

Diana Aungst

Subject: FW: Martin Marietta Proposal

----- Original message -----

From: patlboegli@skybeam.com

Date: 01/20/2015 4:23 PM (GMT-07:00)

To: Julie Cozad <jcozad@co.weld.co.us>

Subject: Martin Marietta Proposal

Dear Julie,

I am appreciative of the work you do to make Weld County a productive, pleasant and safe place to live and raise our families.

The development of the Martin Marietta Asphalt plant (Reference PRE 14-0322) would be contrary to those goals for many families in Weld County.

We live at 6577 County Road 56 adjacent to the proposed factory site. The factory would be noisy, visually unappealing and hazardous to our health.

The land that this factory is being proposed is zoned for agricultural use, although there is some small industrial zoning nearby it is not nearly as large or toxic as this proposed plant.

I oppose the proposed Martin Marietta development.

Sincerely,

Patricia L. Boegli
6577 County Rd 56
Johnstown, CO 80534



Subject: FW: Martin Marietta Proposal

----- Original message -----

From: patlboegli@skybeam.com

Date: 01/20/2015 9:30 PM (GMT-07:00)

To: Julie Cozad <jcozad@co.weld.co.us>

Subject: Martin Marietta Proposal

Dear Commissioner Cozad,

Thank you for your quick response to my email.

Be assured I am in strong opposition to the Martin Marietta Asphalt Plant (Reference PRE14-0322.) This plant is proposed on land that is currently zoned for agricultural use, no industrial use. Although there is some small industrial use land nearby, those businesses don't have the impact that the proposed Asphalt Plant will have on the surrounding residents.

Weld County's mission statement is; "Leading with responsive, innovative and cost effective services." This Martin Marietta Plant would not be responsive to the health and well-being of local residents. The plant is not innovative due to all the negative impact Asphalt plants have had in other communities. It certainly wouldn't be cost effective when a person considers both immediate costs the county would have to accommodate the needs of this factory and the long term expenses.

The main toxins emitted are;

- **Nitric oxide**- responsible for lung irritation and promotion of asthma
- **Styrene (ethenylbenzene)** - carcinogenic, memory loss, headaches and vertigo
- **Benzene** - carcinogenic, especially leukemia, aplastic anemia, bone marrow abnormalities (children are acutely susceptible), neural birth defects including spina bifida and anencephaly
- **Methyl ethyl ketone**- lab studies on animals show decreased fetal weight and malformations; neurological, liver and kidney damage
- **Hydrogen sulfide** - the level of emission of this gas cannot be controlled by the plant, considered to be a general toxin equivalent to hydrogen cyanide in toxicity, used as a poison gas in the Great War by the British (neurotoxin)
- **Heavy metals** - cadmium, arsenic, mercury and lead, these steadily poison the entire ecosystem building up in the water and on the land, virtually present for eternity and steadily accumulate

"Asphalt processing and asphalt roofing manufacturing facilities are major sources of hazardous air pollutants such as formaldehyde, hexane, phenol, polycyclic organic matter, and toluene. Exposure to these air toxics may cause cancer, central nervous system problems, liver damage, respiratory problems and skin irritation." EPA

Long term studies show clear correlation between community air pollution and overall mortality and decline in health; heart attacks, strokes, lung cancer and other cancers, childhood leukemia, impaired lung function, infant mortality, low birth weight and intellectual impairment. This will cause more of these diseases in Weld County.

Workers in asphalt show increases in cancer from 10% to 400%. The community is also breathing in these same toxins as much as seven days per week from the plant. The toxins, especially the heavy metals, will accumulate over the years.

Respectively, Patricia Boegli

Diana Aungst

Subject: FW: Proposed Martin Marietta Plant between WCR 15 and WCR 13

From: Paul Markus [<mailto:psmarkus@lpbroadband.net>]

Sent: Thursday, January 22, 2015 12:36 PM

To: Julie Cozad

Cc: Sean Conway

Subject: Proposed Martin Marietta Plant between WCR 15 and WCR 13

Julie Cozad,

We met in a meeting over a concrete recycling plant location a few years ago, in the Johnstown Community Center, when you were employed with Hall Irwin or Tetra Tech responsible for the choosing the location North of WCR 54 and South of WCR 56 West of WCR 15 and East WCR 13 at the railroad spur. Once again, I and many of my neighbors are against the location of an asphalt and concrete plant in our neighborhood. This time the proposed location is even closer to us, bordering our residential neighborhood. What would make you think that we want to deal with the asphalt toxins, excessive dust, odors, and a line of large trucks creating traffic issues and diesel odors. I want to remind you that you're not a representative of Tetra-Tech interests any longer but interests of the citizens of Weld county District 2. I and my neighbors don't want deal with Benzene, Nitric Oxide, Hydrogen Sulfide, Styrene, and the heavy metals, as well as formaldehyde, hexane, phenol, polycyclic organic matter and toluene. All of the above emissions fall within a 2 mile radius of the facility, and we will be located next to the facility. I am a supporter of jobs but in the right locations.

Respectfully,

Paul Markus



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JAN 26 2015
Weld County Planning Department
GREELEY OFFICE

January 23, 2015

Wilbur "Bill" J. Boegli
6577 County Road 56
Johnstown, CO 80534
bkboegli@lpbroadband.net

Dear Ms. Aungst,

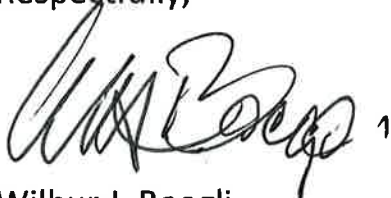
I'm strongly opposed to the construction of the proposed Martin Marietta Asphalt Plant (Reference PRE14-0322) in our neighborhood. Of the more than 100 family homes that would be adversely affected by the volatile organic contaminants, noise, hazardous dust and light pollution at this site, ours is most likely the worst. Our house is roughly 1800 feet downwind from the proposed asphalt plant, and 500 feet from the point where aggregate will be offloaded from rail cars to a conveyor belt. This is untenable, going from a peaceful, quiet lakeside home to another "Commerce City."

I'm a retired Environmental Engineer with DOE for 30+ years. Aside from the obvious noise, odor and light pollution that comes with a plant like this, I also realize the potential for severe health problems from long-term exposure to carcinogens such as those emitted from the processing of asphalt. Also, the increased rail and truck traffic (CR 13 and Hwy 34) will exacerbate an already congested area.

Surely you're aware that Ft Collins residents are trying to shut down their Martin Marietta asphalt plant. Why should they be allowed to transfer all of that to our back door? Surely there is a more suitable site away from highly populated areas!

Please give thoughtful consideration to our great concerns!

