



U.S. Department of Transportation
Federal Aviation Administration

Northwest Mountain Region
Colorado · Idaho · Montana · Oregon · Utah
Washington · Wyoming

Denver Airports District Office
26805 E. 68th Ave., Suite 224
Denver, CO 80249

April 25, 2025

Bob Keenan
Principal Planner
City of Steamboat Springs
115 10th Street
Steamboat Springs, CO 80487

RE: Steamboat Springs West Acres Ranch – Project Number PL20250100

Dear Mr. Keenan:

The Federal Aviation Administration (FAA) was made aware of the proposed West Acres Ranch residential development directly adjacent to the Steamboat Springs Airport. This letter is to remind the City of Steamboat Springs of its contractual obligations with the FAA as it relates to the safety and utility of the airport.

The Steamboat Springs Airport is a General Aviation airport, with approximately 72 based aircraft and thousands of annual operations. It is utilized by a variety of aircraft, ranging from small, single-engine propeller airplanes up to jet aircraft that operate during the day and night. The airport is a Federally-funded, public use airport that is required by Federal law to remain open to all types of aircraft 24 hours a day, 7 days a week.

The FAA views this proposed development as an incompatible land use and contrary to Grant Assurance #21, *Compatible Land Use*. As recipients of over \$15.8 Million dollars in Federal Airport Improvement Program (AIP) funding since 1985, the City of Steamboat Springs is obligated to comply with certain Federal grant assurances, which include a requirement to *“take appropriate action, to the extent reasonable, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft”*. The City of Steamboat Springs is also obligated to *“not cause or permit any activity or action thereon which would interfere with its use for airport purposes”*.

The FAA takes this contractual obligation seriously and failure to comply with Federal Grant Assurances may result in the FAA taking action, which could lead to a loss of Federal funding for Steamboat Springs Airport.

This does not constitute a final agency decision judicially reviewable under 49 U.S.C. section 46110.

If you have questions regarding the above comments or would like to meet to discuss our concerns, please contact me at (303) 342-1262.

Sincerely,

Jesse A. Lyman
Manager
FAA/Denver Airports District Office