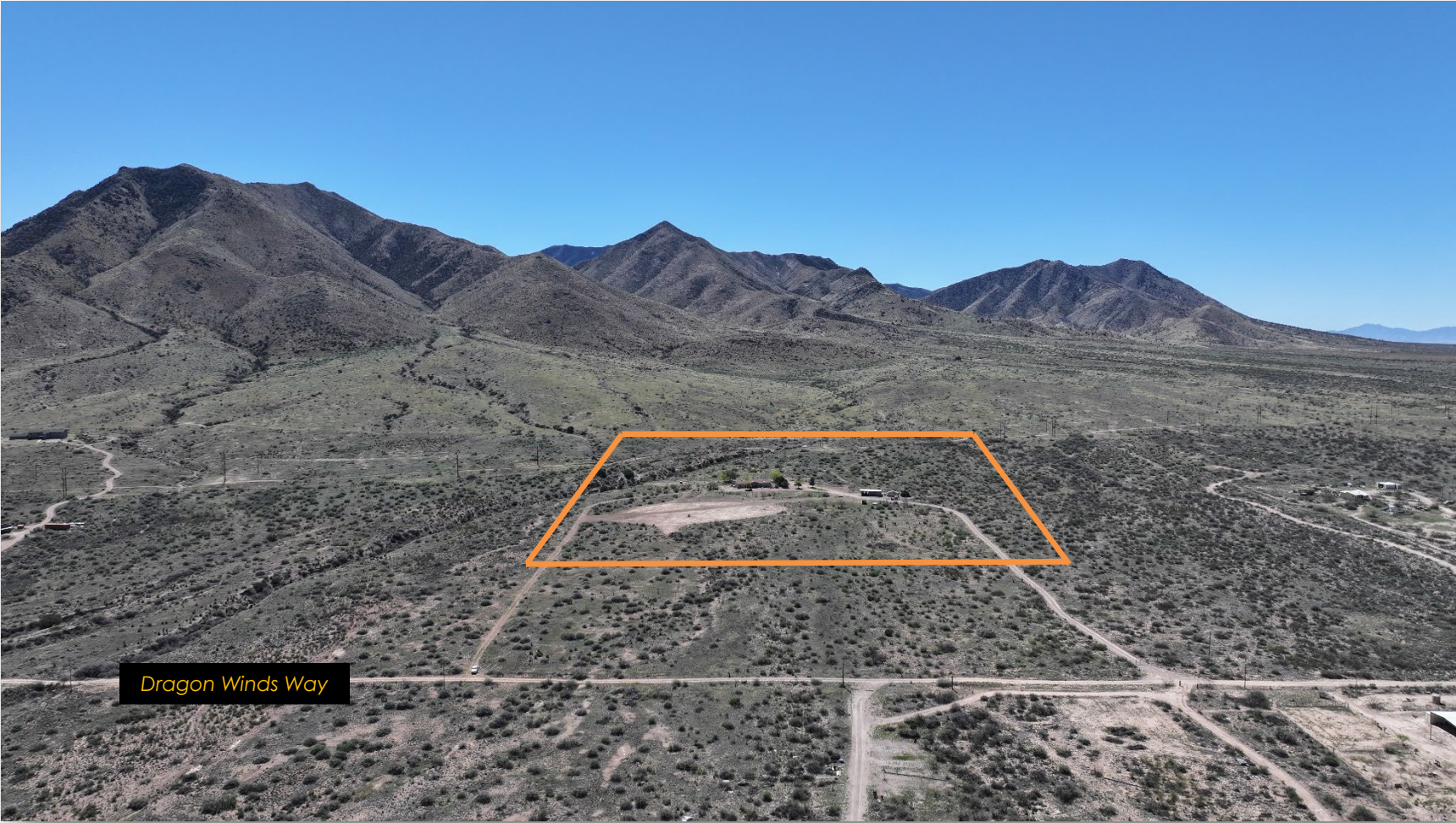
SU26-03 (Dragon Winds Way Airstrip)

