

## Ryan Howser

---

**From:** Kari Parsons  
**Sent:** Friday, September 2, 2022 8:37 AM  
**To:** Ryan Howser  
**Subject:** FW: ALERT – PROPOSED ZONING CHANGE TO HEAVY INDUSTRIAL (I-3) 172.4 Acres - Northwest corner of Curtis Road and Falcon Highway

---

**From:** Carrie Geitner <CarrieGeitner@elpasoco.com>  
**Sent:** Thursday, September 1, 2022 9:39 PM  
**To:** Stephen Dines <dinesfamily@live.com>  
**Cc:** Kevin Mastin <KevinMastin@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>  
**Subject:** Re: ALERT – PROPOSED ZONING CHANGE TO HEAVY INDUSTRIAL (I-3) 172.4 Acres - Northwest corner of Curtis Road and Falcon Highway

Thank you for your email regarding the rezoning request by Meadowlake Developments, LLC (the “Developer,”) seeking to rezone a 254 acre parcel near Meadowlake airport.

As a rezoning request, the pending request is what is referred to as “quasi-judicial,‒ which means that the Board of County Commissioners is hearing the application in a process similar to a judge hearing a court case. Considering the need for the decision-makers to remain impartial prior to the hearing, I am limited in my ability to discuss the substance of the application, as doing so could result in my becoming biased or creating an appearance of impropriety, either of which would result in my being unable to vote. Here is a link to a video in which I discussed quasi-judicial land use matters in more detail: <https://vimeo.com/744759771/345616d310>.

Without getting into the merits, I am able to share information on the process and criteria:

1. The Developer presented its re-zoning request to the El Paso County Planning Commission on August 18, 2022. Their request was recommended for approval by the Planning Commission and will be heard by the Board of County Commissioners at 1:00pm on September 6th, 2022 at the Board of County Commissioners (“BoCC”) Land Use Meeting held in Centennial Hall, 200 S. Cascade Ave, Colorado Springs.
3. The Developer is requesting to rezone their 254 acre parcel (Southeast of Meadowlake airport) from Planned Unit Development (PUD) to the following:
  - 31 acres: Commercial Service
  - 51.3 acres: I-2 Limited Industrial
  - 172.4 acres: I-3 Heavy Industrial

The zones at issue (PUD, Commercial Service, Limited Industrial, and Heavy Industrial) are all described in detail in Land Development Code Chapters 3 and 4 of the El Paso County Land Development Code (“LDC,‒ linked below). There are also detailed materials that will be posted by Friday afternoon at this link: <https://www.agendasuite.org/iip/elpaso>

4. If the BoCC grants the re-zone, this does *not* provide approval for any special use. Any special use of a re-zoned property would still need to go through the planning process, be considered by the Planning Commission, and approved by the Board of County Commissioners. Criteria and details can be found in LDC Section 5.3.2.
5. If the BoCC denies the re-zone, a subsequent industrial use could only be permitted by way of a variance; criteria for variances of use can be found in LDC, Section 5.3.4.
6. If the BoCC approves an industrial use through either process (rezone followed by special use – or – variance), an administrative site development plan, issued by County Planning and Community Development would be required before issuance of a building permit.

To summarize, the BoCC is considering the re-zone request on September 6, 2022 and *not* any specific use of the property. Here is a link to the LDC for criteria and details: [https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code).

I would also note that all Planning Commission and BoCC Land Use meetings reserve time for public comment, at which citizens can present their concerns for the record. If you are not able to attend in person, we have options to participate virtually. County staff will also ensure that this email chain included in the BoCC’s record. If you would like to provide additional input, please do so via email or

letter so they can be included in the public comment section of the master file for the project. For emails, please send them to: [dsdplanner@elpasoco.com](mailto:dsdplanner@elpasoco.com). For written letters: El Paso County Planning & Community Development, 2880 International Circle, Suite 110, Colorado Springs, CO 80910 Please include "Meadowlake Developments, LLC" in the subject line.

You may have additional questions. I have copied Kari Parsons (Planner) and Kevin Mastin (Planning Director), who may be able to assist prior to the hearing. Thank you.

Regards,

Commissioner Carrie Geitner

Get [Outlook for iOS](#)

---

**From:** Stephen Dines <[dinesfamily@live.com](mailto:dinesfamily@live.com)>

**Sent:** Thursday, September 1, 2022 3:32:50 PM

**To:** Carrie Geitner <[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)>

**Subject:** Re: ALERT – PROPOSED ZONING CHANGE TO HEAVY INDUSTRIAL (I-3) 172.4 Acres - Northwest corner of Curtis Road and Falcon Highway

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Re: ALERT – PROPOSED ZONING CHANGE TO HEAVY INDUSTRIAL (I-3)  
172.4 Acres - Northwest corner of Curtis Road and Falcon Highway

Dear Ms. Geitner:

As a certified pilot and El Paso County citizen, I am concerned about the captioned zoning change to Heavy Industrial (I-3) planned for the 172.4 acres - Northwest corner of Curtis Road and Falcon Highway. My concern is because PM10 emissions from the proposed plant can result in damage to commercial, public and military aircraft engines traversing the FAA regulated airspace within and around Meadow Lake Airport. In addition, PM10 emissions also presents a public health hazard to humans, especially young children, livestock, and wildlife in the area. For these reasons, PM10 emissions remain regulated and monitored by the Environmental Protection Agency (EPA).

Please do not allow concrete batch plants, or spot zoning of I3 into residential areas, or other heavy industrial use especially near a FAA regulated airport/airspace, residential areas, and open space habitats used by native, high-plains animal species without completing credible and defensible environmental impact modeling/studies that clearly demonstrate that no PM10 threats exist to commercial, general, or military aviation and present no health risks to the humans (especially children), indigenous wild life, plants, and aviation aircraft.

Regards,

Stephen Dines

El Paso County Resident

Sent from [Mail](#) for Windows