Respectfully,



Wilbur J. Boegli



Diana Aungst

Subject: FW: Martin Marietta Highway 34 Development proposal

From: Rich Herget [mailto:richherget@aol.com]
Sent: Sunday, January 25, 2015 9:53 PM
To: Steve Moreno
Subject: Martin Marietta Highway 34 Development proposal

Steve,

You are probably familiar with the proposed Highway 34 Development Proposal by Martin Marietta, it proposes to take a tract of land NorthWest of Johnstown on county road 13 and develop it as a concrete and asphalt plant. As a resident of the nearby residential community and Ex-president of the HOA of the Indianhead Subdivision I would like you to understand how adversely this would affect the homeowners and nearby residents. There will be an open house meeting sponsored by Martin Marietta Tuesday January 27th at the Best Western Crossroads Inn and Conference Center in the Vista Room 5542 E US Highway 34, Loveland, CO 80537 at which they will be touting the great benefits that the Northern Colorado community will gain from this project being approved by the Weld County commissioners. The home owners and voters of the Indianhead Home Owners Association would like you to consider the potential damage to our community before you are asked to consider this proposal.

Respectfully,

Rich Herget
970.443.9420
richherget@aol.com



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Scott K James

15 hrs Johnstown, CO Edited

Martin Marietta sets open house on asphalt plant. <http://bit.ly/1H1Opsf>. I sure am glad that Julie Cozad, Barbara Kirkmeyer, Steve Moreno and Sean Conway will be voting no on this. After the years of support I have shown these individuals, I could not fathom them voting to approve something that would be so monumentally detrimental to the property values and quality of life of the citizens of Johnstown I am elected to represent who have invested their life savings to build their dreams in a community less than one half mile from this proposed eye and air quality sore.

Glad these Weld County Commissioners are voting no on this. Because it is the common sense thing to do. Commissioners, you are voting no, right?

RH

Martin Marietta sets open house on proposed asphalt plant east of Loveland

LOVELAND — Martin Marietta Materials, which hopes to build asphalt and concrete plants at a site off U

REPORTERHERALD.COM



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FEB 04 2015

Weld County Planning Department
GREELEY OFFICE

Dear Ms. Aungst,

I'm strongly opposed to the Martin Marietta Asphalt Plant (Reference PRE14-0322) being considered near our community. This facility would pose a threat to our quality of life, not to mention the serious health problems that would result from long-term exposures to low level carcinogens. There are over 100 homes in Indian Head Estates that are within a one mile radius of the plant, and quite a few within a few hundred feet. This odorous eyesore will be noisy, create traffic hazards and congestion on County Road 13 and Hwy 34, and very likely have a severe impact on our property values. I cannot believe that a more appropriate site cannot be found with less adverse impact!

I would greatly appreciate your thoughtful consideration of our concerns.

Sincerely,

Pat Boegli
6577 County Rd 56



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FEB 06 2015

Weld County Planning Department
GREELEY OFFICE

RE: PRE-14-0322

Weld County Dept. Of Planning Services
Diana Aungst
1555 N. 17th Avenue
Greeley, Colorado 80631

Dear Diana,

I am writing this letter to express my **extreme opposition** to Martin Marietta Materials' plans to build a plant on CR13 known as the 'Highway 34' site.

We understand that the proposition for the plant is to be reviewed by Weld County planning to assure compliance with rules and regulations and to assure that neighborhoods are not destroyed.

Please **reject** the proposal for 'Highway 34' site and prevent the destruction of our homes. It would seem that the plant could be located somewhere other than adjacent to our neighborhood.

We live in the Indianhead Estates Subdivision located near the intersection of Highway 34 and CR15. My wife and I are retired and bought our home with the intent of living there until poor health forces our relocation to an assisted care facility. The neighborhood is an ideal place for elderly people to live in comfort with clean air and good neighbors. I believed that my investment in this home was a good way to preserve my savings for later in life.

I cannot tell you how much it upset us to learn of the plans for the 'Highway34' plant. We attended the open house offered by Martin Marietta to learn more about the plant and let the *host* know our feelings toward it. Most of our objections to the plant were met with a sympathetic shrug, but with little to offer in the way of meaningful discussion or answers. The open house did not comfort us at all. I will list some of the issues stressing us:

- erosion of home values
- toxic odors and related health concerns
- train and machinery noises
- dust from the truck traffic throughout the plant
- truck traffic congestion on an already overloaded Highway 34 and county roads
- visual ugliness

It was difficult to assess the extent of the planned plant from the presentations provided at the open house. It was after I researched similar plants I came to fully realize what was being done to us in Indianhead Estates. The land proposed is extremely close to our subdivision so that the host of large, noisy,



toxic fume emitters surrounded by a railroad used for transport of materials could not help but have an extremely serious impact on the people living in this subdivision. Not only would the odor, noise and ugliness be imposed on the hundreds of people living here but also the economic impact will be devastating. The exodus of neighbors would drive property values into the ground. Our investments in our homes will turn from stability to chaos eroding the enjoyment of our retirement years.

Thank you for your consideration,

John E. Wallace, Sr and Olga Wallace
27657 Blackfoot Road
wallacejesr @ gmail.com

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FEB 06 2015

January 30, 2015

Weld County Planning Council
c/o Diana Aungst
Weld County Department of Planning Services
1555 N 17th Avenue
Greeley, CO 80631

Weld County Planning Department
GREELEY OFFICE

Dear Members of the Weld County Planning Council:

I am writing this letter to oppose Martin Marietta's construction of a concrete, asphalt, and aggregate crushing plant on WCR 13, one half mile south of Highway 34. My name is Diane Reid and I own 30 acres on WCR 15; my western boundary abuts the proposed site. My property is currently farmed by my cousin who lives one half mile from the site. I also have two uncles who live within ¼ mile of the proposed site. My family home was a dairy farm located at the junction of WCR 15 and WCR 56. The 30 acres I own was part of that operation.

I am not foolish enough to believe that this area will escape development. WCR 13 is now Colorado Boulevard and that corridor will be developed in spite of the fact that most residents would prefer to retain a more rural lifestyle. However, I am very concerned about the direction that development takes. The choice you make now will affect Weld County *forever*. Your decision as a planning council will either foster commercial and residential development or condemn the area to become Commerce City. Because WCR 13 is shared by Larimer and Weld, your decision will also affect Larimer County development. Only two miles west of this proposed asphalt/concrete plant at the intersection of I-25 and Hwy. 34 is some of the most coveted development property in northern Colorado. Heavy industry begets heavy industry; if you allow Martin Marietta to build this plant, only heavy industry will build next to it. The presence of a concrete/asphalt plant virtually condemns commercial and residential development for two miles on either side of WCR 13/Colorado Boulevard. I can't imagine that Larimer County or the Johnstown City Council would support the construction of this plant.

You also need to consider traffic patterns, road access, and damage to infrastructure. When LaFarge proposed a concrete batch plant in 2008, they estimated 200-500 trucks per day on WCR 15. I can't imagine that this plant would have any less traffic. This would be a nightmare for CDOT because of what this truck traffic would do to traffic patterns on Hwy. 34. There is no traffic light at the junction of Hwy. 34 and WCR 13. I'm sure that a light is planned eventually because of Colorado Boulevard development, but that could be 10 years down the road. Train traffic will increase. Union Pacific tracks cross Hwy. 34 and the increased train traffic to the Martin Marietta site will block more traffic on 34. Heavy trucks also do considerable damage to existing infrastructure. This would affect both Hwy. 34 and 402, which is one mile south of the proposed site. Both are heavily traveled.

