



APPLICATION FOR LARIMER COUNTY
SPECIAL REVIEW 17-ZONE-2113

LOVELAND READY-MIX

PROJECT DESCRIPTION

- ▶ 30 pages plain-language
- ▶ Followed by Approx 15 studies:
 - ▶ Noise
 - ▶ Traffic
 - ▶ Water
 - ▶ Water supply, ground water, water quality, drainage, evaporative loss,
 - ▶ Air Quality and Dust
 - ▶ Fire/ Haz Mat's
 - ▶ Geotechnical

1.0 SUMMARY

This project description summarizes how the Loveland Ready-Mix LaPorte Operations project will meet Larimer County review criteria, describes existing conditions, details proposed operations, lists existing and proposed utility and drainage infrastructure, summarizes proposed property improvements, describes the proposed access to the Project and general traffic information, and addresses any anticipated appeals to a Land Use Code standard. Potential impacts and proposed mitigation measures are described. More detailed studies are referenced herein and included as separate documents.

1.1 Project Overview

Loveland Ready-Mix Concrete, Inc. (LRM) proposes the LaPorte Operations, consisting of mining sand and gravel from the Knox Pit, with a concrete batch plant. The project will be located on Larimer County Road (CR) 54G, approximately one-half mile west of Taft Hill Road and near the community of LaPorte in Larimer County, Colorado. LRM is seeking approval for the project by Special Review. The parcels on which the project will be located are identified by the Larimer County Assessor's office as 9828300001, 9828000012, 9828000013, 9828000014, 9828300017, 9828300020, and 9828300021 and each of the seven parcels is zoned O – Open. The property comprises approximately 126.58 acres. The attached Figure 1 provides a vicinity map for the project. Figure 2 depicts each of the seven properties and existing structures.

