

Ryan Howser

From: Kari Parsons
Sent: Tuesday, September 6, 2022 7:20 AM
To: Ryan Howser
Subject: FW: Opposition to I222 Meadow Lake Industrial Park (I-3) rezone from RR-5 to I-3 EA # 19-129

From: Carrie Geitner <CarrieGeitner@elpasoco.com>
Sent: Sunday, September 4, 2022 11:22 AM
To: Paeleigh Reid <paereid@comcast.net>
Cc: Kevin Mastin <KevinMastin@elpasoco.com>; Kari Parsons <kariparsons@elpasoco.com>
Subject: Re: Opposition to I222 Meadow Lake Industrial Park (I-3) rezone from RR-5 to I-3 EA #19-129

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.

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. 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: Paeleigh Reid <paereid@comcast.net>
Sent: Friday, September 2, 2022 10:39:03 AM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>
Subject: Opposition to I222 Meadow Lake Industrial Park (I-3) rezone from RR-5 to I-3 EA #19-129

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Ms. Geitner,

I would like to go on record as STRONGLY OPPOSING the rezone of Meadow Lake Industrial Park to I-3 from its current zoning. As a property owner in the area, the rezoning of the current zoning to Heavy Industrial negatively impacts the reasons for my property ownership and compromises the safety of our aircraft in the airport area. First, there is demonstrable evidence of these types of zoning activities being directly responsible for the safety of aircraft crews, passengers, and collaterally, persons and structures on the ground. The FAA has distributed accident reports, listing that the causes of these accidents stem from activities in heavy industrial areas bordering airports. The accidents of record include critical damage to engines, resulting in accidents with severe injuries or loss of life not only to aircraft crews and passengers, but also to people on the ground. This directly impacts the safety of all those in the area and all those who engage in aviation, commercially and generally.

Second, quality of life for property owners is negatively impacted by heavy industrial activities. Many of us have owned property in the vicinity for an extended period of time and we purchased property in this location because it is a quiet, peaceful and our quality of life will be strongly and negatively changed if this zoning change is allowed to proceed. The developers would have people believe that the current zoning around the area is "not residential", as they have stated in many meetings I have attended, leading up to this one. This is simply NOT true and the residential owners would have to contend with heavy industrial activities where none now exist. This will reduce the value of their properties and will cause more noise, inhibit their right to quiet enjoyment of their ownership rights, and result in an overall decline in quality of life.

Please DO NOT allow this rezoning to occur.

Paeleigh (Mary Ann) Reid
719-510-4632