My children and I have considered building on my property at some point. I can guarantee that if this plant is approved, none of us will ever live there. I would probably never be able to sell my property because no one would buy it, unless I lose all sense of ethics and sell to heavy industry. Current residents would not be able to sell their homes; no one in their right mind would purchase their homes. This plant would be a 24/7 operation, with no respite from the noise, lights, traffic, and noxious fumes. Where will prevailing winds take the fumes and particulates? The plant also borders a wetlands area on its east side. What affect will it have on the local ecosystem? Has an environmental impact survey been completed by an independent agency?



Reid-2

This brings me to my final point, and it is one that I doubt anyone else will address. My family began farming in that area in the late 1950s. The land is heavily sloped and sits below the Greeley-Loveland Ditch and the Farmer's Ditch. The water table is extremely high. Local farmers, all of whom are now deceased, knew that in the early 20th century an elaborate system of drains was constructed in all those fields. *These drains are still functional.* As far back as 1959, there were no available site maps of these drains, but every farmer knew that they had a significant effect on the movement of water in their fields. The person who farmed the proposed Martin-Marietta site was regularly dealing with unusual water flow patterns in those fields. I have looked at the site map for the Martin-Marietta plan. Although there is a proposed drainage pond, I contend that they will never be able to effectively manage the drainage issues because these drains affect the entire site. What will be moving into the water systems? The Thompson River is only a quarter mile south and Koenig Reservoir, a wetlands area, borders the property in question.

Weld County does not need to promote the creation of a new Commerce City. Approval for Martin-Marietta to build this plant would forever condemn this prime property and all property two miles to the east and two miles to the west. The effects of this decision go far beyond the immediate neighborhood. Allowing the construction of this plant would prevent prime commercial and residential development along Colorado Boulevard. You can gain tax dollars for Weld County and not condemn the area in the process. Please do not allow Martin-Marietta or any heavy industry to invade this area.

Sincerely,

A handwritten signature in cursive script that reads "Diane S. Reid". The signature is written in black ink and is positioned above the typed name and contact information.

Diane Schwalm Reid
dreid3014@gmail.com
502-681-2886



ACHZIGER
6650 LAKOTA CT.
JOHNSTOWN, CO 80534

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FEB 18 2015

Weld County Planning Department
GREELEY OFFICE

Feb. 7, 2015

Diana Cungor,

As residents of Indian Head Estates we are totally opposed to the rezoning south of Hwy 34 and east of C.R. 13 for Martin Marietta / Serrard Investment for an asphalt, concrete, aggregate plant.

This will de-value our property due to smell, noise & traffic. We live in a rural area because we hold dear the absence of asphalt smell, construction noise and additional traffic on county roads.

Please deny this rezoning request.

Thank You, Wayne & Christine Achziger

P.S. We point out the subdivision was here first. Would you want this massive plant next to your house?



Dear Diana Aungst,

Thank you very much for meeting with Dave Kisker, Gary Oplinger and myself last Friday, 2/6. I was encouraged that we can succeed in our opposition to Martin Marietta's totally incompatible Highway 34 Development on the 131 acres immediately adjacent to our Indianhead West neighborhood.

I would like to re-iterate our key objections and concerns about this Martin Marietta Development:

- We live in one of the finest upscale residential communities between Loveland and Greeley. This quiet, beautiful residential and agricultural area is surrounded by new shopping centers like Centerra, two hospitals and restaurants.
- Martin Marietta's heavy industrial development is so incompatible with this peaceful urban area that it will put the brakes on any future upscale residential and/or commercial development. Our area is completely contrary to any Colorado asphalt plant location such as North Greeley, which was rated industrial before the nearby low cost housing developments.
- Up to 500 additional trucks and additional train traffic will overload county road 13, highway 34, and the nearby I-25/34 interchange. This kind of 24/7 noisy, dusty, and smelly industrial operation will have a significant negative impact on our quality of life.
- According to Zillow, houses are currently valued from \$440,000 to \$880,000. Until a month ago, houses sold very quickly close to their asking price. Now, serious buyers for the houses on the market on Apache Road and Hopi Trail have called us with great concern about the Martin Marietta Development and have indicated that they are not going to proceed with an offer if this development proceeds.
- Property values will be impacted, because most people do not want to live next to such an environmental eyesore.
- Many of our residents chose this area for their retirement. They have worked very hard to be able to afford to live their retirement years in our great neighborhood.

Yesterday, 2/10, we learned of an even bigger threat to our community. The owner of the 133 acres North of the proposed Martin Marietta Development is proposing to convert their zoning from Agricultural to Industrial (I-2). Unlike the specific use request for the Martin Marietta Development, this rezoning to I-2 would allow the owners to use the land for just about any heavy industrial use and may not be subject to any further public hearing. We hear that the land may be used for Transloading, which would add even more noise, pollution, and 24/7 truck and train traffic.

Both these land use and land developments seem totally inconsistent with adopted codes to maintain quality of life and property values for our immediate communities. Please consider the enormous negative impact these developments could have on the future of our great neighborhood.

Sincerely



Wolfgang Dirks
President, Indianhead West HOA
6825 Apache Road, Johnstown, CO
(530)414-3943
wolfdirks@earthlink.net

, 2/13/15

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FEB 18 2015

Weld County Planning Department
GREELEY OFFICE



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APR 06 2015

30 March 2015

Weld County Planning Department
GREELEY OFFICE

Weld County Planning Commission

This letter is to voice my strong opposition to the proposed rezoning of a portion of Section 13, Township 5N, Range 67W, so that Martin-Marietta can build an asphalt plant there. The area was established as a farming community many years ago, with the objective of raising crops and livestock to produce food for consumption by the general public, while affording the landowners with the rural lifestyle which they desire. Construction and operation of an asphalt plant will introduce heavy truck traffic, air pollution, water pollution, and noise, while affording no benefit to the surrounding residents.

I own property, located about ½ mile from the proposed plant, which is a certified organic farm. Operation of an asphalt plant, with its toxic emissions, so close to the farm will raise serious questions about the ability to maintain certification.

I urge the Planning Commission to respect the wishes of the community to maintain a high quality of rural life, rather than turn all of Weld County into an industrial jungle.

Barbara U. Calkins
13905 Berry Rd.
Golden, CO 80401
303-279-4153
kencalkins@prodigy.net



STOP MARTIN MARIETTA FROM DESTROYING OUR NEIGHBORHOOD

**Neighborhood citizens must join together to protect our community.
Concerns due to proposed ASPHALT, CEMENT, and AGGREGATE CRUSHING PLANTS:**

1/Property values decrease by 50% - Research conducted by the Blue Ridge Environmental Defense league has revealed that the creation of asphalt processing plants near residential places has decreased the value of real estate by around 50%.

2/Significant increase in truck and railroad traffic - As an example, residents near the asphalt plant in Fort Collins see as many as 300 trucks a day come in and out of the plant.

