

MADISON COUNTY AIRPORT BOARD

John Hauck, Co-Chairman
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P.O. Box 278
Virginia City, MT 59755

Phone: (406) 843-4203

Sarah Carlson, Secretary
scarlson@madisoncountymt.gov

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June 26, 2024,

[REDACTED]
Ennis, MT 59729

Re: Residential Through the Fence (RTTF)

Dear [REDACTED]

I am writing on behalf of the Madison County Airport Board. We are providing all residents with attached property to the Ennis Big Sky Airport, a copy of commonly asked questions on the Residential Through the Fence (RTTF).

Enclosed please find a copy of the Residential Through the Fence (RTTF) General Information and Commonly asked Questions.

Sincerely,

Sarah Carlson

Sarah Carlson
Airport Board Secretary

**RESIDENTIAL THROUGH THE FENCE (RTTF)
GENERAL INFORMATION AND COMMONLY ASKED QUESTIONS**

Effective Date June 10, 2024

**RESIDENTIAL THROUGH THE FENCE (RTTF) GENERAL INFORMATION AND COMMONLY ASKED
QUESTIONS**

**(Please refer to the Madison County Airport Rules and Regulations and the RTTF Agreement
for more detailed information regarding RTTF user's responsibilities)**

RTTF operations originally began at Ennis Big Sky Airport when it was part of a residential airpark development. At that time Air Park residents were allowed to freely taxi their planes to and from the Air Park runway. In later years, the Air Park became Madison County property and Air Park residents were no longer allowed free access to and from the runway without permission from the Madison County Airport Board through an RTTF Agreement. The Federal Aviation Administration (FAA) regulates RTTF operations at airports that offer this service to protect the grant money they issue for airport improvements. As such, airport operators must uphold FAA regulations to preserve past, existing, and future grant money to keep their airports running. In that regard, we implore RTTF users to help us preserve this privilege by following all requirements as directed in their RTTF agreement with Madison County. If an RTTF user violates their agreement the County, through its Airport Board, may revoke their agreement and deny future through the fence operations. If the Airport endures multiple RTTF infractions, then the County and/or FAA may, by their rights, suspend all RTTF agreements. To that end, please follow all FAA and Airport Rules and Regulations while conducting RTTF operations to keep our airport functioning in a safe, secure, and orderly manner.

Below are some commonly asked questions and attached is a sample RTTF agreement for your reference.

RTTF Common Questions

Where are the RTTF access points located?

RTTF access points were pre-designated on the FAA approved Ennis BigSky Airport Layout Plan. Some access points have gates while others do not. If residential aircraft owners want to install a new gate at an access point that does not already have one, they must get Airport Board approval prior to installing the gate including any improvements required inside the fence to

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gain safe access to the runway. Additionally, installation of the gate and associated improvements will be paid for by the RTTF users.

Who handles maintaining or improving the gates and accesses?

The RTTF users handle all maintenance or improvements to their RTTF access entry points. Plans must be submitted and approved by the Airport Board before any maintenance or improvements happen to the gates or on airport property.

Do users have to maintain the RTTF improvements on airport property?

Yes, the users must maintain the RTTF access within the airport fence up to the applicable runway or taxiway.

Am I entitled to access because I own an Airpark lot?

No, the Airport Board does not have to grant access. It is a privilege and is not a deeded access.

Is my RTTF Access agreement good for life or is it guaranteed to be renewed?

No, the agreements are good for 10 years unless you violate the terms of the agreement. Then the RTTF agreement may be revoked. There is no guarantee of renewal. They may not be renewed due to the FAA or Airport Board decision.

Can I tie my property into the airport or make a new gate?

No, the users must use the existing, approved RTTF access points.

Can the gates be improved or modified?

Yes, the gates can be improved or modified at the user's expense. The modifications must be approved by the Airport Board. The gates cannot exceed an opening width of 60ft.

Can I lease or rent my RTTF hangar?

Leasing or renting your hangar or space in your hangar for plane storage or aviation use is not allowed and will violate your RTTF agreement.

Can I store another aircraft that is not mine in my hangar if I do not charge?

No, RTTF users are not allowed to grant access to another individual that is not an owner of the RTTF property.

Can I rent my house, but keep my hangar and RTTF access for my use?

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Yes, if the RTTF user is the named property owner. Renters or individuals that are not property owners may not use the RTTF access. Short- or long-term renters do not qualify as fly-in visitors or guests and may not use the RTTF access. This will be considered a commercial aviation use and will violate the RTTF agreement.

Can I have fly-in visitors use the RTTF access?

Temporary visitors not exceeding two weeks are allowed with 24-hour notification. Please reference the Airport Rules and Regulations for details. These visitors may not compensate the property owner.

Who can use the RTTF?

Only named property owners may use the RTTF, except for visitors as stated above.

Who removes the snow or mows the RTTF access points?

The users are responsible for snow removal and mowing. These operations must be coordinated in advance with the airport management. These operations must at no time create a hazard for airport operations. Snowbanks or piles are not allowed in the object free area.

Can I tow my aircraft through the RTTF access points?

Aircraft should be taxied under their own power through the RTTF access¹. If there is a special circumstance where an aircraft must be towed, the operation should be coordinated in advance with airport management. Non-aircraft operations in the object free area or the airport's movement area must be supervised by airport operations.

Can I drive a vehicle through the RTTF access?

Vehicles are not allowed to use the RTTF access points.

Can I have an aviation business on my lot?

Aeronautical commercial operations are not allowed and will violate the RTTF agreement.

Can I fuel my aircraft on my land or sell fuel?

The FAA prohibits RTTF users from fueling their planes or selling aviation fuel on their property.

Is there a cost associated with the RTTF access?

Currently the airport does not charge access fees. The airport can and may charge fees in the future.

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Can remotely controlled access gates be used?

Yes, with the following conditions: 1. Remotely controlled access gates may be installed with prior approval of the Airport Board. 2. Gate access must be inclusive of all RTTF users associated with that gate. 3. The gate must have an emergency opening feature for fire, rescue and airport personnel to access. 4. Improvements on the airport property will become property of the airport sponsor.

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