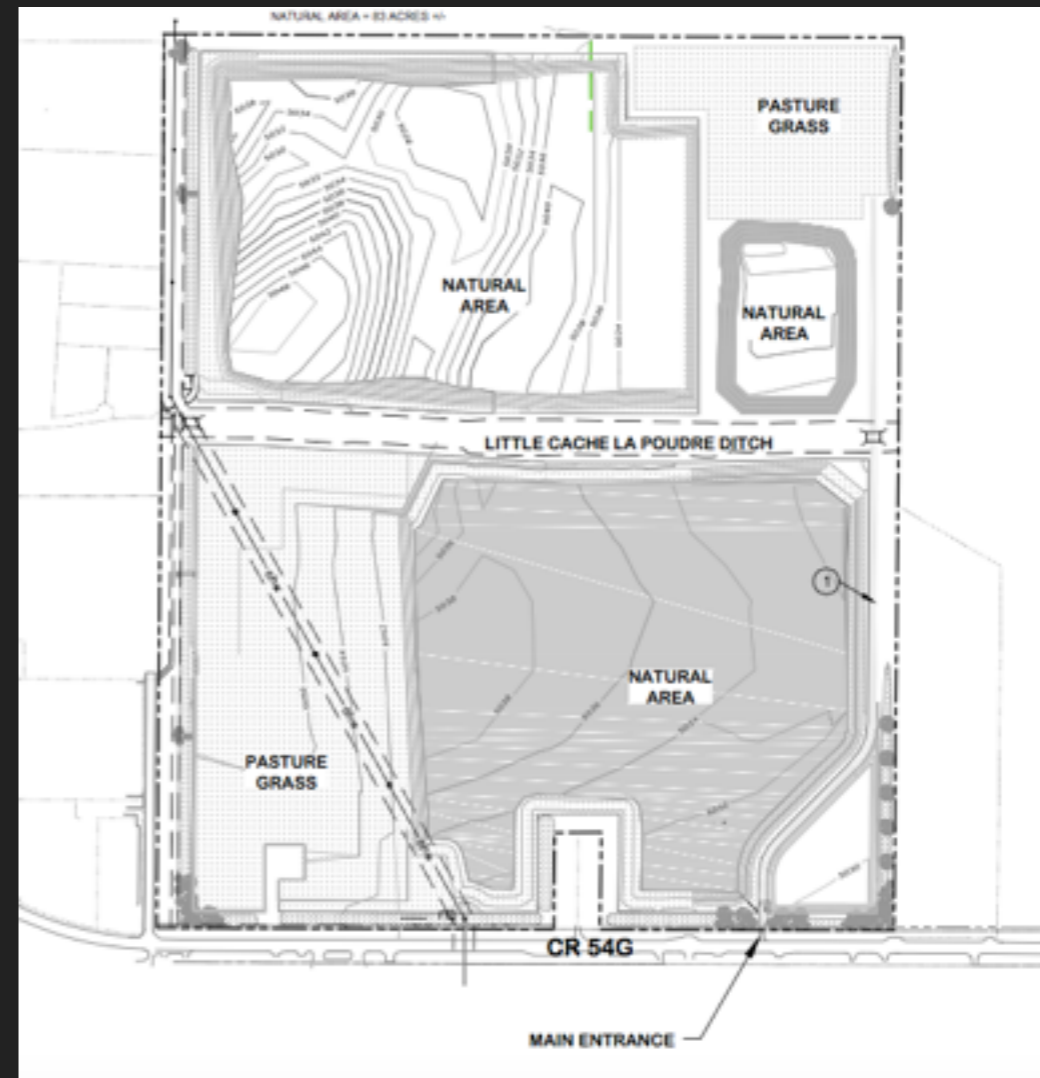
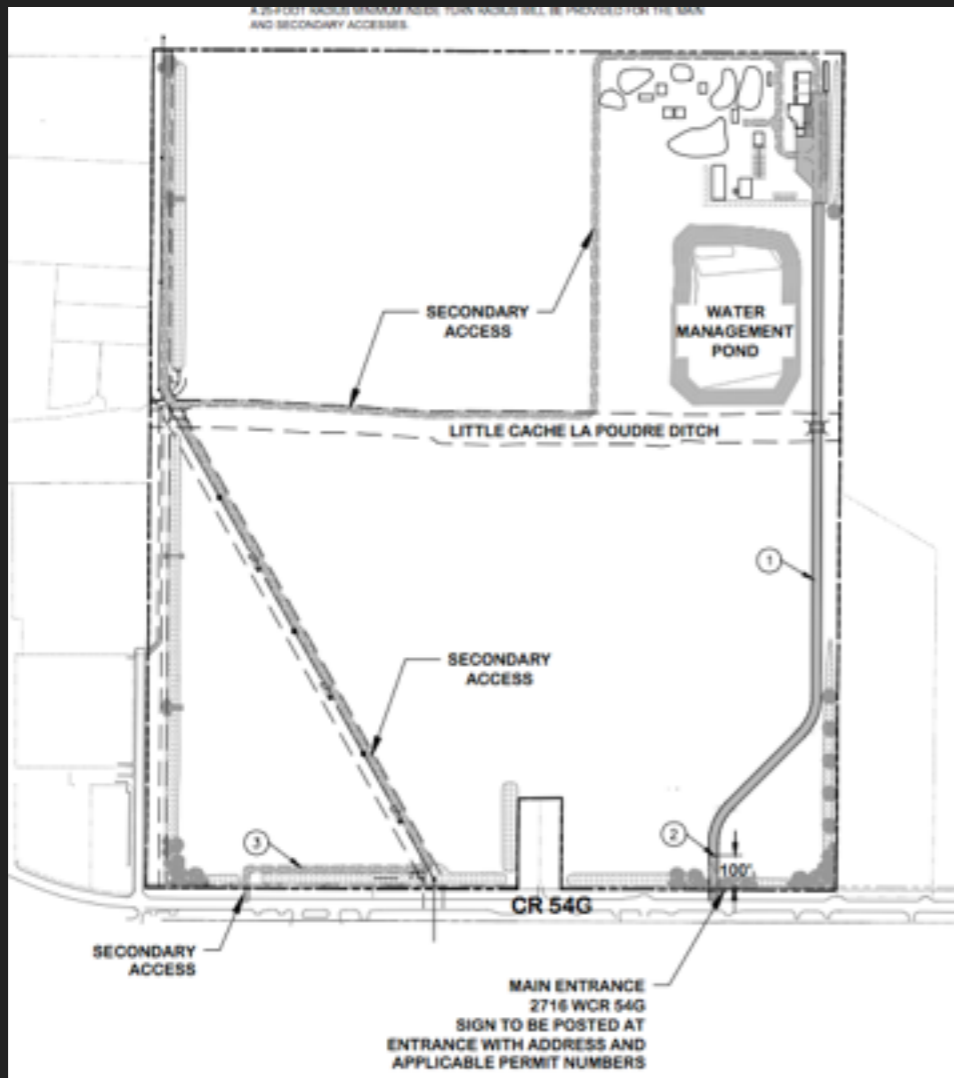
LRM proposes to produce concrete to serve the Northern Colorado community. In addition to ready-mix concrete, LRM proposes to sell recycled/crushed concrete, to be produced from waste concrete generated from site operations. This waste concrete would be residual concrete remaining in concrete mixer trucks after they return to the plant after making deliveries, washed out, allowed to dry, and then crushed to size.