3/Noise, Lights, Odors - Typically these plants operate 24/7. As a result, those near the plants have constant noise, lights, odors, and traffic. Following is an excerpt pulled from an article published 9/4/2014 about a plant in Brunswick County's Fletcher Estates.

By Jason Gonzales - Jason.Gonzales@starnewsonline.com Published: Thursday, September 4, 2014 at 10:43 a.m.

One symptom of living next to an asphalt plant is insomnia, say residents of Brunswick County's Fletcher Estates.

And the constant hum of Highland Asphalt's operations is a slow push toward insanity.

"Everybody has either looked to sell or rent out their homes," said resident Mike Fryar.

While county officials have worked to mediate their complaints about noise, smells and light from the industrial neighbor, the focus is on ensuring the same situation never happens again. The smell is the hardest part, Fryar said. "It's like a fog of odor," he said.

<http://www.starnewsonline.com/article/20140904/ARTICLES/140909886?p=1&tc=pg&tc=ar>

4/Health Issues

Toxicity - Asphalt plants emit fumes that are known to contain toxins. Various government agencies, including the U.S. EPA has given statements about asphalt processing plants and other asphalt manufacturing facilities throwing out air pollutants like hexane, phenol, polycyclic organic matter, formaldehyde and toluene. The exposure to these dangerous toxins can cause various central nervous system problems as well as liver damage, respiratory problems, cancer and severe skin irritation.

Carcinogenic Effects - the trucks that carry the asphalts to and from the plants are exposed to chemicals like polycyclic aromatic hydrocarbons as well as other very fine condensed particulates. Tests conducted by the New Jersey Dept of Health and Senior Services have shown that the polycyclic hydrocarbons can be carcinogenic to humans. These trucks seem to be a source of the problem. They throw out large amounts of emissions that have been considered to be harmful to human health. Another study by the New Jersey agency says that the fumes coming out of an asphalt plant "may cause wheezing, coughing, headaches, and nausea.

5/Fugitive Contaminantes

6/Environmental Issues

7/Community Aesthetics

From this

To this



http://onthewight.com/2012/09/14/what-its-like-to-live-near-an-asphalt-plant/http://www.ehow.com/list_6030055_health-issues-asphalt-plants.html

Diana Aungst

From: James Plumb [jwplumb1@juno.com]
Sent: Thursday, May 07, 2015 7:25 PM
To: Diana Aungst
Subject: Case # USR 15-0027

Follow Up Flag: Follow up
Flag Status: Flagged

Case # USR 15-0027
For Public Record

Date: 7May15

Weld County Commissioners
c/o Diana Aungst, AICP, CFM Planner II
Weld County Department of Planning Services
1555 N. 17th Avenue
Greeley, Colorado 80631

Dear Diana and Commissioners,

We (my wife and I) have recently become aware of a plan to install an asphalt processing plant near our home in Indian Head Estates. I would like to state our reasons for opposing this installation.

Our community is presently a mixed agriculture and residential one, very pleasant with just enough small business in the area to make things convenient. We think that placing a heavy industrial plant in the midst of this community would degrade the quality of life we enjoy here.

Some of the reasons we believe this to be true are as follows.

1. The proposed site is to be in operation on a 24/7/365 basis with the following activities
 - a. Heavy truck traffic entering and exiting US34 via WCR 13.
 - b. Increased railway traffic on the railroad the runs to the SW of us.
 - c. Industrial lighting over a large area adjacent to us.
 - d. The odor of the asphalt operations wafting into our neighborhood.
2. Increase of traffic on US34. This corridor is already very busy and congested especially in the morning and evening rush hours and often at the noon hour. We find it even now difficult to enter US34 from WCR15 (our access road). The proposed additional truck traffic can only make this worse
3. WCR 13 has recently been paved, as it will become the access road for the new industrial activity it seems that it may be overburdened and need repair and/or upgrading at taxpayer expense.
4. Presently we have a lovely view of Long's Peak beyond the farm land in the foreground. If that foreground becomes an asphalt processing plant our view would be greatly degraded.

Sent from my iPad.

To sum up we are concerned with increased:

- Noise (trucks, trains)
- Pollution (dust, odors)
- Traffic increases
- Night time Light Pollution
- Visual Degradation

All this represents a severe reduction in our enjoyment of our home and a degradation of the community. We think we should continue to enjoy the present agricultural and residential mix we have now and which was in place when our subdivision was planned.

Sincerely,

James and Shirley Plumb
27876 Arikaree Rd.
Johnstown, CO 80534



jwplumb1@juno.com

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Diana Aungst

From: Vickie Dougherty [vickiedbaskets@hotmail.com]
Sent: Friday, May 08, 2015 6:40 PM
To: Diana Aungst
Subject: Martin Marietta case #USR 15-0027

Dear Weld County Commissioners,

I have lived in Indianhead Estates for 35 years I have some major concerns about Martin Marietta moving into out quiet community.

Truck traffic will be over 1,000 trips a day the wear and tear alone on the roads will be dramatic. US Highway 34 is already congested not sure how it could handle this added traffic most times leaving my subdivision I have to wait up to 10 minutes to work my way onto Highway 34. I have seen the noise from the Highway increase ten fold since we have lived here due to the increase in traffic.

The increase in train traffic will be a huge impact on our community again affecting the congestion on Highway 34. Now the backup from the trains coming from Windsor causes traffic to backup to Centerra and County road 17. Since they want a 24/7 operation this would occur all the time. The noise from the connecting and disconnecting train cars, whistles blowing 24 hours a day would change our peaceful residential and farming community.

We all have at least an acre of land which takes a lot of care. I spend time out side all summer taking care of my yard the smell from the plant would be horrifying and would make it impossible to entertain out side. When people move to the country they have to be able to put up with their new surrounding smells, traffic etc but since we have all been out her first I think it is unfair of anyone to expect us to compromise our way of living for Martin Marietta.

I work in the tri- city area and am around people all day. I moved out here 35 years ago to be able to have peace and tranquility. I have people come out to my house and say this is a little slice of heaven. PLEASE don't take that away from me.

Thanks for listening

Vickie Dougherty
27171 Hopi Trail
Indainhead Estates

Vickiedbaskets@hotmail.com
970 667 5011



Diana Aungst

From: Renata Meusch [rmeusch@skybeam.com]
Sent: Monday, May 11, 2015 9:02 PM
To: Diana Aungst
Subject: RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development - Renata Meusch

Case # USR 15-0027
For Public Record

May 11, 2015

Weld County Commissioners
c/o Diana Aungst, AICP, CFM Planner II
Weld County Department of Planning Services
1555 N. 17th Avenue
Greeley, Colorado 80631
970-353-6100 ext 3524; Fax: 970-304-6498
daungst@weldgov.com

Weld County Commissioners:

RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

As a future homeowner in Indianhead Estates, Lot 21, Block 3, in the Southwest corner of the subdivision, I have the following concerns with this proposed use by MMM.

