



**COLORADO SPRINGS  
AIRPORT**

**SPECIAL MEETING MINUTES  
Airport Advisory Commission  
Thursday, August 13, 2020  
1:00PM – 4:00PM  
Colorado Springs Airport, Conference Room B  
(Via Teleconference)  
Team Meeting**

**COMMISSIONERS PRESENT:** John Maier – Chairman  
Bill Nichols – Vice Chairman  
Hal Ellis – Commissioner  
Michelle Ruehl – Commissioner  
Chic Myers – Commissioner  
Aaron Wood – Commissioner  
David L Couch – Commissioner

**NON-VOTING  
MEMBERS PRESENT:** Mark Volcheff – Alternate Commissioner  
Danny Mientka – Alternate Commissioner  
County Commissioner Stan VanderWerf – Liaison Commissioner  
Dave Elliott – Meadow Lake Airport Liaison

**NON-VOTING  
MEMBERS ABSENT:** Councilor Andy Pico – City Council Representative  
Bill Murray – City Council Representative  
County Commissioner Mark Waller – Liaison Commissioner

**CITY STAFF PRESENT:** Troy Stover – Assistant Director of Aviation  
Michael Gendill – Legal Advisor (via phone)  
Brett Miller – Assistant Director of Aviation (via phone)  
Ivette Rentas – Customer Relations Coordinator  
Kevin Keith – Aviation Planner  
Dana Schield – Communications Specialist II (via phone)

**GUESTS PRESENT:** Travis Vallin - Jviation (arrived later)  
Dan Reimer – DSR, LLC, Jviation  
Tony Davis – Jviation (via phone)  
Nick Johnson – Jviation (via phone)  
Morgan Einspahr – Jviation  
Other attendees via phone and chat were unknown.

**I. MEETING CALLED TO ORDER at 1:02PM AUGUST 13, 2020 by CHAIRMAN MAIER**

Chairman Maier announced that Danny Mientka, The Equity Group was appointed by City Council as the newest Alternate Commissioner.

Chairman Maier also announced that City Council has decided that Michelle Ruehl will remain as a Commissioner on the Airport Advisory Commission during her temporary absents while in Washington DC.

Updated VIP parking passes were handed out and the Commission was made aware that parking passes are to be used for official business at the airport only.

**II. SPECIAL MEETING**

- Airport Land Use Compatibility Study Briefing – Jviation

Nick Johnson, Jviation briefed the Commission on the draft review of Land Use Study Chapters #1 - #4.

Discussions - Chapter 1

Chairman Maier suggested that discussions regarding acceptable and unacceptable noise from Chapter 1, 1.1 should continue in Chapter 5.

Chairman Maier asked whether Jviation had reviewed FAA ACs that were provided by the FAA currently in "DRAFT" status. It appears only current ACs were referenced in preparing Chapter 1.

Discussions – Chapter 2

Alternate Commissioner Volcheff stated his concerns for the differences that existed between Land Use Development Code within the County, and the City Land Development Code; specifically the permitted land uses within Accident Potential Zone 2 (APZ-2) regarding residential development.

Troy Stover shared that the City of Colorado Springs took proactive measures during development of the current code and therefor, were able to put certain restrictions in place that support non-residential development within APZ-2.

Chairman Maier expressed optimism that by developing and recommending a Uniform Development Code (such as the proposed Chapter 5), various "Entities" could be encourage to adopt the Codes as recommended, and thereby provide a simplified and standardized process for land use between "Entities"

Discussions – Chapter 3

Commissioner Ellis mentioned that with the unprecedented growth in General Aviation business, the airport should reconsider incorporating promotion of the West Side Businesses into their Marketing Campaign. Discussions between Jviation, airport staff, Cutter Aviation, and the Colorado Jet Center are ongoing.

Troy Stover questioned Jviation about their belief that forecast is somewhat irrelevant except for predicting fleet mix as a tool related to airport capacity. From a noise contour standpoint, the relevant metric is Capacity – which will be an integral part of the next phase of the project – development of the Airport Master Plan.

Chairman Maier questioned the relevance of the Airport Catchment Area Study completed several years ago, and the relevance of referencing Pueblo County in the ALUCP metrics.

Chairman Maier and Commissioner Ellis commented about the appropriateness of using the term “Non-professional Pilot” in the ALUCP.

#### Discussions - Chapter 4

- None
  
- ReToolCOS/ALUCS Update & Recommendations – Kevin Keith/Jviation

Morgan Einspahr, Jviation presented the Commission with an in-depth overview draft Chapter 5, Airport Land Use Compatibility Plan. The Airport Land Use Compatibility Plan will present Land Use Compatibility recommendations to the City Planning Department, City Planning Commission, and City Council, and should incorporate recommendations from the Airport and the AAC for inclusion in the revised City UDC. As currently envisioned, Chapters 1 – 4 will provide the data necessary to support the recommendations contained in Chapter 5.

County Commissioner Stan VanderWerf shared that prior to COVID19 the City of Colorado Springs and El Paso County were in discussions to negotiate better annexation policies. Commissioner VanderWerf suggested the airport maintain a dialogue with City Council and El Paso County regarding the ongoing process.

Troy Stover suggested that the Commission provide Jviation recommendations to help complete Chapter 5 at our next AAC meeting on August 26.

Kevin Keith submitted his comments to Jviation for review. Comments and revisions were later forward to the Commission. The airport is ready to hold a more in-depth conversation focused around the chapter #5 table.

#### Discussions – Chapter 5

Chairman Maier expressed his concern about the lack of discussion regarding airport encroachment contained in the Draft Chapter 5, Airport Land Use Compatibly Plan.

The Commission agreed on the importance of the AAC support for defining and protecting the airport from encroachment.

Morgan Einspahr, Jviation suggested adding a discussion regarding Airport Noise Encroachment into Chapter 2 and including proposed solutions in Chapter 5.

Chairman Maier requested an explanation for removing the current Airport Overlay (AO) from the Airport Land Use Compatibility Study (ALUCS).

Commissioner Ellis expressed his concerns of the verbiage in the AAC Decision Flow Chart and its potential of hindering AAC’s future recommendations. An in-depth discussion transpired. Airport staff and Jviation will meet to work through different options. Further discussion will take place at the August 26 AAC meeting.

- AAC Commissioner Comments and Discussion

Chairman Maier polled the Commissioners for comments;

- Alternate Commissioner Danny Mienkta: No additional comments.
- Commissioner Ruehl: Commissioner Ruehl was pleased to see the beginning of a structured process and how it will collaborate with the Commission 2019-2020 Goals and Objectives.
- Commissioner Myers: Commissioner Myers stated the AAC Decision Flow Chart Provides a 95% diagram to follow and the remaining 5% will be open for discussion.
- Commissioner Couch: No additional comments.
- Commissioner Wood: No additional comments.
- Commissioner Ellis: No additional comments.
- Vice Chairman Nichols: No additional comments.

Note: Due to technical difficulties, a portion of the August 13, 2020 Airport Advisory Commission Teams meeting was not recorded.

III. **ADJOURNMENT**

The meeting was adjourned at 3:54PM.

The next meeting date is Wednesday, August 26, 2020