

**SPECIAL PAROWAN CITY AIRPORT BOARD MEETING
MONDAY- MARCH 23, 2022
PAROWAN CITY OFFICES – 35 EAST 100 NORTH – 11:00 AM**

MEMBERS PRESENT: Pat Wall (Chairman), Jim Shurtleff (Council Representative), Dave Norwood, Don Horton

MEMBERS ABSENT: Dave Cowen

STAFF PRESENT: Cleve Matheson (City Manager/Zoning Officer), Mollie Halterman (Mayor), Heather Shurtleff (Deputy Recorder)

PUBLIC PRESENT: None

CALL TO ORDER: The meeting was called to order at 11:03 AM by Pat Wall.

DOES ANYONE HAVE ANY CONFLICTS OR PERSONAL INTEREST IN ANY MATTER ON THE AGENDA WHICH NEEDS TO BE DECLARED? No one declared conflicts.

PROPERTY SALE AND DEVELOPMENT AGREEMENT

RECOMMENDATION: Cleve Matheson said some of the wording in the development agreement had been worked out and a recommendation was needed from the Airport Board on the sale of the property in question to the Goodfellow Corporation for development. Mr. Matheson asked for any questions the board might have regarding the sale or development of the property.

Pat Wall asked if there was a precedent for the waiver of impact fees. Cleve Matheson said not a waiver, but the impact fees for commercial properties only has been suspended going on approximately 9 years now. Mr. Matheson and the board looked at the development agreement and Mr. Matheson said the language in section 6 could be changed to reflect suspension instead of the waiving of impact fees.

Dave Norwood asked how the streets would be laid out for the parcel in question. The board discussed at length the layout of the streets for the parcel and as the streets would pertain to the future expansion of the airport, including the intent for a 75 foot roadway along the north access and prairie dog fence. (See attached) The board also talked about the plans for the placement of the utilities. Included in the discussion was the upgrading of the water service to allow for future expansion and proper fire protection for the airport to meet the international building codes.

Cleve Matheson mentioned the City wasn't giving up any property that had been used for airport property in the past or currently. The board talked about the FAA maintaining the

same view for uses on property surrounding an airport, and insuring residential properties would not be too close to the airport. Don Horton mentioned concern regarding outlets for the planned hangar expansion at the airport. Mr. Matheson said the hangar expansion area was already included in the airport master plan. The board talked about specific property surrounding the airport that will be governed by all FAA and aeronautical rules and regulations. Future development will be enhanced by the Goodfellow Corp. bringing in power and water, and not at Parowan City's expense. The discussion about property surrounding the airport continued at length and referred to the attached map.

Pat Wall pointed out two typos in the agreement and Cleve Matheson said they would be fixed.

Kurt Goodfellow had owned a home in Parowan for approximately 30 years.

The board discussed the collection of soil samples and Cleve Matheson said there were no expected issues with the soil at the airport. Dave Norwood agreed with Mr. Matheson and said the only issue he could think of would be the possibility of too many rocks.

Dave Cowen wondered about the stability of the Kane Springs Road and Cleve Matheson wondered about the same issue.

Cleve Matheson said sketches for the development were not yet available. The first order for the development was to get a fence put up.

Don Horton moved to accept the development and sale of the property in question with the noted changes regarding the spelling errors and changing the verbiage indicating waived impact fees to suspended impact fees. Jim Shurtleff seconded the motion.

Cleve Matheson talked about the value of the land in question being determined by an appraisal, according to the condition of the land, as \$3,500 per acre inside the city limits and \$2,500 per acre outside the city limits. The appraisal was conducted by Cody Hymas. A city, for economic development reasons, could sell property directly to a buyer without putting it up for auction as a parcel disposal, and the Parowan City Council had opted to sell directly. A lot of research had been done with the state for the sale of this property. Mr. Matheson said the sale of the property in question is bound by this development agreement. Jim Shurtleff said the development agreement was contingent upon the property sale, and the sale was based on the appraisal and fair market value.

Cleve Matheson and Jim Shurtleff talked about the economic benefit, infrastructure and protection that would be brought to the airport would be huge.

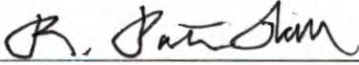
All members present voted in favor of the motion. The motion carried.

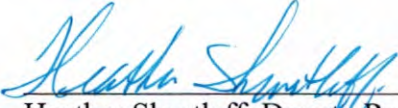
PUBLIC COMMENTS: None

STAFF COMMENTS: Cleve Matheson and Jim Shurtleff had a meeting with Armstrong Consultants the day before regarding a bi-partisan infrastructure bill. A grant for \$110,000 could be used for airport related projects. The Capital Improvement List would have to be updated by Friday (March 25, 2022). The money could be set aside for use at a later time, it was bankable, and the grant would actually be \$110,000 a year for five years. The runway reconstruct could happen, the master plan could be done by 2024 and the AWOS (Automated Weather Observing System) could be done by 2026. The City didn't have the money yet, but the City could apply. Mr. Matheson thought putting money toward updating the master plan should be a priority; a full re-write of the master plan wouldn't be necessary unless required by the FAA. Mr. Shurtleff commented updating the master plan would put the airport in a better position with the FAA for future improvements and projects. Mr. Matheson said there was no intent of using the Parowan Airport as a commercial airport.

Dave Norwood commented that the update should have happened 20 years ago, getting it done was great.

ADJOURN: Jim Shurtleff made a motion to adjourn the meeting, with Don Horton seconding the motion. All members voted in favor of the motion. Meeting adjourned at 11:43 PM.

 3/4/2023
Pat Wall, Chairman


Heather Shurtleff, Deputy Recorder

MINUTES APPROVED 5/9/2022