

Meadow Lake Airport Association

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

Date: March 28, 2019

To: El Paso County Planning and Community Development Department

Subj: **DEVELOPMENT PROPOSALS WITHIN THE MEADOW LAKE AIRPORT INFLUENCE AREA** ... including, but not limited to:

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| 1. "Meadowlake Ranch Sketch Plan" | File: SKP184 |
| 2. "Judge Orr PUD" | File: PUD-17-005 |
| 3. "Judge Orr RV Park and Storage" | File: PPR-16-040 |
| 4. "14200 Judge Orr Road Family Expansion" | File: AL195 |
| 5. "Judge Orr Ranchettes Rezone" | File: P-17-015 |
| 6. "Pete Lien and Sons Batch Plant" | File: VA192 |
| 7. "824 Acres Curtis Road Residential Rezone"
aka "629 CO Springs Residential Rezone"
aka "Saddlehorn Ranch" | File: P188 |

- Ref: (a) C.R.S. 43-10-113 Safe Operating Area Around Airports
(b) C.R.S. 41-1-107 Ownership of Space
(c) El Paso County Policy Plan
(d) Falcon-Peyton Small Area Master Plan
(e) FAA Denver Airport District Office (ADO) letter dated October 9, 2018
(f) FAA Denver ADO email March 14, 2019
(g) Meadow Lake Airport Master Plan Update and Airport Layout Plan (2018)(Draft)

The Meadow Lake Airport Association (MLAA) continues to be adamantly opposed to consideration of the development plans listed above, and any others that may arise within the Meadow Lake Airport Influence Area (AIA), until such time as El Paso County develops, approves, and publishes a Land Use Plan for the Airport Influence Area in accordance with the requirement of C.R.S. 43-10-113 (ref a) and the County adoption of references (c) and (d).

The Falcon-Peyton area has been under tremendous growth for several years, and the MLAA has been attempting to work with El Paso County Planning to assist the County in developing zoning and planning standards around this public-use reliever airport in accordance with the County's obligation under Colorado statutes (reference a). Several development proposals listed above are directly in line with the existing approach and departure paths of the runways at this significant federally-obligated General Aviation facility. The current AG-35 zoning in the area allows for emergency landing options for aircraft, which have been used every year, and is considered to be a "compatible land use". But construction in accordance with these proposals is not compatible and will endanger both persons on the ground and occupants of the aircraft and will most probably result in serious injuries, if not fatalities.

At present, without the County's adoption of a "1041" plan for Meadow Lake Airport there are no appropriate planning standards with which to evaluate development proposals in the "Airport Influence Area". References (e) and (f) are correspondence from the FAA Denver Airport District Office (ADO) that was provided to County Planning in response to the **Meadowlake Ranch Sketch Plan** and the **824 Acres Curtis Road** (aka 629 CO Springs) **Residential Rezone** projects expressing opposition to the re-zoning and development of those areas.

El Paso County must defer any consideration of these proposals, and any others within the Meadow Lake Airport Influence Area, until a Land Use Plan has been developed and published.

We would remind all that our 1041 application was accepted and paid for in April 2018 and vetted via the EDARP website during May 2018. The Administrative Determination of October 2018 requires MLAA to resubmit an application with a final FAA approved Master Plan and ALP (Airport Layout Plan) (reference g). These documents are under final review at the FAA Denver Airport District Office and will be submitted to El Paso County upon receipt of the signed copies. Continued failure to comply with the State statute will more than likely result in legal action.

Respectfully,



David E. Elliott

President, MLAA Board of Directors

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FAA Denver Airports District Office
Colorado Division of Aeronautics
Aviation, Inc.

Encl: (1) Development Proposals within the Meadow Lake Airport Traffic Pattern

