

Meadow Lake Airport Association, Inc.

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

September 26, 2022

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Subj: **LETTER OF INTENT - APPLICATION FOR 1041 PERMIT**

Ref: (a) ***“El Paso County Land Development Code”***, Appendix B: ***“Guidelines and Regulations for Areas and Activities of State Interest”***
(b) ***“Meadow Lake Airport Master Plan (AMP)”*** (2018)
(c) ***“Meadow Lake Airport Layout Plan (ALP)”*** (2019)

1. **Owner/Applicant:** Meadow Lake Airport Assn David Elliott
13625 Judge Orr Road President, MLAA Board of Directors
Peyton, CO 80831 cell: 719-339-0928

2. **Site location:** 13625 Judge Orr Road, 13635 Judge Orr Road
7510 Curtis Rd, 7550 Curtis Rd (hangar: 13775 Judge Orr Rd)
size: 757.7 acres 4.97 acres
zoning: PUD R-4 R-5 GA-O R-4 GA-O

3. **Request & Justification:** The purpose of this application is to obtain El Paso County recognition of Meadow Lake Airport as an *“Area and Activity of State Interest”* to assist in compliance with Colorado Revised Statutes. This application includes:
 - a. Appendix A: *“Application for a Permit to Conduct a Designated Activity of State Interest ...”* [ref (a)]
 - b. Appendix B: checklist: Chapter 2 – Permit Regulations
 - c. Appendix C: checklist: Chapter 7 – Site Selection and Expansion of Airports

4. **Existing and proposed facilities, structures, roads, etc.:**
 - a. **Primary airport complex:** 13625 Judge Orr Rd ... 43000-00-563 ... 758 acres
 - Main runway (15-33): paved, 6,000' x 60', lighted
 - Turf runway (15G-33G): grass, 5,000' x 200'
 - Crosswind runway (08-26): paved/gravel, 2,100' x 36'
 - Primary parallel taxiway (“Alpha”): serves east-side hangar complex
 - Partial parallel taxiway (“Bravo”): serves west-side special events ramp
 - MLAA hangar/activities building (13560 Piper Lane): meeting place for airport activities and Snow Removal Equipment (SRE) storage in winter
 - SRE Maintenance/Storage Building (proposed): 2023 FAA grant in progress
 - Ground Support Equipment (GSE) Storage (proposed): local funding
 - Piper Lane: dirt road connecting Mallard Dive to west-side airport properties
 - Cessna Drive: paved road from Judge Orr Road to Crosswind Runway serving east-side hangar complex and Meadow Lake Airpark sub-division

which are existing? which are proposed: add the proposed expansion tot he 1041 application

- b. Public FBO ramp: 13635 Judge Orr Road ... 43050-05-109 ... 5 acres
 - Transient Ramp: 29 paved parking/tie-downspots
 - Covered aircraft storage structure: 10 covered tie-down spots
 - General Aviation Terminal (13775 Judge Orr Road): 9,900 hangar facility
- c. East-side hangar complex: multiple Judge Orr Road & Cessna Drive addresses
 - 415 hangar units on private properties having “through-the-fence” (TTF) access to the runway complex
 - 5 paved primary access taxiways (C, D, E, F, K)
- d. West-side facilities:
 - 1 equipment storage shed, with utilities for runway lighting
 - 1 private hangar lot
 - 2 private mobile homes (club houses) at turf runway for soaring activities
- e. Residential subdivisions:
 - 41 lots in 5 subdivisions with “residential through-the-fence” (RTTF) access to the runway complex

5. **Waiver requests and justification**. None at this time.

6. **Discussion**. A description of airport master plans and the NPIAS (National Plan of Integrated Airport Systems) is provided in the enclosed attachments. While review and approval of an “Airport Master Plan” is recognition of a plan for future growth, it should be noted that airport future plans change as requirements change. This is the fourth Master Plan for the Meadow Lake Airport (KFLY) since it was designated by the FAA as a reliever airport in 1989. The specifics of the “future” runway complex described in each Plan has changed with each update based on FAA and local requirements.

Attached to this cover letter is an extensive list of references and enclosures. Due to the unique nature of this application, we were requested to submit a “tutorial” for operating and planning for this “Regional GA Airport”. To emphasize and validate information stated, direct excerpts from published references are provided. Where appropriate, excerpts from the Meadow Lake Airport Master Plan Technical Report (2018) [ref (b)] are used. Reference to “figures” and “tables” made in these excerpts are to tables and figures that may be found in the Master Plan and are not routinely repeated in this application document.

