

## Ryan Howser

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**From:** Kari Parsons  
**Sent:** Friday, September 2, 2022 8:30 AM  
**To:** Ryan Howser  
**Subject:** FW: Opposition to I-3 Zoning change

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**From:** Carrie Geitner <CarrieGeitner@elpasoco.com>  
**Sent:** Thursday, September 1, 2022 10:26 AM  
**To:** R K Taylor <ktaylorf16@msn.com>  
**Cc:** Kevin Mastin <KevinMastin@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>  
**Subject:** Re: Opposition to I-3 Zoning change

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

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**From:** R K Taylor <[ktaylorf16@msn.com](mailto:ktaylorf16@msn.com)>  
**Sent:** Thursday, September 1, 2022 8:08:02 AM  
**To:** Carrie Geitner <[CarrieGeitner@elpasoco.com](mailto:CarrieGeitner@elpasoco.com)>  
**Subject:** Opposition to I-3 Zoning change

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Sent from [Mail](#) for Windows

Robert K Taylor

8264 Cessna Dr

Peyton, CO 80831

Email: [ktaylorf16@msn.com](mailto:ktaylorf16@msn.com)

Ph: 719-440-4738

08-30-2022

Carrie Geitner

El Paso County Commissioner – District 2

200 South Cascade Avenue, Suite 100

Colorado Springs, CO 80903

RE: OPPOSITION TO HEAVY INDUSTRIAL ZONING CHANGE

Hello,

I am a property owner at Meadow Lake Airport and I am adamantly opposed 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. There is also new KOA campground approximately a 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 a sneaky way to perform “Spot Zoning” of I-3 into an area of residential properties. I feel the applicant is being disingenuous, 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.

More about the Meadow Lake Airport:

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. This does not mean that Meadow Lake is anything like commercial airports such as Colorado Springs Municipal Airport or Centennial Airport in Denver. 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.

This airport has a more residential feel. It is not surrounded by the commercial development that is present at many airports.

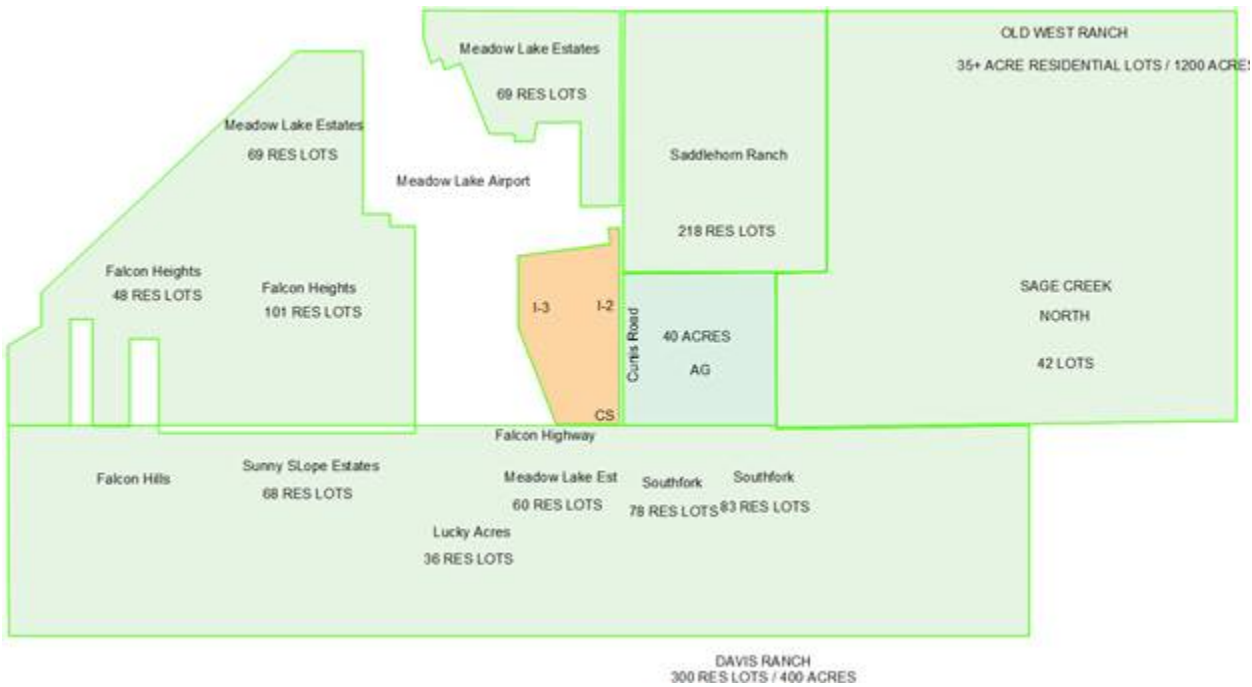
The primary purpose of the airport is to facilitate take offs and landings for small aircraft, and for storage of aircraft when they are not being used. Typical use of the airport is airplanes stored quietly inside buildings or tied down on the ramp most of the time. Activity occurs when the airplane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

The Meadow Lake Airport is definitely not an “Employment Center” as defined by the El Paso County Planning Department.

Water Issues:

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 is a major concern!

Map of the Area:



The proposed Heavy Industrial zoning is not compatible with the surrounding residential properties. There are over 700 residential properties within a mile and a half and many more that could be affected by hazardous materials, trash, dust, and noxious fumes, especially with the winds that are common in this area.

I ask that you reject this and any future application to introduce Industrial Zoning in this area.

Respectfully Submitted  
Robert K Taylor  
Property owner at Meadow Lake Airport