



**COLORADO SPRINGS
AIRPORT**

**SPECIAL MEETING MINUTES
Airport Advisory Commission
Tuesday, June 16, 2020
2:00PM – 5:00PM
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

COMMISSIONER ABSENT: David L Couch – Commissioner

**NON-VOTING
MEMBER PRESENT:** Mark Volcheff – Alternate Commissioner (via phone)

**NON-VOTING
MEMBERS ABSENT:** Councilor Andy Pico – City Council Representative
Bill Murray – City Council Representative
County Commissioner Stan VanderWerf – Liaison Commissioner
County Commissioner Mark Waller – Liaison Commissioner
Dave Elliott – Meadow Lake Airport Liaison

CITY STAFF PRESENT: Greg Phillips – Director
Michael Gendill – Legal Advisor (via phone)
Troy Stover – Assistant Director of Aviation
Ivette Rentas – Customer Relations Coordinator
Kevin Keith – Aviation Planner
Aidan Ryan – Marketing & Communications Manager
(via phone)
Dana Schield – Communications Specialist II (via phone)

GUESTS PRESENT: Travis Vallin - Jviation
Dan Reimer – DSR, LLC, Jviation
Tony Davis – Jviation (via phone)
Nick Johnson – Jviation (via phone)
Mark Gebhart – Deputy Director, El Paso County (via phone)
Morgan Hester – Principal Planner at City of Colorado Springs
(via phone)
Morgan Einspahr – Jviation (via phone)
Other attendees via phone and chat were unknown

I. MEETING CALLED TO ORDER at 2:05PM JUNE 16, 2020 by CHAIRMAN MAIER

II. SPECIAL MEETING

A. RetoolsCOS Status Update– Kevin Keith

Greg Phillips gave a brief introduction and shared the special meeting was to discuss RetoolCOS and how it comes together with the Airports Land Use Compatibility Study (ALUCS). The airport has made the decision to move forward with the Land Use Compatibility Study.

Kevin Keith gave an overview of the project and shared that RetoolsCOS is an updated rewrite of the Chapter 7 City Code. The City has hired the Clarion Consultant Group to rewrite Chapter 7 in its entirety. Module I was released and made available to the public. Module II is expected to be available by the end of June 2020. Jviation is currently working on drafting an Airport Overlay Section 7.3.503 for the airport.

B. Land Use Study Update and RetoolsCOS Review - Jviation

Nick Johnson, Jviation presented the Commission and guests with an in-depth overview of a planned Land Use Study that Jviation is currently writing to propose changes to RetoolsCOS, Unified Development Code (UDC). The benefit and drive of creating a balanced Land Use Plan is to create a suitable balance between the Community needs and Compatible Airport Land Use. Also, create a balanced Land Use Plan that protects Airport Operations and future development, while allowing compatible development, and developing a legally defensible Airport and AAC project review process.

Dan Reimer, Jviation presented the Commission with a preliminary draft of the AP-O (Airport Overlay) Section 7.2.503. The purpose of the AP-O is to ensure that land use in areas of City surrounding the Colorado Springs Airport are compatible with present and projected future Airport Operations. A robust interactive discussion including both members and guest occurred.

III. OTHER BUSINESS

- None

IV. COMMISSIONERS' COMMENTS

- Commissioner Wood is eager to see the continued process and its final outcome.
- Commissioner Ellis suggested researching a process that would meet codes and written perimeters.

V. CHAIRMAN'S COMMENTS

- Chairman Maier shared his belief that the most critical aspect of any recommendation that the Airport Advisory Commission makes to the City regarding the change in Code, is whether to go with the existing land use table or granular use table.
- Chairman Maier suggested the Commission consider all the information that was provided during today's meeting and continue discussions during the June 24, 2020 AAC meeting.

- Chairman Maier recognizes three (3) matters that the Commission can make recommendations to the City;
 - Whether or not to make a recommendation to the City to go to a granular level or the generic table.
 - Make a recommendation to move forward with Plan A, where UDC changes where the ALUCS and land use table will be incorporated into the basic UDC, or Plan B, where the proposed land use tables are incorporated into a Separate Land Use Compatibility Study which is referenced in the basic code.
 - Make a recommendation to the City that the verbiage be amended to state “anyone that purchases a development within 3.5 miles of the Airport Overlay is provided “Informed purchaser” information prior to making the commitment to purchase real estate in that zone.

Kevin Keith clarified that all Chapter 7 Code modules will be released in their entirety for the public to review after all the draft comments are received and incorporated into the UDC. The final document will be re-released for a final review. The new Chapter 7 Code is anticipated to be presented to City Council for consideration and adoption in the spring of 2021.

Amy Kelley shared that Morgan Hester expressed interest in meeting with Clarion Associates, Air Force Academy, and Airport staff to discuss the airport overlay chapter.

Greg Phillips conveyed his appreciation to Kevin Keith and the Aviation team for their dedication and work it took to put the presentation together.

VI. ADJOURNMENT

The meeting was adjourned at 5:10PM.

The next meeting date is Wednesday, June 24, 2020