



To: Planning Commission

From: Greg Thompson, Hayden Planning Consultant

Date: June 25, 2015

Subject: Airport Master Plan Review/Adoption Recommendation as part of Comprehensive Plan

BACKGROUND

Routt County and the Yampa Valley Regional Airport have been engaged in creating a new master plan for the airport for more than a year. On April 21, 2015, the draft Airport Master Plan was presented to the Routt County Board of County Commissioners. Part of the process is to have the Town review the plan to identify any concerns and ultimately to adopt the Airport Plan as part of Hayden's Comprehensive Plan.

The Airport Master Plan looks at the following:

1. Existing inventory of all items associated with the airport,
2. Provides a forecast of aviation activity,
3. What the airport requirements are,
4. Identifies the alternatives looked at to address the requirements,
5. Provides a Financial Plan
6. Discusses future development plans for the airport

Additional Airport information from the Master Plan

1. Airport property consists of approximately 671 acres and one runway, along with a parallel taxiway and several connecting taxiways.
2. In 2012, there were 105,309 enplaned passengers and 9,653 total operations (takeoffs and landings).
3. They expect the total number of enplanements to grow over the next 20 years. It's interesting to note they are expecting a 74% increase in the commercial operations over that same time

period. With most of the commercial traffic geared to winter traffic, that would suggest a corresponding increase in other winter activities would need to occur to draw that commercial traffic.

4. Planning for additional runways is not warranted. Likewise, no runway extension is recommended as well.
5. Need to reserve additional gate space for future activity.
6. An additional 13,533 sf of additional hangar space is anticipated to be need by 2028.
7. Landside access and Auto Parking Alternatives. Traffic access in and around the airport existing during peak times are at a level of service D.

COMPREHENSIVE PLAN

Hayden's Comprehensive Plan was adopted in 2005. In 2007, a variety of updates were adopted. In many communities, topic specific master plans are adopted as part of the Comprehensive Plan, at least in part to give the various Town boards and commissions direction on these topics as they relate to the plan. As the Hayden Comprehensive Plan states, "A Comprehensive Plan is a general guide describing the physical, social and fiscal aspect of how the community wants to grow..." The current Comprehensive Plan is primarily focused on land use issues.

The Comprehensive Plan has policies which indicate:

Business/Light Industrial Use Policies

- Good access to Airport...
- Existing infrastructure (local roads, water, sewer) requires improvements to support new uses
- Increase employment and business activity in Hayden

Staff Comment: For the most part the elements put forth in the proposed Airport Master Plan meet these policies. Anticipated development around the airport is primarily anticipated to be light industrial in nature. Both the Comprehensive Plan and the Airport Master Plan call for infrastructure improvements to support new uses. Additionally, a clear goal of the Comprehensive Plan is to create additional employment opportunities. Expanding and having more jobs as part of airport expansion over time would benefit Hayden.

Airport Land Use

Policy 9.1 – The Town and County will work cooperatively to evaluate the "Open" zoning designation for the Yampa Valley Regional Airport and determine the need for additional commercial development associated with the airport through the preparation of an Airport Master Plan.

Action A9.1 – The Town will work with the County to eliminate the “Open Zone” designation associated with the Yampa Valley Regional Airport and identify zoning districts consistent with uses described in the Airport Master Plan.

Policy 9.2 – The Town will work with the FAA to evaluate the scope of services to the Airport provided by the Town and predict any service requirements not being met and the associated cost of providing additional services

Action A9.2 – Prepare an Airport Service Plan in concert with the FAA to define the level of service acceptable to the FAA.

Staff Comment: Both Policy 9.1 and Action A9.1 seem to have already been resolved since the zoning map does not show really any open zone district property in close proximity to the Airport. Instead, there is an Airport Overlay District that is included on all of the airport lands. Surrounding lands annexed to the Town, but not owned by the airport have either a commercial or light industrial designation.

Really, this Airport Master Plan is serving as the implementation of Policy 9.2 and Action A9.2. The Town has been involved in the creation of the plan by serving on the PAC.

The **2007 revision** to the Comprehensive Plan, among other things, amended the Future Land Use Map (section 6.5) to provide for “business, light industrial, office general aviation and commercial land uses near the Yampa Valley Regional Airport.” Under section 6.3, a variety of new land use designations were provided, including AR: Airport Related, which states, “A variety of businesses that service aircraft, provide aircraft hanger space, air cargo freight offices and support to passenger services such as car rental agencies and lodging are anticipated in these areas.”

AIRPORT MASTER PLAN

Listed below are thoughts and ideas about the proposed Airport Master Plan. This list is designed to create an opportunity to potentially address any concerns the Town may have about the plan and discuss potential changes as appropriate.

1. Selected elements of the Plan:

- a. Noise - Currently, aircraft departing Runway 28 are required to make a right or left turnout as soon as safety permits to comply with current noise abatement procedures.
- b. In 20 years, 287 additional on-site parking spaces are anticipated to be needed. Probably appropriate for them to pave all of the unpaved areas as well. This is not specifically called for in the report.

- c. Section 5.1 – Airport development goals – Continued adherence to federal and local design standards, and compatible land use.
- d. Section 5.2 – Land Use Compatibility. The Airport should remain compatible with the surrounding community; land use compatibility criteria will evaluate if the Airport remains compatible with the surrounding community and on- and off-airport property.
- e. Airport meets runway safety area, runway object free area, runway obstacle free zone, but does not meet the runway protection zone. This area, according to the report, should be owned by the Airport or protected via an aviation easement. The conclusions reached in the Airport master plan state,
 - Approximately 28 acres should be acquired in fee simple or in aviation easements for the Runway 10 RPZ. County Road 37 is located within the Runway 10 RPZ, and County Road 51 is located in the Runway 28 RPZ, as existing non-compliant conditions. In the future, roads within the RPZ should be relocated or mitigated as practical, or during the next major roadway improvement.

The adjustment to infrastructure is acknowledged in the Comprehensive Plan. Who will pay for these adjustments is not well identified at this point. Additionally, privately held land in the RLD zone is potentially impacted by the need for aviation easements.

- f. Access questions arise in section 4.10.1. The analysis states the roads are adequate, but that improvements are needed which is somewhat contradictory. Ultimately, the Airport Master Plan calls for street improvements at Highway 40 and CR 51 intersection and along CR 51A (NW from airport).
- g. Deicing concerns? Comp Plan town character goal 7 states, “Protect the character of the natural setting of Hayden – Yampa River, wildlife habitat, public land and agricultural land from growth impacts.” 4.14 states basically that they don’t have to collect deicing fluid so they won’t. This fluid will then get into the local ecosystem. The airport should look to contain these fluids as adjustments are made to the facility.

RECOMMENDATION

Staff recommends the Planning Commission recommend to the Town Board approval of the Airport Master Plan with the following conditions designed to modify the Plan:

1. The Airport shall identify and purchase any land or easements needed for the runway protection zone now prior to any development in those areas.
2. The Airport shall investigate the cost/benefit of providing more advanced controls for deicing fluids.