

MINUTES
AIRPORT BOARD MEETING
500 W AIRPORT ROAD, SANPETE COUNTY, UTAH
Tuesday, June 15, 2021
6:00 P.M.

Board Members Present: Chair Tom Herbert, Jeremy Hallows, Ted Meikle, Ephraim Council Liaison Richard Wheeler, Manti Council Liaison Mary Wintch

Board Members Excused: Scott Larson

Staff Present: Airport Manager Shaun Kjar, County Commissioner Edwin Sunderland, Candice Maudsley Secretary

Others Appearing: Kerry Nielson, Mel Leseberg, Mark Larson

CALL TO ORDER

The Manti Ephraim Airport Board convened on Tuesday, June 15, 2021. Board Chair Tom Herbert called the meeting to order at 6:00 PM.

I. MOTION AGENDA

A. ZONE CHANGE DISCUSSION

A map was presented showing the county zoning for the area surrounding the airport. The county zone of PF (Public Facility) was discussed. In a PF zone the land use is restricted to public facilities such as water tanks, churches, and schools. It was suggested that there be zone change from PF to BC (Business Commercial) with an airport overlay zone. The desired zoning of BC would allow business and other commercial uses. There is no record found as to why the area surrounding the airport is zoned PF. The county BC zone requires a CUP (Conditional Use Permit) for development in that zone. The setbacks in the BC zone would be larger distances, but the density would be higher.

A draft overlay zone is ready to be enacted. An overlay zone would put sterner restrictions on residential building and projects surrounding the airport. Safety is the greatest concern. Regarding safety, schools and churches are the greatest safety concern near an airport and those are the buildings the current zone allows. The overlay zone extends from the airport approximately 500-1000 feet. Height, glare, and smoke restrictions are implemented at the ends of the runway. The underlying zone restrictions are reviewed first, then the overlay zone is reviewed to see if there are further restrictions. The overlay and safety zones of the airport need to be protected.

B. BUSINESS PROPOSAL (KERRY NIELSON)

Kerry Nielson would like to build an RV storage unit. If the Neilson property is rezoned BC, it would make the business possible. A long-term zoning plan was recommended by the County. Kerry presented a zoning plan to the Board for their input. Kerry has talked to a few of the surrounding landowners and will continue to contact others. A group effort in rezoning would be beneficial so a zoning island is not created. If all properties were permitted the same application to rezone, it would be an easier process. The Board recommended a plan be created to be presented to the County. There is beneficial use for both parties and the Board supports it. The County is currently working on their General Plan, so the timing is ideal. Kerry has investigated the FAA height restrictions and his project will be well within compliance. The future land use plan for Ephraim City extends to the airport as commercially zoned. Storage units are the ideal business to have next to an airport.

C. JASON STEVENSON HANGAR APPROVAL

The hangar will be 60'x 60' and will be located south of Mark Larson's hangar. Jason will be renting out his existing hangar.

D. MARK LARSON HANGAR APPROVAL

Mark will be building a 45'x 45' hangar on the south end of the Skousen hangar in August. There is currently 15 feet between hangars. The IBC (International Building Code) requires 30 feet between hangars. If the County has not adopted the IBC, it is not required, but the fire ordinance must be followed. The cost and space lost to the airport will be significant if the extra 15 feet is required. There is an option of building the hangars with firewalls. The airport has not required the firewalls in the past. Mark is considering building with the firewall after he researches the cost. The airport cannot require the 30 feet because of precedence, but fire code does require the 30 feet or the firewall. The question was asked if the hangars could be classified as storage facilities. It will be researched. The FAA form has been approved. The building permit will be submitted to the county and the construction will start in July.

E. STATUS OF AWOS REPAIRS

Tim Miller will most likely be the new technician from DBT Transportation Services. The AWOS has been down for over a year. It is hoped the issue will be resolved very soon. It is believed the problem may be the antenna or the connection. It was possibly hit by lightning.

F. ANNUAL FLY-IN PREPARATIONS

- Last year's event was September 12th
- The date proposed was September 11th and was changed to September 25th because of runway construction.
- Commemorative event for the 20th anniversary of 9/11.
- Potentially October 9th Young Eagles/ Flying Eagles.
- Post event evaluation
- Contact Black Hawks & Skydivers

- Speakers
- Helicopter rides
- Construction begins on runway in July and will last approximately six weeks.
- The next meeting will continue planning and assignments.

G. REVIEW OF AIRPORT BOARD BY-LAWS

The previously discussed edits were discussed, and new explanation was added. Once the Board has approved the final draft, the completed document will be sent to Ephraim City Council for adoption as an ordinance.

H. FLOWAGE FEE RESOLUTION

A ten cent per gallon flowage fee was recommended. After researching the subject, ten cents was a common charge. Those who bring their own fuel to the airport will be charged a ten percent per gallon flowage fee.

Board Member Ted Meikle moved that the airport impose a ten cent per gallon flowage fee to anyone self-fueling at the Manti-Ephraim Airport. The motion was seconded by Board Member Richard Wheeler. The vote was unanimous. The motion carried

I. POSSIBLE LAND ACQUISITION PROCEDURE

Property next to the airport may be purchased. It is recommended that the land be acquired. The engineers will need to review the properties. The justification for the land is to protect the airport's departure surfaces. The next step would be providing an updated exhibit A (attached) showing the land to be acquired. A CATEX will be required as well as an appraisal. The offer can then be made. Discussion was had concerning the funding sources. ARPA funds may be available as well as Six County or CIBD funds. The Board agreed to start the process. A CATEX will cost approximately \$20,000. A survey, appraisal, and appraisal review must be done. The approximate cost to begin the process is \$40,000-\$50,000. The FAA reimbursement is unavailable until the contract for the land is in place.

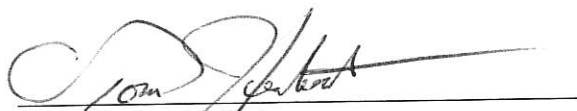
Board Member Mary Wintch moved to provide an updated Exhibit A showing the land to be acquired for FAA review. The motion was seconded by Board Member Jeremy Hallows. The vote was unanimous. The motion carried.

ADJOURNMENT

There being no further business to come before the Airport Board for consideration, Board Member Mary Wintch moved the Airport Board Meeting adjourn at 8:21 p.m. The motion was seconded by Board Member Richard Wheeler. The vote was unanimous. The motion carried.

The next Airport Board meeting is scheduled to be held on July 20, 2021, starting at 6:00 PM.

MINUTES APPROVED:


Tom Herbert, Chair

7/20/21
Date

ATTEST:


Candice Maudsley, Secretary

7/20/21
Date