Airport Master Plans (AMPs) are living documents and as stated above, are reviewed and updated periodically due to changing conditions and FAA requirements. The FAA Airport Sponsor Assurances require that Airport Layout Plans (ALPs) be kept current. The **2020 Colorado Aviation System Plan** – Technical Report [ref (k)] states:

“Master plans are designed and developed to:

- *Provide a graphic representation of the existing airport features, future airport development, and anticipated land use*
- *Establish a realistic schedule for implementation of the proposed development*
- *Identify a realistic financial plan to support the proposed development*
- *Validate the plan technically and procedurally through an investigation of concepts and alternatives on technical, economic, and environmental grounds*
- *Prepare and present a plan to the public that adequately addresses all relevant issues and satisfies local, state, and federal regulations*

- *Establish a framework for a continuous planning process*

The FAA approves specific components of an MP as opposed to the entire document. These components consist of the forecast of aviation demand, selection of critical aircraft, and the ALP. It is from these elements that the FAA determines eligibility of Airport Improvement Program (AIP) funding for the proposed development referenced in the MP and shown on the ALP.”

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With 1041 Permit approval, MLAA will ensure coordination of all future updates with El Paso County. In conformance with CDOT’s Master Plan benchmark, another update to the Meadow Lake Airport Master Plan/ALP is listed in the “Long Term” section of the Capital Improvement Plan (CIP) [Enclosure 12c]. MLAA will ensure coordination of that future update with the provisions of the El Paso County Land Development Code, Appendix B. In addition, as the need to expand the airport becomes apparent, actual construction plans will address specific County questions and concerns. Until that time, we can only provide best estimates and concepts that may apply. To that end, this application will address:

- “[P]” ... description and remarks of current operations and status of the airport for the review of this Master Plan Update
- “[F]” ... description and remarks concerning possible future growth of the airport. These are addressed in general planning terms and will be addressed in detail at the future occasion when construction of the expansion becomes relevant.

The Master Plan is not a construction plan. It is a strategic plan for growth of the airport at some undetermined time in the future. As the need to expand the airport becomes apparent, actual construction plans will address specific County questions and concerns at that time. Until then, we can only provide best estimates and concepts that may apply under evolving state and federal guidelines.

Respectfully,

David E. Elliott
President, MLAA Board of Directors

1041 application with the FAA approved ALP and meadowlake airport master plan are not for construction but a site selection and expansion

ADDITIONAL REFERENCES

In addition to the references listed above (that have direct influence to this application), the following “additional references” have applicability to or were used in preparation of the Meadow Lake Master Plan Update or this Application:

- (d) **“Geotechnical Subsurface Exploration Program”** (2014) & (2018)
- (e) **“Meadow Lake Airport – Environmental Assessment: Establishment of Turf Runway”** (2013)
- (f) **“Compliance Plan – Meadow Lake Airport”** (2012)
- (g) **“Airport Strategic Business Plan”** – Meadow Lake Airport (2011)

The following References are available online at: www.elpasoco.com

- (h) **“Your El Paso County Master Plan”** (2021)
 - (1) **“El Paso County Water Master Plan”** (MP-18-001) (2019)

- (2) ***“El Paso County Parks Master Plan”*** (MP-13-001) (2013)
- (3) ***“Meadow Lake Airport FAR Part 77 Surfaces”*** (MP-90-2)
- (i) ***“Pikes Peak Regional Multi-Hazard Mitigation Plan”*** (2020)
- (j) ***“Falcon/Peyton Small Area Master Plan”*** (2008)
- (k) ***“El Paso County Policy Plan”*** (1998)

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The following References are available online at: www.codot.gov/programs/aeronautics

- (l) ***“2020 Colorado Aviation System Plan”***
- (m) ***“2020 Economic Impact Study for Colorado Airports”***
- (n) ***“Discretionary Aviation Grant Program”***
- (o) ***“Pavement Evaluation and Pavement Management Program”***

The following References are available online at: www.faa.gov

- (p) ***“General Aviation Airports: A National Asset”*** (May 2012)
- (q) FAA Advisory Circular 90-66B, ***“Non-Towered Airport Flight Operations”***
- (r) FAA Advisory Circular 150/5070-6, ***“Airport Master Plans”***
- (s) FAA Advisory Circular 150/5100-14, ***“Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects”***
- (t) FAA Advisory Circular 150/5100-17, ***“Land Acquisition and Relocation Assistance for Airport Improvement Program (AIP) Assisted Projects”***
- (u) FAA Advisory Circular 150/5190-4B, ***“Airport Land Use Compatibility Planning”***
- (v) FAA Advisory Circular AC 150/5300-13, ***“Airport Design”***
- (w) FAA Order 5050.4, ***“National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions”***
- (x) FAA Order 5100.38, ***“Airport Improvement Program Handbook”***
- (y) FAA Order 5100.39, ***“Airports Capital Improvement Plan”***
- (z) FAA Order 5190.6, ***“FAA Airport Compliance Manual”***

