

From: [Joshua Schroeder](#)
To: [Bob Keenan](#); kris.middledorf@state.co.us
Cc: [Jon Snyder](#); [Daniels, Roy V.](#); [Rostas, John M.](#)
Subject: RE: Steamboat Development Review Referral
Date: Wednesday, April 23, 2025 4:24:28 PM

Bob,

I have reviewed the exhibits for the West Acres Ranch Development adjacent to the airport. Please see my comments below:

- In conversation with Walter Macgill on 3/24/25, Mr. Macgill stated, that there was an intention to build hangars which would necessitate a Residential Through The Fence Agreement (RTTF).
 - Exhibit 5 appears to depict structures near the airport property line. Unclear whether these are hangars or other structures. No other exhibit depicts hangars.
 - Mr. Macgill requested a change to the avigation easement, west of the runway. Avigation easements provide a right of overflight above or in the vicinity of a property. Changes to this easement exposes the airport sponsor to significant legal risk from neighboring developments.
 - An RTTF creates an additional access point to the airport. There is nothing in the proposal documents depicting control of the access point to prevent vehicles, pedestrians, and animals from accessing restricted areas on the airfield.
- Comments from FAA Colorado Airport Planner Kevin Keith:
 - FAA will discourage any type of residential development adjacent to an airport.
 - FAA is not likely to support an RTTF
 - Development would likely generate a violation of grant assurance #21 Incompatible Land Use
 - ***(FAA will likely forward additional comments)***
- A residential community adjacent to an airport will experience significant noise and lighting impacts from aeronautical activity and airfield maintenance activities.
 - The airport is open to aviation activity 24 hours a day, 365 days a year. Noise impacts include, jet, helicopter, circling traffic, nighttime operations, vehicle traffic, construction, pyrotechnics from wildlife control.
 - A comprehensive study of noise exposure should be conducted by developer.
- Air traffic safety will experience significant degradation from residential development adjacent to the airfield. Residential activities are likely to create

additional and unnecessary hazards to aircraft departing and approaching airfield such as solid waste storage.

- o Water features, and solid waste attract wildlife. Increased wildlife activity in the vicinity of an airport will increase risk of deadly wildlife strikes by aircraft.
- o RC and drone activity is an increasingly popular hobby and such activities significantly increase the potential for deadly collisions with aircraft.

Josh Schroeder
Airport Manager
City of Steamboat Springs
970.879.9042

From: Bob Keenan <bkeenan@steamboatsprings.net>
Sent: Wednesday, April 9, 2025 5:19 PM
To: kris.middledorf@state.co.us; Joshua Schroeder <jschroeder@steamboatsprings.net>
Subject: Steamboat Development Review Referral

Dear Agency Reviewer,

Here's a link to a Concept Review Application we have received for a largescale residential development adjacent to the Airport, West Acres Ranch.

Please send any comments that your agency might have by 4/28/25.

<https://cityview.steamboatsprings.net/Portal/Planning/Status?planningId=8533>

Please reach out with any questions.

Sincerely,

Bob Keenan, AICP, CFM
Principal Planner
Department of Planning & Community Development
City of Steamboat Springs
970.871.8260