



Airport Overlay Committee

Minutes

Thursday, November 13, 2025 at 6:00 pm

AGENDA

A scheduled meeting of the Duchesne City Airport Overlay Committee will be held at the Duchesne City Office Building, 500 East Main, Duchesne UT at the above date and time. The agenda will be as follows:

1. Roll Call, Prayer, Pledge

Minutes:

Bryce Hamilton conducted the meeting. City Deputy Recorder, Jessica North took minutes. Airport Overlay Committee Members present were, Bryce Hamilton, Cody Ivie, Duncan Kading, and Susan Hamilton, Rodney Rowley was absent. Duncan Kading offered the prayer. Bryce Hamilton led the Pledge of Allegiance.

2. Minutes

Minutes:

The previous minutes were not reviewed.

3. Review of Edits on Ordinance 25-1

Minutes:

Bryce Hamilton stated that the purpose of the meeting was to clarify the intention and language of the Airport Overlay ordinance and that they would not be voting on anything tonight. The committee members all agreed the ordinance needs clearer definitions and enforcement details.

- There is a need for clearer definitions of airport-compatible land uses.
- The FAA issues hazard determinations but does not regulate land use, the City maintains land use authority.
- There is a need to clarify separation between FAA airspace authority and the City land-use authority.
- There is a need to review the approach, transitional, horizontal, and conical zones.
- Potential issues related to building heights within the overlay zones were identified and will require further evaluation.
- Clarification is needed between airspace boundary, airport protected zone, and safety compatibility zones.
- Likely future annexation noted and zoning must match appropriately.

Residential Density Definitions

- Current low/high density residential definitions are outdated.

- The committee recommended aligning with city zoning or removing the terms entirely.

Object and Tree Definitions

- Recommendation to remove definition of “tree” and all references in ordinance.
- Structures over 15 ft above adjacent roadway may need special consideration.

Enforcement and Obstruction Marking

- Clarify responsibility for obstruction marking/lighting.
- Ensure obligations remain on property owners.

Height Limitations

- Structures within 20–50 ft of height limits may require FAA Form 7460.
- Structures over 40 ft in approach/transition zones require review.
- Developers should determine proximity to imaginary surfaces and file required FAA forms.

Mapping and Accessibility

- Height limitation maps should be accessible and interactive (GIS layer recommended).

Height Considerations Near Airport

- Areas near the grapple pit and Highway 71 were noted as potential height concerns.

Transition Zone Concerns

- Transition zone begins at same elevation as primary surface.
- Potential conflicts with tall structures like fire training towers.

Proposed Regulations

- Suggest 40-ft height buffer below imaginary surfaces.
- Structures over 40 ft require review.

Government Buildings

- Government buildings should follow same rules.

Language and Land Use Cleanup

- Ordinance wording needs cleaning.

Airport Property

- Airport property structures must comply with FAA hangar standards and city land use authority.

Safety Compatibility Zones

- Reviewed incompatible uses and specific problem areas.

Next Steps include appeals review, clause revisions, legal drafting, and cleanup.

4. New Business

Minutes:

No New Business was discussed.

5. Old Business

Minutes:

No Old Business was discussed.

6. Adjournment

Minutes:

Motion to adjourn the meeting at 7:00pm by Duncan Kading, Seconded by Cody Ivie.

*Duncan Kading – Aye

*Cody Ivie – Aye

*Susan Hamilton – Aye

*Bryce Hamilton – Aye

*Rodney Rowley - Absent

Motion carried by unanimous vote.

Attest:

Jessica North, Deputy Recorder:

Contact: Jessica North (jnorth@duchesnecity.com 435-738-2464) | Minutes published on 01/12/2026, adopted on 12/12/2025