The following References are available online at: www.trb.org

- (aa) ACRP Report 16 – ***“Guidebook for Managing Small Airports”*** (Second Edition – 2019)
- (bb) ACRP Report 27 – ***“Enhancing Airport Land Use Compatibility”***
Vol 1: ***“Land Use Fundamentals and Implementation Resources”*** (2010)
Vol 2: ***“Land Use Surveys and Case Study Summaries”*** (2010)
- (cc) ACRP Report 168 – ***“Runway Protection Zones Risk Assessment Tool Users’ Guide”*** (2017)
- (dd) ACRP Report 206 – ***“Guidebook on Effective Land Use Compatibility Planning Strategies for General Aviation Airports”*** (2019)
- (ee) ACRP Report 216 – ***“Guidebook for Assessing Collaborative Planning Efforts Among Airport and Public Planning Agencies”*** (2020)
- (ff) ACRP Legal Research Digest 14: ***“Achieving Airport-Compatible Land Uses and Minimizing Hazardous Obstructions in Navigable Airspace”***

ATTACHMENTS

ACRONYMS and GLOSSARY OF TERMS**APPENDIX A: “Application for a Permit to Conduct Designated Activity of State Interest”****ENCLOSURES:**

1. **Parcel Maps:**
 - a. El Paso County Assessor’s GIS map depicting general location of Meadow Lake Airport from Falcon
 - b. El Paso County Assessor’s GIS map depicting Meadow Lake Airport
 - c. Google Earth overhead view depicting Meadow Lake Airport and associated properties
2. **Legal Description:**
 - a. Assessor’s Office Property Data for 43000-00-563
 - b. Assessor’s Office Property Data for 43050-05-109
3. **Bylaws of the Meadow Lake Airport Association – Exhibit A**
 - a. *“Exhibit A – Schedule of Properties and Owners”*
4. **Colorado Revised Statutes:**
 - a. C.R.S. 41-1-107 *“Ownership of space”*
 - b. C.R.S. 43-10-113 *“Safe operating areas around airports - establishment”*
5. **Federal Regulations:**
 - a. 49 U.S.C. sec 40102 ... (32) *“Navigable Airspace”*
 - b. 49 U.S.C. sec 47102 ... (22) *“Public-Use Airport”*
(23) *“Reliever Airport”*
 - c. 14 CFR 91.119 *“Minimum safe altitudes: General”*
6. **Correspondence:**
 - a. FAA Denver Airport District Office letter dated July 14, 1989
 - b. FAA Denver Airport District Office letter dated July 16, 2018
 - c. FAA Denver Airport District Office letter dated October 9, 2018
 - d. Colorado Aeronautical Board letter dated April 19, 2019
 - e. Colorado Airport Operators Association (CAOA) letter dated May 5, 2019
 - f. FAA Denver Airport District Office letter dated May 31, 2019
 - g. FAA Denver Airport District Office letter dated February 25, 2021
 - h. Colorado Division of Aeronautics letter dated April 6, 2021
7. **“National Plan of Integrated Airport Systems (NPIAS) 2019-2023”**, Report to Congress: Appendix A - List of NPIAS Airports
 - a. Explanation of Terms and Abbreviations (pg A-1 & A2)
 - b. State Summary (pg A-3)
 - c. Colorado (pg A-24 & A-25)

8. Meadow Lake Airport Governmental Relationships**9. Receipt for Fees Paid ... #1000629 dated 04/24/2018****APPENDIX B: Section 2.303 Submission Requirements for All Permit Applications****APPENDIX C: Section 7.201 Application Submission Requirements****Section 7.202 Review Criteria****ENCLOSURES:**

10. **"Articles of Incorporation"** and
"ByLaws of the Meadow Lake Airport Association"
11. **Key Personnel and Oversight**
 - a. MLAA
 - (1) Board of Directors
 - (a) David Elliott, President
 - (b) Jeff Hundley, Vice President
 - (c) Jeff Moore, Secretary/Treasurer
 - (d) Dan Jacquot
 - (e) Jim Steward
 - (f) Mike Barr
 - (g) James Lemons
 - (2) Airport Development Committee
 - (a) Lee Wolford, Chair
 - (b) Lee Leshner
 - (c) Wyman Varnedoe
 - b. Applicant drafter & planners
 - (1) David Elliott
 - (2) Jviation, Inc .. MLAA (KFLY) Consultants
 - (3) Letter of Designation from the MLAA Board of Directors
 - c. Coordination and Oversight:
 - (1) Colorado Division of Aeronautics
 - (2) FAA Denver Airports District Office (ADO)
12. **Financial Exhibits of the MLAA**
 - a. Financial Statements
 - (1) IRS Form 990 (2021)
 - b. Meadow Lake Airport Capital Improvement Plan
 - (1) Current FAA/CDOT Capital Improvement Plan (CIP)
 - (2) Summary of FAA AIP and CDAG grants to Meadow Lake Airport
 - (3) Wish list of possible future infrastructure projects
 - c. Application for Colorado Discretionary Aeronautics Grant
 - d. Colorado GA Sustainability Program data overview