1. Consistent development with Larimer County and the 2534 area.
2. Increased traffic on Highway 34 at WCR 13.
3. Negative impacts on our lifestyle.
4. Concerns about noise, pollution, odor, and lighting.

Below I plan to express my concerns regarding the points raised above.

Let's be a good neighbor with Larimer County and propose development consistent with the

2534/Johnstown/Centerra area: I work in the Bank of Colorado building on the SE corner of I-25 and Hwy 34. In recent months, I have seen the building of Clear View Behavioral Health, a large indoor shooting range, along with several apartment complexes. There are future plans for Bass Pro Shops, Scheel's Sporting Goods, Comfort Inn & Suites, restaurants, etc. I feel what Martin Marietta Materials (MMM) is proposing is totally counterintuitive to the present and future development in the area, and will put a negative mark on Weld County. As you drive East on Highway 34, you see the sign for the entrance into Weld County right before WCR 13. According to the Weld County Department of Planning Services website, "Weld County is the richest agricultural county in the United States east of the Rocky Mountains." At this important gateway on Hwy 34 and WCR 13 as people are heading east from the Rocky Mountains, isn't agriculture what we in Weld County want to showcase, or at least a Commercial Mixed Use like the 2534 area? I understand development might eventually happen at this site, but is this proposed use by MMM compatible with the neighborhood and the beautiful gateway into Weld County? Of the 13 properties identified in MMM's application (along with another site east of Windsor), even MMM gave a neighbor criterion score of this proposed location as a 0 (zero!).



Personal experience with daily driving and traffic issues on Hwy 34: Right now, I commute from west Greeley to the 2534 area for work. I work for Thrivent Financial on the 3rd floor of the Bank of Colorado building and my office faces east. Two and a half years ago, it was a 13-minute one way commute. Presently, it takes me almost 18 minutes. I not only witness traffic congestion and accidents on my commute, but I see the same from our office windows on a daily basis, all times of the day, not only from daily commuters, but from the already growing truck traffic and the trains that cross Highway 34. The proposed site by MMM “is expected to generate 1120 daily truck trips into the site, and grow to an estimated 2260 by the year 2035, mostly during peak summer demand.” With the current business growth and the proposed businesses in this area, along with the people who will be vacationing in Colorado during the summer months, how can Hwy 34 support the extra truck demand on the existing highway infrastructure, and will emergency responders be able to get through the congestion that this will add to the area? According to MMM’s application, “CDOT already has plans to someday have a signal light installed at the intersection of WCR 13 and Highway 34 due to the amount of traffic that is expected at this intersection”, but will a single traffic light really help?

Negative impacts on our lifestyle: Full disclosure, my husband and I recently purchased a lot in Indianhead Estates (December 2014), and are in the process of building our pre-retirement “dream home”. We spotted this lot about 4 years ago, and after putting two sons through school (WCSD #6) and college (CSU), we finally felt we were ready to buy our “paradise acre”. We have both been productive community members in Greeley for 18 years, and are ready to move from the city to a more rural atmosphere with a home on a little bit of land (1 acre). Two weeks after we closed on the lot, we were invited to the MMM Neighborhood Meeting. We will be directly impacted by this proposed use by MMM, as we are on Lot 21, Block 3, in the Southwest corner of the subdivision. Our once anticipated view of the Rocky Mountains will be eroded, and the deck we have planned facing the SW is proposed to showcase an aggregate plant, rather than the prime agricultural land in Weld County we thought we would be able to enjoy. We knew eventually this farm ground would be developed, but not in our wildest dreams did we expect a heavy industrial development.

Other Concerns of noise, pollution, odor, lighting:

1. Noise: In the Noise Analysis, MMM does state that it may exceed the noise limits. How is this ever acceptable? There will also be vibration from the trains, wheel noise from the train turning on the tracks (trains aren’t meant to go in a circle), banging of cars as they start and stop, etc. They even state that their nighttime operations could exceed the noise limits.
2. Pollution: In the Air Quality Study, were all pollution sources considered? What about dust, aggregate handling, etc.?
3. Odor: Odors “may be noticeable”. What does this mean? Will we not be able to sit outside on our patios in Indianhead Estates, or even tolerate this inside our homes? How about Comfort Suites and their new proposed water slide and pool area? Will the guests at this hotel, not to mention the patients in the rehab or behavioral centers, or the people working at the local businesses be able to enjoy some time outside?
4. Lighting: Will the lighting be dark sky compliant?

In summary, I feel that the plans proposed by MMM are not compatible in the area of Highway 34 and WCR 13. Weld County needs to be a good neighbor and be consistent with the developments already planned in Larimer County (2534) and the surrounding areas, and not put added stress on the infrastructures already being taxed in this beautiful gateway area between Weld and Larimer counties. I want MMM to be able to bring “more than 100 jobs to Weld”; I just feel that a different location would be preferable for this type of heavy industry.

Sincerely,

Renata Meusch

1146 52nd Ave Ct

Greeley, CO 80634 (soon to be 27647 Hopi Trail, Johnstown, CO 80534)

970-590-4315

Please confirm that you have received this email to rmeusch@skybeam.com.

Diana Aungst

From: Renata Meusch [rmeusch@skybeam.com]
Sent: Monday, May 11, 2015 8:59 PM
To: Diana Aungst
Subject: RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

Case # USR 15-0027
For Public Record

May 11, 2015

Weld County Commissioners
c/o Diana Aungst, AICP, CFM Planner II
Weld County Department of Planning Services
1555 N. 17th Avenue
Greeley, Colorado 80631
970-353-6100 ext. 3524; Fax: 970-304-6498
daungst@weldgov.com

Weld County Commissioners:

RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

I have concerns that the proposed use will adversely impact and is incompatible with the surrounding neighborhood's current agricultural and residential use and therefore am strongly opposed to the Martin Marietta Materials, (MMM), Highway 34 Development application for the proposed heavy industrial use of a concrete and asphalt aggregate plant.

After a two year legal process of resolving an issue with a lateral irrigation ditch, my wife and I closed on the purchase of Lot 21, Block 3, Indianhead West in the Southwest corner of the subdivision. We chose this lot to build our home for the peace, serenity, open space and views it provides, as well as the proximity to our aging parents in Loveland, CO. The above application was not disclosed to us by the seller and was made public shortly after our closing. Our lot will be one of the closest to the railroad loop MMM proposes to construct on the site, less than 100 yards away. The noise from the trains loading and unloading, coupling and de-coupling will indeed make it difficult to enjoy our patio and back yard and reduce our quality of life and that of our neighbors as well. The proposed silos and material piles will also erode our view of the Front Range as they cannot "not" be seen.

The application proposes to allow MMM 24/7/365 operation of the facility. This will directly and adversely impact our lifestyle and the use and enjoyment of our property through increased truck and train traffic, increased noise and vibration, pollution, odor and artificial lighting. In its own March 2015 site assessment report on 13 potential project sites, MMM rates the proposed WCR 13 site as "0" for compatibility with the surrounding neighborhood and existing agricultural and residential uses. This proposed use is also incompatible with the existing uses to the West which are mostly commercial office and retail and include a rehabilitation hospital only one mile away, as well as a major medical center and hospital less than three miles away. I will now address each of these concerns individually.

