

**RESOLUTION NO. 2019-09**

**A RESOLUTION SUSPENDING CONSIDERATION OF CERTAIN  
AIRPORT DEVELOPMENT AND COMMERCIAL ACTIVITIES  
PENDING COMPLETION OF THE AIRPORT MASTER PLAN**

WHEREAS, in conjunction with Heber City's "Envision Heber 2050" Vision and General Plan, and with the strong encouragement of the Federal Aviation Administration, Heber City will soon commence an Airport Master Plan study for the Heber Valley Airport;

WHEREAS, the City intends that the Airport Master Plan will identify short-, medium-, and long-term goals for the Airport given forecast demand based on the robust participation of Airport stakeholders, assess the ability of the existing airport to support those goals, and develop alternatives for meeting those goals;

WHEREAS, a meaningful alternatives analysis requires that the City not pre-judge components of the Master Plan by making ad hoc decisions during and in advance of the Master Plan process about Airport development in isolation that are better reviewed comprehensively;

WHEREAS, the Federal Aviation Administration recommends that sponsors of federally obligated airports prepare a Master Plan to guide future airport development, and often supports the temporary suspension of new development while a Master Plan is being prepared;

WHEREAS, the City has received applications and letters of interest from parties proposing various commercial and non-commercial development, and believes a decision on such proposals is best deferred until such time that the Master Plan identifies priorities and objectives for the orderly development of Airport property;

WHEREAS, the City intends to review its Minimum Standards and Lease/Rates & Charges Policy in connection with development of the Master Plan to assure that the City's Minimum Standards and Lease/Rates & Charges Policy support and advance the goals set forth in the Master Plan, and to require compliance therewith by any new commercial or non-commercial development at the Airport;

WHEREAS, the City's outside airport legal counsel has communicated with the Federal Aviation Administration and obtained the Federal Aviation Administration's support for the suspension of new development while a Master Plan is being prepared;

WHEREAS, City Council desires to eliminate or reduce recent disputes regarding proposed development and new commercial aeronautical activities at the Airport in order to ensure a meaningful, transparent, and robust Master Plan process;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah, that the Heber City and Airport Staff shall:

1. Suspend consideration of any commercial or non-commercial airport development that is not proposed in the current FAA-approved Airport Layout Plan (ALP);
2. Suspend consideration of any application to engage in new commercial activities (including, for example, new FBOs or SASOs), except for the construction by private parties of hangars proposed in the current ALP for lease to non-commercial tenants; and
3. Suspend application of the Investment Term Adjustment provisions of the Lease / Rates & Charges Policy, including the authority of the Airport Advisory Board to “conceptually approve” an Investment Term Adjustment; *provided*, however, that such suspension shall not impact Investment Term Adjustments for which the Airport Manager and Airport Advisory Board have already granted conceptual approval.
4. Subject to the availability of federal grant funds and matching local funds, proceed expeditiously and in close coordination with the Federal Aviation Administration to commence the Master Plan and conclude the Master Plan process within 18-24 months.
5. Promptly inform the City Council of any undue hardship created by the suspension ordered herein, so that the City Council may consider appropriate relief.
6. Inform airport stakeholders, including individuals that have recently submitted an application or letter of interest for commercial or non-commercial development at the Airport, of the measures ordered by the City Council herein.

This Resolution shall take effect and be in force from and after its adoption.

ADOPTED and PASSED by the City Council of Heber City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

	AYE	NAY
Council Member Jeffery M. Bradshaw	_____	_____
Council Member Heidi Franco	_____	_____

Council Member Wayne Hardman

\_\_\_\_\_

Council Member Jeffrey Smith

\_\_\_\_\_

Council Member Ronald Crittenden

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APPROVED:

\_\_\_\_\_

Mayor Kelleen Potter

ATTEST:

\_\_\_\_\_  
City Recorder