601 Pennsylvania Ave NW, Suite 250
Washington, D.C. 20004

T. 202-509-9670
www.aopa.org

November 6, 2026

Via Electronic Mail

Town of Erie
ATTN: Mayor Andrew Moore and City Council
645 Holbrook Street
Erie, CO 80516

RE: Proposed Development – Sierra Vista-File No. ZON2025-00005

Dear Mayor Moore and Members of the Erie Town Council,

The Aircraft Owners and Pilots Association (AOPA), representing hundreds of thousands of members worldwide, nearly 9,000 members throughout Colorado, and more than 200 members associated with Erie Municipal Airport (KEIK), respectfully urges the Town to give careful consideration to the concerns outlined in the recent correspondence from the Federal Aviation Administration (FAA) Denver Airports District Office dated August 27, 2026, and the Colorado Department of Transportation Aeronautics Division dated October 10, 2026, regarding the proposed Sierra Vista development.

AOPA does not oppose responsible growth and development within cities, counties, or states. We do, however, remain concerned when residential development is proposed in close proximity to public-use airports, including the Sierra Vista proposal adjacent to Erie Municipal Airport. In fact, we applaud the great lengths that this developer has gone through in terms of outreach to both the Erie community and aeronautical users. Unfortunately, and notwithstanding these commendable efforts, our experience has repeatedly demonstrated that incompatible land uses near airports can create long-term safety, operational, and quality-of-life conflicts that adversely affect residents, airport users, airport sponsors, and the local governments that authorize such development.

Should the Town determine that approval of the proposed development is appropriate, AOPA strongly encourages the adoption of all reasonable measures available to mitigate future land-use compatibility conflicts. At a minimum, such measures should include the use of avigation easements and robust owner and tenant disclosure requirements regarding the property's proximity to the airport and the associated impacts of airport operations, including aircraft noise and overflight activity.

While avigation easements have, on occasion, been successfully challenged in legal proceedings, the combined use of avigation easements and comprehensive owner and tenant disclosures remains among the most effective and widely recognized tools available to help protect airport

operations, preserve aviation infrastructure, and reduce the potential for future airport-related legal disputes.

AOPA further requests that the Town Clerk include this letter in the official meeting packet and public record for the Town Council meeting at which the Sierra Vista development proposal is considered.

I remain available to provide AOPA's technical expertise and assistance as Erie considers future land-use planning and zoning decisions affecting airport compatibility. AOPA stands ready to support the Town in developing a forward-looking, safety-oriented approach that protects both airport operations and the surrounding community while reducing the risk of future land-use conflicts. Please consider me as resource on this or any other matter impacting general aviation. I can be reached at email: brad.schuster@aopa.org or by phone: 202-851-7502.

Sincerely,



Brad Schuster, C.M.
Northwest Mountain Region Manager
Aircraft Owners and Pilots Association

CC:

FAA Northwest Mountain Region Compliance Program Officer
FAA Airports District Office-Helena
Colorado Department of Transportation, Aeronautics Division