Traffic and Noise:

-The application states there will be initially 1129 vehicle trips with heavily loaded trucks merging onto Highway 34 each day, growing to 2260 vehicle trips with heavily loaded trucks by 2035, each taking at least 20 seconds to cross highway 34. This will exacerbate an already overcrowded traffic flow on Highway 34 and WCR 13 further compounding an existing traffic problem and potentially slowing response times for emergency service vehicles.



-This increased heavy truck traffic is not a typical use and will cause accelerated road deterioration and added road maintenance and repair expense to Weld County tax payers now and in the future.

-Current heavy traffic on Highway 34 and WCR 13 already presents traffic safety risks to area residents and farmers, including children at school bus stops, pedestrians and cyclists. These risks will be compounded by the increased truck traffic and the additional congestion created as well as the 24/7/365 use MMM proposes.

-Increased train traffic crossing Highway 34 delivering raw material to the site will also compound existing traffic congestion not only on Highway 34, but also on WCR 13, 15, 56 and State Highway 402. The noise from the train movements, car switching, loading and unloading, car wheels, train engines constantly running, as well as the horns and whistles, will adversely affect our quality of life. This is of particular concern to me on our lot as we would be so close to the proposed train loop and the wheel noise and vibration would be even more excessive with the circular flow of the trains proposed.

-MMM states the proposed operation will just barely meet noise requirements and that their night operations may exceed residential noise limits which should never be acceptable.

Odor, Pollution and Lighting:

-MMM states that occasional odors may emanate from their asphalt plants and at times be noticeable but would not be at level that would cause adverse health effects. I have been a community banker for nearly 30 years and have banked a customer in the aggregate and asphalt business. I made many inspection trips to their plant at various times of the year and believe me the odor is certainly not occasional; rather it is consistent and foul. This would certainly reduce my quality of life and the enjoyment of my southwest facing patio. They state that they will comply with odor regulations. However, compliance with these regulations alone is certainly NOT sufficient to demonstrate compatibility with the community.

-Regarding pollution, the MMM Air Quality Study does not address the constant dust and particles that will be generated from their crushing and hauling operations. There is no specific plan to mitigate the dust. This is yet another factor that will erode the quality of life for the surrounding community, which does not include all of Northern Colorado like their application suggests.

-MMM proposes to be able to operate 24/7/365. The lighting required for night operations would light up the surrounding area, including the back yards of the many nearby residences. They make no mention of using dark skies compliant lighting, which should be required.

In summary, all of the above factors clearly support that the proposed heavy industrial use is not a compatible use with the current agricultural and residential uses of the surrounding community, the existing Agricultural zoning or the current commercial and retail uses directly to the West. In their application, MMM suggests that this area is somehow intended for a heavy industrial use like they propose. However, according to a composite map of the master plans of Johnstown, Windsor, Greeley and Loveland, from the Northern Front Range Metropolitan Planning Organization, none show a planned or intended heavy industrial use on this parcel or along the US-34 corridor. Here is a link to a copy of their map: <http://ppl.ug/WVScExOfloo/> . Therefore, this application should be denied.

Highway 34 and WCR 13 is the Western Gateway to Weld County, the largest and most productive Agricultural County in Colorado and one of the top in the country. Entry to our County from the North, East and South hold well planned industrial and commercial areas which are properly separated from light commercial and residential uses, unlike what MMM proposes here. MMM is considering several sites which are much better suited for this operation, with rail access and in areas that are already planned and zoned for and compatible with heavy industrial uses like what they propose, such as the Windsor Industrial Park. These alternate locations make much more sense than the WCR 13 location. Thank you for the opportunity to express my opinion on this matter.

Sincerely,

Robert L. Meusch
1146 52nd Ave. Ct.
Greeley, CO 80634
970-590-9624

Please confirm receipt of this email to rmeusch@skybeam.com.

Diana Aungst

From: Jordan Austin [Jordan.Austin@Thrivent.com]
Sent: Tuesday, May 12, 2015 3:36 PM
To: Diana Aungst
Subject: Case #USR15-0027

Case #USR 15-0027
For Public Record

May 12, 2015

Weld County Commissioners
c/o Diana Aungst, AICP, CFM Planner II
Weld County Department of Planning Services
1555 N 17th Avenue
Greeley, Colorado 80631
970-353-6100 ext 3524; Fax: 970-304-6498
daungst@weldgov.com

Weld County Commissioners:

RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

Please take steps to protect Weld County and enhance its image. Bring the proposed Martin Marietta materials plant to Weld County but place it in an area better suited for its kind of operations.

I own a financial planning practice at 4848 Thompson Parkway in northern Johnstown. The area is quickly becoming a destination attraction. Our clients come from as far away as Jefferson, El Paso and Morgan Counties to visit us because they can tack on dinner at Bonefish Grill, a trip to Greeley's Model Railroad Museum or a visit to Rocky Mountain National Park with ease.

It's my contention that the Martin Marietta materials operation would significantly diminish the desire of people from out of the area to visit or relocate to our part of northern Colorado.

The materials plant isn't compatible with the current or proposed makeup of our area. New homes are being built just to the south of our office, new apartments to the southwest. Our area is quickly turning into a mixed use residential and business community. A materials operation that will increase semi truck traffic and train traffic could significantly snarl traffic for our clients and for those people moving to our area. I've been told that even Martin Marietta itself gave the plant a neighbor criterion score of zero in its Site Selection report. That's not the mark of a good neighbor for people who want to walk their dogs or watch their kids learn to ride two wheel bikes.

I grew up in Greeley and Weld County and my whole life have had to fight the negative connotations that come from the "cow town" image and more recently the cavalier perception of the fracking industry. Having a materials plant at the major western entrance to Weld County will make it even more difficult to defend the image of the county.

Furthermore, the materials plant could make it difficult to even get into Weld County. I recently saw an estimate that 54,000 cars per day use US 34 near my office. Martin Marietta, at a public forum, estimated that its materials plant will generate 1,120 daily truck trips into its site initially. That number is expected to grow to 2,260 by 2035. When a train carrying Vestas turbines crosses US 34 today the backups extend for at least a mile. Imagine what even a fraction of the additional truck traffic will do that backup. And what happens when Martin Marietta begins having trains use those same tracks further exasperating an already difficult problem.



I fear that people won't even attempt to get into Weld County due to traffic concerns. And will people want to relocate to that area if the traffic doesn't even subside in the evening? I understand the materials plant is supposed to be a 24 hour a day operation eventually, meaning traffic, noise and smells will never stop.

I grew up in Weld County and want it to remain a good place to raise children. And I don't want those children who grow up there today to fight the same PR battles that I continue to fight. So let's not welcome them with a materials plant that smells and snarls traffic. Let's continue to welcome them to wide open spaces where agriculture is the focus and salt of the earth people the draw.