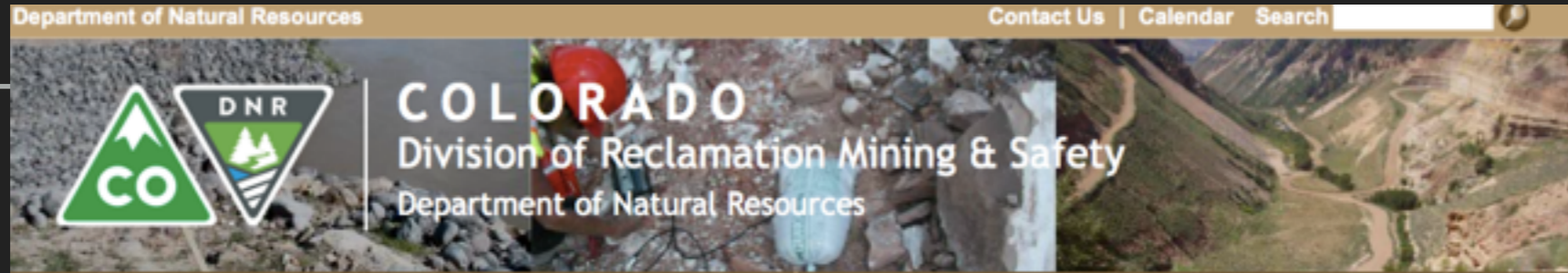
1.2 Neighborhood Meeting, Comments and Outreach

A neighborhood meeting for the Project was held on Tuesday March 7, 2017 at Cache la Poudre Middle School, from 6:00 to approximately 9:00 pm. Notification for the meeting

WRITE TO BOCC RE: 17-ZONE-2113

- ▶ https://onlineportal.larimer.org/EnerGov_Prod/CitizenAccess/Site/Plan/View/ByPlanNumber/17-ZONE2113





CO DIVISION OF RECLAMATION, MINING, AND SAFETY

- ▶ Mining Operations and Reclamation Plan
- ▶ Natural Resources Impacts
- ▶ Groundwater and Watershed Impacts

“These practices may include plant cover, soil stabilization, protection of water resources or other measures to ensure beneficial use of affected lands once the extraction of minerals is concluded.”

