

Meadow Lake Airport Association

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

Date: September 24, 2020

To: El Paso County Planning and Community Development Department

Subj: **Bennett Ranch – Judge Orr Eastonville Sketch Plan** File: SKP203

Ref: (a) C.R.S. 43-10-113 Safe Operating Area Around Airports
(b) Meadow Lake Airport Master Plan Update and Airport Layout Plan (2018)
(c) FAA Denver Airport District Office (ADO) letter dated October 9, 2018
(d) FAA Denver ADO email December 18, 2019

The Meadow Lake Airport Association (MLAA) continues to oppose rezoning of any areas 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 discussions and requirements of C.R.S. 43-10-113 (ref a).

The Falcon-Peyton Small Area Master Plan 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”. Reference (c) is correspondence from the FAA Denver Airport District Office (ADO) that was provided to County Planning in response to the **Meadowlake Ranch Sketch Plan** expressing strong opposition to the re-zoning and development of that adjacent area. Reference (d) 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. We note on page five of the applicant’s Letter of Intent the statement that “Commercial land use is compatible with the airport”, yet no standards have been published by El Paso County as a basis to make this claim.

El Paso County must defer any consideration of this proposal, 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 has been vetted via the EDARP website several times since then. The Administrative Determination of October 2018 required MLAA to resubmit an application with a final FAA approved Master Plan and ALP (Airport Layout Plan). It has been resubmitted several times since then.

Respectfully,



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