I hope my office and its surroundings will be a welcoming place for people to come, look out my third story building and wish that they could have the life they see out of the window. Please bring the materials plant, and its jobs, to Weld County. Just put it in a place more suited for heavy industrial use. Not at the gateway to my home town. Not near my current office. Not near hundreds of people's homes. Instead of the materials plant, bring western Weld County a show piece that sparkles.

Thank you.




Jordan K. Austin , CLTC®, FIC
Financial Consultant
Mountain Plains Group West
CA License 0197083
Thrivent Financial®

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Diana Aungst

From: Carol Pernicka [tracker@lpbroadband.net]
Sent: Tuesday, May 12, 2015 5:14 PM
To: Diana Aungst
Subject: re: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

Case # USR 15-0027
For Public Record

May 12, 2015

Weld County Commissioners
c/o Diana Aungst, AICP, CFM Planner II
Weld County Department of Planning Services
1555 N. 17th Ave.
Greeley, CO 80631

Weld County Commissioners:

RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

I am writing to express my dismay at the proposed Martin Marietta Materials Highway 34 Development. I am very strongly opposed to this proposal. It is totally incompatible with the neighborhoods surrounding the location. This is an area of rural homes surrounded by agricultural land; it is not an industrial area and our lifestyle and ability to come and go from our homes as well as enjoy our property will be severely effected.

Truck Traffic: The size and weight of the trucks will do damage to the surrounding county roads. None of the roads: Weld CR 13, 15, 56, 402 or Larimer CR 20 and 3 are designed with this traffic in mind. It is already difficult to exit from Indianhead Estates at CR 15 onto Highway 34, particularly during high-traffic times of day or when the current trains stop traffic. The increased traffic bottlenecks due to cars backing up at intersections will be substantially increased. The noise and odor from the trucks will add to the traffic noise we already hear from Highway 34. Traffic on 402 is already heavy, and it will be greatly increased by so many additional trucks at all hours of the day, seven days a week. There will be considerably greater congestion, as well as safety concerns to bicyclists, pedestrians, children at bus stops, and farmers. Additionally, as a taxpayer, I note there is nothing that says who will pay for the major increases of wear and tear on the roads from this increased heavy traffic.

Train Traffic: Traffic already backs up on Highway 34 and Weld CR 13, 15, 56, and 402 with the current train traffic. The greatly increased train traffic will make it very difficult for neighborhood residents to gain access to and from their neighborhoods as we must wait while increased train traffic causes additional road congestion and backups. Additionally, the train noise, whistles at all road crossings day and night, and noise from banging train cars as they stop and start will have a severe detrimental effect on our lifestyle in Indianhead Estates. We have grave concerns about the noise from the conveyor system, the vibration from the trains and rail cars as they move along to be loaded and unloaded, and the odors from the idling trains during this process. If this asphalt plant runs 24 hours a day, 7 days a week,



it will make it extremely difficult to enjoy the outdoor quiet lifestyle to which we are accustomed.

Pollution: We are concerned about dust, and the lack of specifics in the proposed plan for how they will deal with it. How do they plan to prevent dust and particles from impacting the clean air we currently enjoy? Will they attempt to deal with the dust after the fact? The Martin Marietta air quality study does not address all factors that will cause pollution from the asphalt and concrete manufacturing and the concrete and asphalt recycling.

Impact on wildlife: We currently have resident foxes as well as rabbits, owls, raptors, bats, and numerous birds and other small mammals. The impact of the noise, odor, nighttime lights and traffic will be very detrimental to these animals. The loss of our current dark nighttime skies will harm the nocturnal animals as well as the residents' nighttime lifestyle. This proposal does nothing to provide dark skies compliance.

In summary, the impact of this project on our community will be huge. There are no benefits to our community of Indianhead Estates. It is obvious that there are other suitable sites for such a large industrial complex, but this one, right next to our homes, is not one. There is nothing that supports agriculture about this project; it does not depend on agriculture and would have an adverse effect on surrounding farmland. The agricultural lands do not use asphalt and concrete; this will change the use of the land from agricultural to heavy industrial. It is a totally inappropriate development in a residential and agricultural area and will cause irreparable harm to our current lifestyle as well as our ability to easily commute and drive to the neighboring towns of Windsor, Johnstown, and Loveland.

Carol Pernicka
tracker@lpbroadband.net

Case #USR 15-0027
For Public Record

May 12, 2015

Weld County Commissioners
c/o Diana Aungst, AICP CFM Planner II
Weld Count Department of Planning Services
1555 N. 17th Avenue
Greeley, Colorado 80631
970-353-6100 ext. 3524; Fax 970 304-6498
daungst @weldgov.com

Weld County Commissioners:

RE: Planning Application USR 15-0027: Martin Marietta Materials (MMM) Highway 34 Development

I am very much opposed to having a heavy industrial asphalt and aggregate plant near me due to the rock dust from the crushers and vapors from the asphalt processing. **I have an acute respiratory problem and would be much worse with this kind of operation.**

I live in a rural residential area, in addition to agriculture and farming. Other residential areas are surrounding the proposed MMM site.

I believe that there will be a high level of noise pollution due to the loading and unloading of rail cars and trucks. Also the alarms on the various pieces of equipment along with the loading and unloading will be a disturbance to the residences of the community.

Because of the number of trucks and trains moving in the area this will cause significant traffic problems on US34, WCR 13, 15 and surrounding roads. Since this use is not typical to this area it will also cause added road repairs at taxpayers' expense immediately and into the future.

This type of heavy industrial operation does not belong in a well-established residential community. It does not promote the safety, health and welfare of the inhabitants of this neighborhood.

Sincerely,

Lester R. Eastman
6731 Lakota Court
Johnstown, Colorado 80534
LRHLeastman@gmail.com



Case #USR 15-0027
For Public Record

May 12, 2015

Weld County Commissioners
c/o Diana Aungst, AICP CFM Planner II
Weld Count Department of Planning Services
1555 N. 17th Avenue
Greeley, Colorado 80631
970-353-6100 ext. 3524; Fax 970 304-6498
daungst @weldgov.com

Weld County Commissioners:

RE: Planning Application USR 15-0027: Martin Marietta Materials (MMM)
Highway 34 Development

I am strongly opposed to MMM Development. I have several concerns with regard to the purposed application mentioned above:

- This development is a heavy industrial plant and not compatible with the surrounding residential homes and agriculture area. The impact it will create includes noise from trains, trucks, crushing of rocks, vibration from trains, an odiferous dusty environment, and a considerable traffic situation.
- Noise: Arriving, unloading, departing of trains (possibly 3, 117 car loads plus engines a day). Arriving, loading, and departing of trucks (1,129 vehicles and up to 2,260 a day, mostly heavy 30 ton trucks). Also normal daily noises associated with a heavy industrial plant. Wheel noise and banging of cars from trains stopping and starting will be a constant irritation to residents. Trucks safety equipment beeping.



