

## Ryan Howser

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**From:** Ryan Howser  
**Sent:** Thursday, August 25, 2022 1:49 PM  
**To:** Ryan Howser  
**Subject:** RE: Opposition to zoning change near Meadow Lake Airport

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**From:** Jim Densmore <[jimdensmorebox2@comcast.net](mailto:jimdensmorebox2@comcast.net)>  
**Sent:** Thursday, August 25, 2022 12:37 PM  
**To:** Carrie Geitner <[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)>  
**Cc:** Stan VanderWerf <[StanVanderWerf@elpasoco.com](mailto:StanVanderWerf@elpasoco.com)>; Longinos Gonzalez, Jr <[LonginosGonzalezJr@elpasoco.com](mailto:LonginosGonzalezJr@elpasoco.com)>; Cami Bremer <[CamiBremer@elpasoco.com](mailto:CamiBremer@elpasoco.com)>; Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Subject:** Opposition to zoning change near Meadow Lake Airport

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Ms. Geitner, and Commissioners:

My name is Jim Densmore, and I write to you today in strong opposition to a heavy industrial zoning change in District 2, near the Meadow Lake airport. I refer to the zoning change of the property at the corner of Falcon Highway and Curtis Road to INDUSTRIAL (I-2) or HEAVY INDUSTRIAL (I-3). This zoning is not compatible with the existing properties in the surrounding area.

Why I am opposed:

I-3 zoning allows for heavy industrial uses (such as a Concrete Batch Plant, Waste Transfer Station, Hazardous Material Facilities, Private Prisons, Rendering Plants, Petroleum Refining, Slaughterhouses, Smelters, etc) that are not compatible with the residential properties that completely surround the proposed site. There are over 700 residential homesites within a mile and a half of the property, in all directions. A new KOA campground is situated approximately one mile to the North. Even residents who are not in direct visual contact with property will be affected. The impact of the “direct view” of the industrial site is important, but more important is the potential dust, noxious odors, harmful chemicals, dangerous materials, etc that will be carried by the winds into the surrounding neighborhoods.

I-3 activities have a much higher impact on the surrounding area, and affect a much larger area than other uses such as commercial or residential.

How is this happening?

The El Paso County Master Plan mis-characterizes the Meadow Lake Airport as an “Employment Center” which incorrectly infers that the airport is a commercial / industrial area, and therefore it would be appropriate to re-zone the property adjacent to the airport as I-3 (Heavy Industrial). This is not true.

Honestly, this seems like an underhanded, sneaky way to perform “Spot Zoning” of I-3 into an area of residential properties. I am concerned that the applicant is being disingenuous in using proximity to the Meadow Lake Airport as

justification for allowing I-3 zoning. The reality is that the subject property is surrounded by residential neighborhoods in all directions, and the airport itself is very residential in its character.

More about the Meadow Lake Airport:

The Meadow Lake Airport is a designated reliever airport for the Colorado Springs Municipal Airport, and thus has been deemed by the state and the federal government to be an important airport fostering the growth of our city. There are more airplanes based at Meadow Lake Airport than at any other Private Airport in the United States. Meadow Lake is home to more than 400 airplanes. Meadow Lake is not like commercial airports such as Colorado Springs Municipal Airport or Denver's Centennial Airport. When you enter the Meadow Lake Airport there is a Residential Area (approximately 69 lots) on the left and Airplane Storage hangars on the right. There are a few small businesses on the airport, primarily to support flying and airplanes. These include a flight school, avionics shop, and aircraft maintenance shops.

Thus, this airport has a more residential feel. It is surrounded by the commercial development that is present at many airports.

