

Meadow Lake Airport Association

13625 Judge Orr Road, Meadow Lake Airport (KFLY), Peyton, CO 80831-6051

Date: July 31, 2024

To: El Paso County Planning and Community Development Department

Subj: **Request for Zoning Variance, 8308/8304 Cessna Drive**

Ref: (a) our letter dated July 16, 2024

(b) Vertex Consulting application dated July 16, 2024

1. Vertex Consulting has submitted a request on behalf of the Sund Estate Management Corporation requesting a zoning variance for non-aeronautical commercial use of property at Meadow Lake Airport [reference (b)]. The MLAA Board of Directors believes that the application contains a potentially misleading exhibit: "Meadow Lake Airport Commercial Uses". While this exhibit does not alter our endorsement for the specific variance requested, we must address the possible misperception of the exhibit.

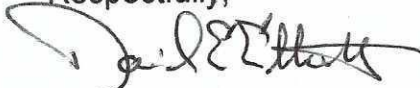
2. Discussion. The FAA Airport Compliance Manual (FAA Order 5190.6) details use of airport and aeronautical facilities. FAA policy only allows use of hangars and property for non-aeronautical purposes when needed to support financial sustainability of an airport, IF no aeronautical opportunities are currently available. But aeronautical activities must prevail when they become available (Note: There are approximately 75 aircraft on the Meadow Lake hangar "wait list"). However, application of FAA requirements under the "Airport Assurances" only apply to property acquired or developed with federal funds. Since the MLAA hangar complex is on private properties, these guidelines are not directly applicable, even though the MLAA is an active participant in the airport grant programs. The assurances do directly apply to property owned by the MLAA, i.e: the 757 acres containing the runway complex. Similar requirements exist under the Colorado Discretionary Aviation Grant program.

The hangar complex at Meadow Lake Airport consists of subdivision filings that depict common-use taxiway easements for aircraft to have "Through-the-Fence" access to the runways. These plats also list aeronautical activities as the only permitted use of the properties. However, they do not make any mention of a "Meadow Lake Airport Association" to manage or oversee these easements and property usage.

3. MLAA Policy. Since the MLAA Board of Directors has no direct authority over the properties in the hangar complex, a policy has been developed with respect to non-aeronautical activities and/or usage of these private properties: The Board will not object to non-aeronautical activities as long as the activity does not create a safety or operational hazard to airport operations. Many of the non-aeronautical "commercial uses" listed in the application exhibit have created hazards to the airport.

We endorse a one-time variance to the plat notes and the Meadow Lake Airport GA-O Use restrictions for the Sund's and their current auto repair, modification, and paint business. This endorsement does not extend as a blanket approval to other non-aviation businesses or activities in the hangar complex. Any subsequent requests for a similar variance to the Meadow Lake Airport GA-O Uses must be considered on a basis of individual merits.

Respectfully,



David E. Elliott
President, MLAA Board of Directors

Enclosure 1

Variance of Use Application – 8308/8304 Cessna Drive
Exhibit - "Meadow Lake Airport Commercial Uses"

The following comments are noted to the "commercial uses" listed:

1. **Tire King of Falcon** commercial vehicle repair ... preliminary discussions to build additional hangar structures on property (dependent on reroute of Blue Gill Drive)
2. **Smith Farms** agritainment ... **not an airport property**
3. **EAA Chapter 72** 501c3 social organization leasing MLAA hangar ... **not a commercial business**
4. **Springs Aviation** flight school / contract FBO (Fixed Base Operator) leasing MLAA hangar ... serves transient aircraft visiting the airport
5. **Freeflight Composites** aircraft maintenance ...
6. **The Flight School at Colorado Springs** flight school ... 1 airplane, 1 instructor ... there are many at KFLY, it is an airport
7. **Pearce Aircraft** aircraft maintenance ...
8. **Avionics Upgrades** aircraft modification ...
9. **GZ Customs** vehicle repair ...
10. **Structural Steel Solutions** light manufacturing ... hangar & hangar door construction & repair
11. **Falcon Ultralight** aircraft repair/flight school ... 1 aircraft, 1 instructor
12. **Verlin's Aviation** aircraft maintenance (not a flight school) ... 1 partially retired mechanic
13. **Pro Trans Plus** vehicle repair ... 1 mechanic, multiple t-hangars, **numerous complaints about customers speeding, and blocking taxiways**
14. **Blue Line Print & Design** sign shop ... **unknown entity ?**
15. **Precision Repair Works** contractor equipment yard ... **unknown entity ?**
16. **Walker Metal Works** light manufacturing ... provide sheet metal products for hangars
17. **RV Builder** aircraft manufacturing & repair ...
18. **Watts Upfitting** vehicle repair/modification ... **growing business, numerous complaints about blocking hangar ramps and taxiways, and evicting aircraft to expand their business**
19. **Hangar Open Performance** vehicle repair ... **complaints about speeding on roads, taxiways, runway!**

- 20. **First Logistics** battery (emergency power supply) contractor ...
formerly based two aircraft on the property
- 21. **Zebra Productions** storage for stage lighting and sound production ...
- 22. **Colorado's Finest Window Well Covers** storage & production ...
- 23. **Gene Kear Aircraft Painting** aircraft painting ...
- 24. **Veteran's Towing** vehicle equipment storage yard ... numerous
complaints about speeding, junk auto storage,
overflow onto taxiway easements & neighboring lots,
unleashed guard dogs