- Pollution:
 - Dust: What is planned for keeping the dust down from the crushing, unloading, loading? The winds are constant in this section of Weld County. As we all know water is a premium in our arid part of the country. Will the aquifers be depleted by the use of sprinkling the massive amounts of yielded rock being crushed and stored?
 - Odor: MMM has stated that there are no adverse health effects to the community. **I do not agree with this statement. Both I and a family member have breathing and heart conditions that would be affected by the dust and odor from the site. There are other "Senior Members" of this community that suffer these conditions.**

In closing I would like to state that this MMM Development will not provide a safe, healthy and aesthetically-pleasing environment that will adversely affect our community.

Thank you for serving Weld County.

Sincerely,

Harriette I. Eastman
6731 Lakota Court
Johnstown, Colorado 80534
LRHLeastman@gmail.com

Diana Aungst

From: Melvin Bickling [mbick7077@outlook.com]
Sent: Wednesday, May 13, 2015 1:13 PM
To: Diana Aungst
Subject: Planning Application USR 15-0027
Attachments: 001.JPG; 004.JPG; 009.JPG

Case # USR15-0027

For Public Record

Date: May 12th, 2015

Weld County Commissioners

c/o Diana Aungst, AICP, CFM Planner II

Weld County Department of Planning Services

1555 N. 17th Avenue

Greeley, CO 80631

970-353-6100 ext. 3524; Fax: 970-304-6498

daungst@weldgov.com

Weld County Commissioners:



RE: Planning Application USR 15-0027: Martin Marietta Materials Highway 34 Development

For years I commuted past the Indianhead Estates subdivision and it was my wish that one day I could live there and enjoy the large lots, the peace and quiet and the great views of the Rocky Mountains. In 1997 my dreams and goals came true when I built a house on Lakota Court. Over the last 17 years I have enjoyed my dream home with the expansive back yard including a garden, large deck and a pond with a waterfall and the fabulous views of the Rocky Mountains. We are outdoor type of people and spend most of our time in the back yard located south of the house. The proposed site is southwest of our home. All of this is in jeopardy with the MMM proposal.

The proposed Martin Marietta Materials Highway 34 Development goes directly against the Weld County Agricultural Use Plan for this area. The proposed project is to be constructed adjacent to the Indianhead Subdivision where we reside. There several issues with the site selection by Martin Marietta: Noise, Increased train traffic, Increased truck traffic, Odor, Hours of operation, the obstructive view caused by the facility and the reduction of property values.

Martin Marietta did have an Open House meeting January 2015 at the Best Western. It was very interesting

the theme of the meeting was "being a good neighbor" as per MMM's view point? The staff took a defensive posture and were argumentative at the best when asked questions that they did not have a resolution. MMM posture was not one of being "a good neighbor".

*Noise: a. MMM did not have an answer about "line of sight noise" issue. All of Indianhead Estates East is elevated in relationship to the proposed MMM. Our house is located on the elevated portion of Indianhead Estates and from our second story, where the bedrooms are located, we have a direct line of sight to 90% of the proposed MMM site. The sound barrier would have to be 60 to 80 feet in height to partially block the line of sight noise from the proposed MMM site. We do not have air conditioning and our windows are always open during the summer to help cool our house. b. The application indicates that the operation could operate 7 days a week and 24 hours a day. This area is not an industrial zone but all of the MMM studies indicate that they will be within the industrial noise limits. The noise will go from 50 dBA residential to a peak of 78 dBA industrial and "might exceed that limit at times" according to the application. This could be increased by 1000 times to 85dBA on occasion. c. There is no information as to the noise dBA from the recycling of the concrete and asphalt? d. MMM did not provide a base-line reading for the dBA for the existing Indianhead subdivision. MMM keeps referring to the maximum levels allowed. e. It appears that it will take approximately 20 hours to unload the train either by hopper or by top unloading. This would be twenty hours of continuous noise from the locomotive, rail cars banging, vibration unloading noise, backup alarms, unloading excavator, ect. f. MMM's noise study only includes the residences in Indianhead Estates West and no residences in Indianhead East. g. The noise indicators R1B and R1A are located behind a berm with no line of sight noise indicators. There are over 100 residences in the Indianhead Subdivision and MMM has chosen only two test stations on the west side of the subdivision. h. MMM did not include normal hours of operation especially the unloading of rail cars at night. i. MMM operation has located a total of 13 possible sites to construct the new facility. There are at least 3 other sites that are located along the railroad and have the same highway access as the County Road 13 site.

* Increased Train Traffic: Anyone that drives on Highway 34 knows about the long traffic backups caused when the train is crossing the highway. MMM is proposing several trains per week with an average length of 117 cars which would equate to over one mile in length. At an average highway crossing speed of 5 MPH, it would take the train approximately 12 minutes to completely cross the highway including the gate approach time. It would back up the traffic at least 6 normal light cycles (80 seconds per cycle). This would just multiply the problem that currently exists with traffic backing up at the railroad crossings. Typically, there are accidents caused by the sudden stopping traffic. The traffic can back up a mile or more in each direction during the train crossing time.

*Increased Truck Traffic: For the first two years there will be an extreme increase in traffic hauling aggregate and aggregate support materials into and out of the MMM proposed location. There will be extreme wear and tear on County Road 13. Currently there is not a stop light at the highway 34 and County Road 13 intersection. The study indicates that 55% of the truck traffic will enter highway 34 going to the east and 45% will make a left turn to the west. The traffic study was completed in February of 2015. The traffic increases substantially during the summer months with the Colorado tourist attractions and summer vacations when the schools are closed for the summer. This just happens to be the same time when MMM has the increased road usage compounding the situation. A new stoplight would slow down Highway 34 traffic and cause further traffic delays.

***Odor:** The odor will directly affect all outside living and enjoyment by the residences of the Indianhead subdivision. In the mornings there will trucks warming up and the locomotives that will be idling between moving the cars. The asphalt plant will emit odors. The prevailing winds are from the northwest and southwest and would blow the fumes directly at the Indianhead subdivision at least 50% of the time.

***Obstructive View:** MMM in the application minimizes the operation in the photos as if was located miles away from the Indianhead subdivision. The MMM will be a detrimental distraction to the beautiful views of the Rocky Mountains. Attached are the photos of a MMM facility and it demonstrates how the facility on County Road 13 will really look like.

***Reduction of property values:** MMM does not address the issue of the line of sight noise that would lower the real estate values especially in Indianhead Estates East. They have not even considered the impact to Indianhead Estates East since it is elevated. There are over 100 properties in the Indianhead Estates subdivision that are directly affected by the MMM proposal. It is clear that the properties surrounding the facility will be less desirable and the value of the property is compromised.

In conclusion, MMM has focused the primary studies to property that are immediately adjacent to the proposed site. There are several issues as listed above that have not even been considered by MMM. Indianhead Estates East has 77 family lots and the majority will have line of sight noise issues. MMM has not even considered the elevated portion of Indianhead Estates. MMM is not being "the good Neighbor" as they indicate.

Thank you in advance for your review of the MMM proposal. This proposal is not a good fit for our community. If you have any questions, please contact me mbick7077@outlook.com or 970-227-8420.

Mel Bickling

6690 Lakota Ct.