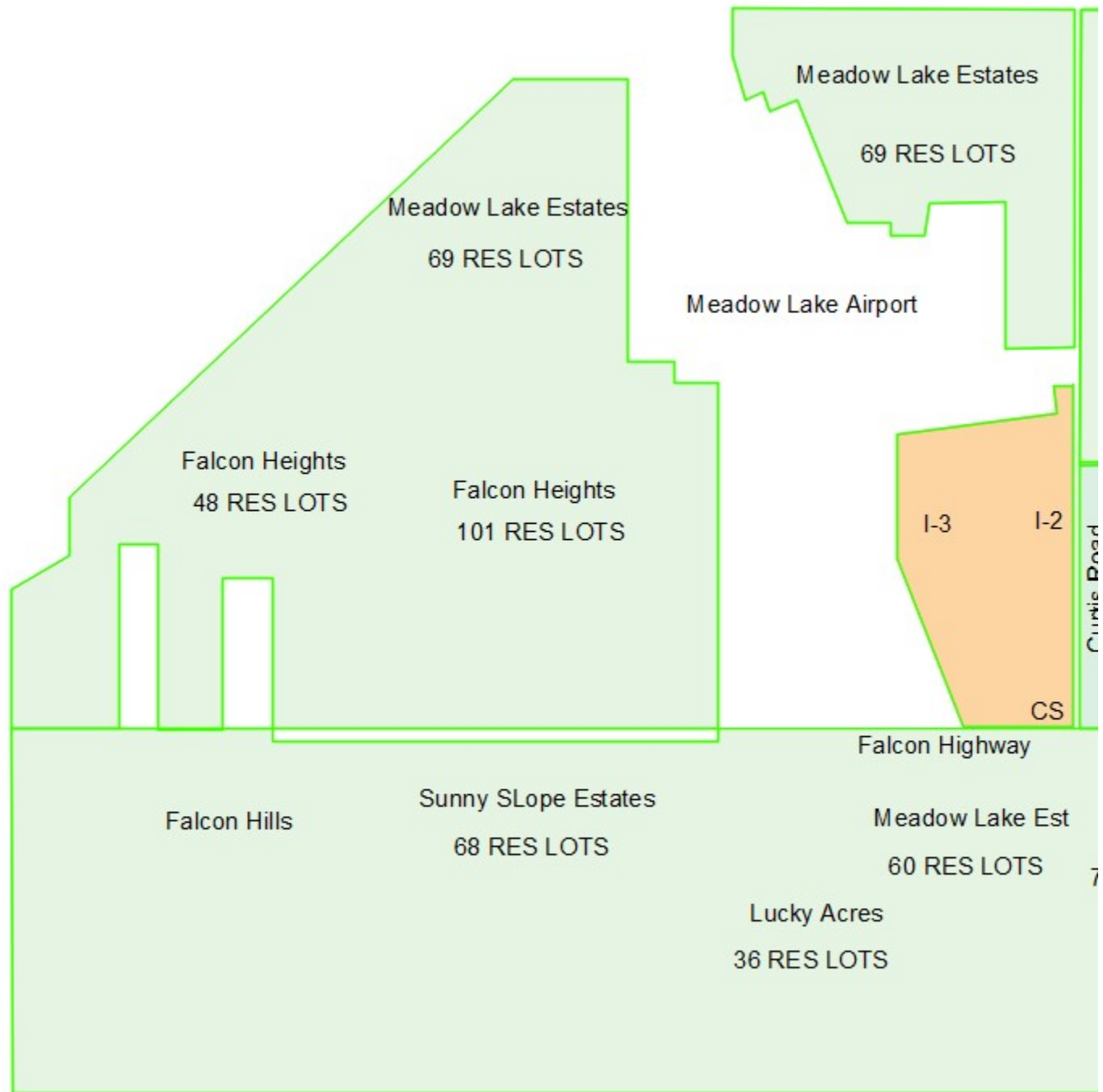
The primary purpose of the airport is to facilitate take offs and landings for small aircraft, and for storage of aircraft when they are not being used. Typical use of the airport is airplanes stored quietly inside buildings or tied down on the ramp most of the time. Activity occurs when the airplane is pulled out of the hangar and taxied to the runway, where it usually departs the area.

In summary, the Meadow Lake Airport is not an "Employment Center", as defined by the El Paso County Planning Department.

Water Issues also are a concern:

Many Industrial and Heavy Industrial uses are large consumers of water. The documents associated with this re-zone application state that "a finding of water sufficiency is not required with a map amendment (rezone)." It also states that the El Paso County Zone 3 water demand by 2060 will be 8,307 AFY (Acre Feet per Year) with a projected supply of 8,284 AFY. That means a 23 AFY deficit by the year 2060. Water use must be a factor in your decision.

Map of the Area:



In conclusion, the proposed Heavy Industrial zoning is incompatible with the surrounding residential properties. There are over 700 residential properties within a mile and a half and many more that will likely be affected by hazardous materials, trash, dust, and noxious fumes, especially with the strong and varied winds common in this area, which is at the top of a general rise in terrain elevation.

I humbly ask that you reject this and any future application to introduce Industrial Zoning in this area. It would be very detrimental to nearby residents and to the strong aviation community in our state. Would you like to know more? Come out and pay us a visit. I would consider providing an airplane ride to allow you to survey the nearby communities, I'd be happy to do that. Please let me know if this would be of interest to you.

Respectfully submitted:

- **Jim Densmore** | [densmore.org/blog](https://densmore.org/blog)
- Principal, Densmore Consulting
- [jim@densmore.org](mailto:jim@densmore.org) | +1-719-339-6757
- 6670 Sky Hawk Ct, Colorado Springs, 80919
- Aircraft owner, N6555A, based at Meadow Lake Airport