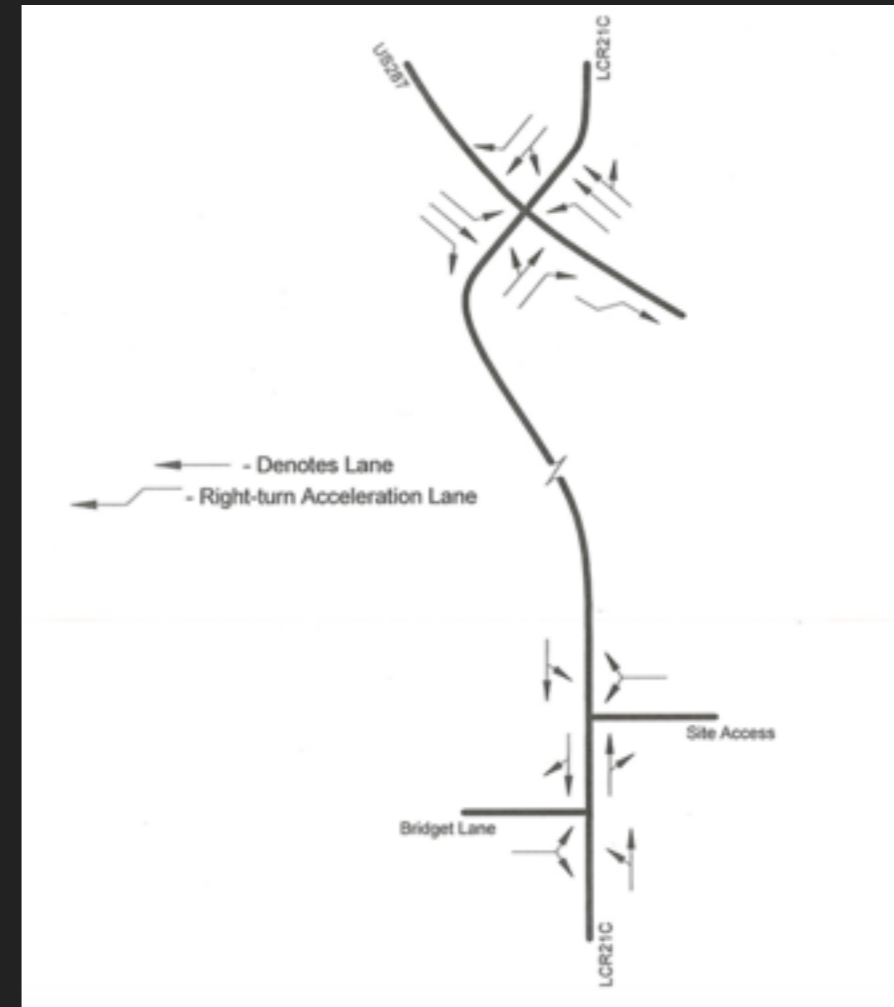
“Under the rules, “aggrieved” is defined as “suffering actual loss or injury, or being exposed to potential loss or injury, to legitimate interests. Such interests include, but are not limited to, business, economic, aesthetic, governmental, recreational, or conservational interests.””

CO DIVISION OF RECLAMATION, MINING, AND SAFETY

- ▶ DRMS Permit #: M-2017-036 Site Name: Knox Pit
- ▶ Write to DRMS Attn Jared Ebert, 1313 Sherman Street, Room 215, Denver, CO 80203
- ▶ Comment Period Ends November 8
- ▶ <http://drmsweblink.state.co.us/drmsweblink/DocView.aspx?id=1211823&page=1&dbid=0>

HAWKEYE RANCH INVESTMENTS

- ▶ Recent notice about Road Access
- ▶ 17-ZONE-2233



- ▶ https://onlineportal.larimer.org/EnerGov_Prod/CitizenAccess/Site/Plan/View/ByPlanNumber/17-ZONE2233

HAWKEYE RANCH INVESTMENTS

- ▶ <http://drmsweblink.state.co.us/drmsweblink/search.aspx?dbid=0>

Total of 147 files since 2003

- ▶ 2005 Special Review Appeal Findings:
- ▶ Relocation of access directly onto HWY 287 Bypass
- ▶ Sept 7, 2017 Larimer County Public Notice:

Request: Special Review to amend the original Special Review approval (file # 02-Z1432) to allow access to and from the site from Overland Trail rather than Hwy 287 as approved. No other changes proposed and no operator specified.

- ▶ DRMS Permit #: M-2003-069 Site Name: Donaldson Gravel Pit

NEXT STEPS

- ▶ LRM: Div Mining Comment Period ends Nov 8
- ▶ LAPAC Hearing for LRM Application Early 2018
- ▶ LAPAC, Planning Commission, Referral Agencies reviews, conferences, hearings
- ▶ Public Comments will be accepted by County up until hearing
- ▶ BOCC, 200 W. Oak St, Ste 2200, Fort Collins, CO 80521
- ▶ Hawkeye: Upcoming Hearing Notice for Overland Tr. Access
- ▶ Request Unified/ Cumulative info on all projects together