

# **Meadow Lake Airport Association**

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

Date: May 19, 2020

To: El Paso County Planning and Community Development Department

Subj: **LIBERTY TREE SITE DEVELOPMENT PLAN**

File: PPR2018

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) Meadow Lake Airport Master Plan Update and Airport Layout Plan (2018)  
(f) FAA Denver Airport District Office (ADO) letter dated October 9, 2018  
(g) FAA Denver ADO email March 14, 2019  
(h) FAA Denver ADO email December 18, 2019

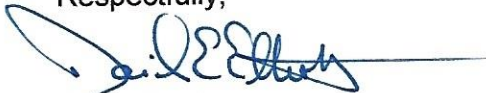
The Meadow Lake Airport Association (MLAA) continues to oppose consideration of any development proposals within the Meadow Lake Airport Influence Area (AIA), until such time as El Paso County develops, approves, and publishes a "Compatible Land Use Plan" for the "AIA" in accordance with the requirement of C.R.S. 43-10-113 (ref a).

The Falcon-Peyton Small Area Master Plan (ref d) depicts the Airport Influence Area, but does not describe the how it is to be used by land use planners or zoning officials. Without the County's adoption of a "1041" plan for Meadow Lake Airport or otherwise complying with statutory requirements to protect the land areas defined in 14 CFR Part 77, there are no appropriate planning standards with which to evaluate development proposals in the "AIA". References (f) and (g) 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 strong opposition to the re-zoning and development of those areas. Reference (h) is an email from the ADO that reiterates the need for compatible land use planning and zoning around Meadow Lake Airport and the FAA requirement for review of a "Notice of Proposed Construction" (Form 7460-1) for any proposed construction.

El Paso County must defer any consideration of these proposals, and any others within the Meadow Lake Airport Influence Area, until a "Compatible 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 required MLAA to resubmit an application with a final FAA approved Master Plan and ALP (Airport Layout Plan) (reference g). It has been resubmitted several times since then and continues to be stalemated by bureaucratic indecision.

It should be noted that this site lies within the Approach and Departure Surfaces of Meadow Lake Airport's primary runway [Reference (e): Runway 15/33, Present and Future]. Any proposed construction at this location must include a "Statement of No Objection" (Form 7460-1, Notice of Proposed Construction) from the FAA Denver Airport District Office. In addition, the applicant should be advised to include sound mitigation measures in construction plans.

Respectfully,



David E. Elliott

President, MLAA Board of Directors

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