13. Miscellaneous Exhibits – Meadow Lake Airport Association

- a. Property Exhibits
 - (1) Certification of Mineral Rights
 - (2) Vicinity Maps
 - (3) List of Adjacent Bordering Properties
 - (4) Area Zoning Maps
 - (a) Area Zoning
 - (b) Known Developments within the Airport Influence Area
 - (c) Special Districts: Emergency Services
 - (d) Special Districts: ~~School Districts and Facilities~~
- b. List of Meadow Lake Airport Plats and Easements (available on request)
 - (1) Subdivision Plats having access to Meadow Lake Airport
 - (a) Depiction of properties have access to Meadow Lake Airport
 - (b) List of Meadow Lake Airport subdivision plats
 - (2) Meadow Lake Airport G-AO properties
 - (a) Depiction of properties have G-AO zoning
 - (b) List of properties have G-AO zoning
 - (3) Meadow Lake Airport Easements
 - (a) Avigation Easements
 - (b) Runway - Clear Zone Easements
 - (c) Taxiway Easements
 - (d) Roadway / Right-of-Way Easements
 - (e) Facility Easements
 - (f) Utility Easements
 - (4) Meadow Lake Subdivision Covenants
 - (a) Meadow Lake Airport
 - (b) Meadow Lake Estates
- c. Meadow Lake Airport ALP Property Charts
 - (1) Meadow Lake Airport Property Boundary
 - (2) Existing Airport Facilities (including Runway Protection Zones)
 - (3) AIRPORT LAYOUT PLAN – EXISTING (ALP Sheet 03 of 21)
 - (4) AIRPORT LAYOUT PLAN – FUTURE (ALP Sheet 04 of 21)
- d. Meadow Lake Airspace Charts
 - (1) Meadow Lake Airport Influence Area
 - (2) AIRPORT AIRSPACE PLAN - EXISTING (ALP Sheet 07 of 21)
 - (3) AIRPORT AIRSPACE PLAN - FUTURE (ALP Sheet 08 of 21)
 - (4) Meadow Lake Airport Traffic Patterns – Main Runway 15-33
 - (5) Meadow Lake Airport Traffic Patterns – Main Runway 15G-33G
 - (6) Meadow Lake Airport Traffic Patterns – Main Runway 8-26
- e. Colorado Stormwater Permits
 - (1) Inactivation – Stormwater Discharge Permit COR-010077

- f. Colorado Ground Water Commission Determinations
 - (1) 1046-BD Aquifer: Denver
 - (2) 1045-BD “ : Arapahoe
 - (3) 1044-BD “ : Laramie-Fox Hills
 - g. Airport Strategic Business Plan – Narrative Report
 - Appendix A: Meadow Lake Airport Sketch Plan Attachments:
 - (1) Master Development Drainage Plan for Meadow Lake Airport and Industrial Park Development
 - (2) Preliminary Engineering Geology and Surface Soils Evaluation
 - h. MLAA List of Ground Support Equipment
14. **Miscellaneous Exhibits - Colorado**
- a. 2020 Colorado Aviation System Plan: Executive Summary
 - (1) Airport Report Card - Meadow Lake (FLY)
 - b. 2020 Colorado Aviation Economic Impact Study : Executive Study
 - (1) Airport Economic Impact Report: Meadow Lake (KFLY)
 - c. Colorado Discretionary Aviation Grant Program
 - (1) Grant Assurances
 - e. General Aviation Airport Sustainability Program
 - f. Pavement Evaluation and Management
15. **Miscellaneous Exhibits – Federal**
- a. “Nation Plan of Integrated Airport Systems (NPIAS) - 2019-2023”
 - b. “General Aviation Airports: A National Asset“
 - c. Airport Improvement Program – “Airport Sponsor Assurances”
 - d. KFLY Airport Information:
 - (1) FAA 5010 “Airport Master Record”: Meadow Lake Airport (KFLY)
 - (2) FAA National Based Aircraft Inventory Program: KFLY (cover page)
 - e. List of Current FAA Advisory Circulars Required for Use in AIP Funded and PFC Approved Projects
 - f. Example Airport Land Use Compatibility Overlay Zoning Ordinance
 - g. Sample Buyer Awareness Documents
 - (1) Typical Avigation Easement
 - (2) Recorded Overflight Notification

← Add FEMA MAP

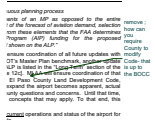
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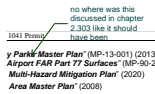
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Items within the Airport Influence Area
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[Sample Airport Land Use Compatibility Overlay Zoning](#)
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2) Recorded Overflight Notification
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