5261 Dragon Winds Way (APN 208-92-013B)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



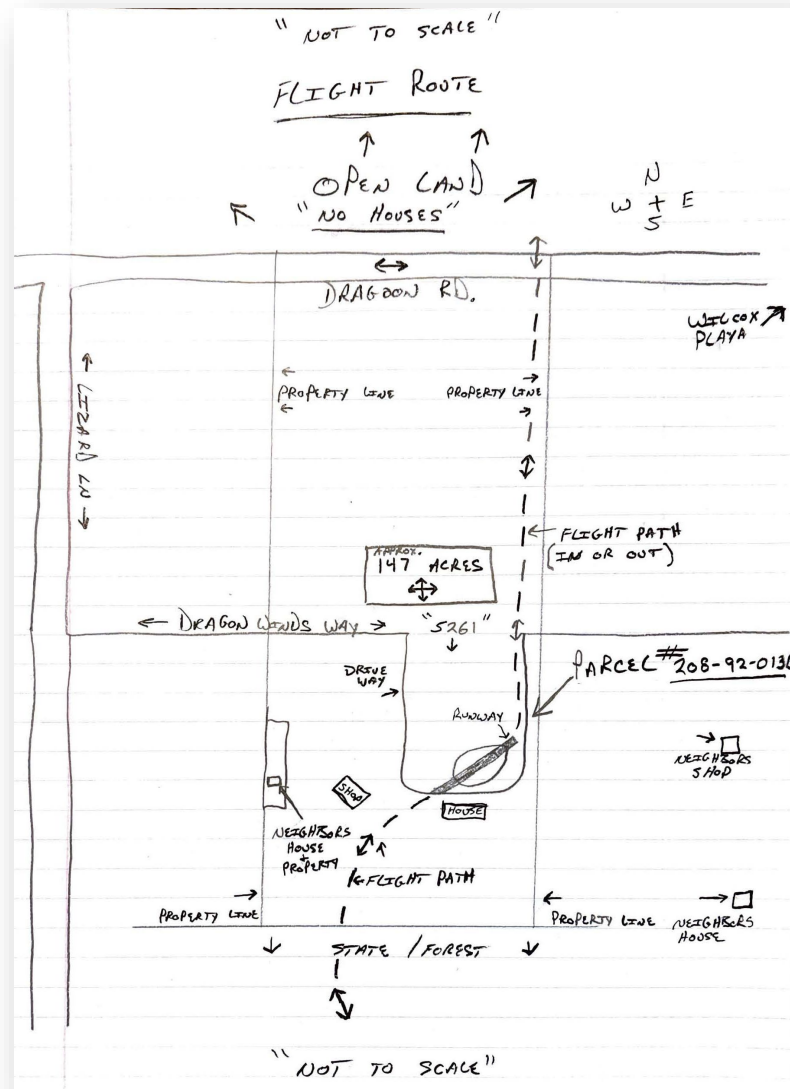
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



Special Use Authorization Factors

- | | |
|--|-----------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Not Applicable |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Not Applicable |

DEVELOPMENT SERVICES

Factors in Favor of Approval

- Complies with applicable factors
- Low density residential development pattern
- Applicant owns adjacent parcels to the north and west
- Property abuts public land to south
- Support from nearby property owner

Factors Not in Favor

- Potential noise and/or dust during takeoffs and landings and overflight privacy concerns

Citizen Review / Public Notice

- 18 February
 - Applicant letters
- 18-20 March
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU26-03 to allow a private airstrip with the following conditions:

1. Airstrip use is limited to private ultra-light and powered parachute aircraft.
2. Comply with FAA airstrip registration requirements and follow FAA-recommended standards and best practices for private-use landing areas.
3. Demonstrate safe obstacle-clearance procedures for takeoff and landing paths.
4. Airstrip operations must not interfere with SSVEC, AEPCO, or WAPA line access, maintenance, or emergency response activities. Coordinate with SSVEC, AEPCO, and/or WAPA to ensure aerial marker balls are installed on distribution and transmission lines on the north, west, and south sides of the property.
5. Flights shall not occur more than 30 minutes before sunrise or more than 30 minutes after sunset.
6. No overflights less than 500' AGL over adjacent properties unless owned by the applicant.

Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.

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