

## VA-19-002 Pete Lien & Sons Concrete Batch Plant

### Letters in Opposition

1. Saddlehorn Ranch – ROI Property Group, LLC; Bill Guman; Rob Fuller, Billy Whitehead, John Helmick
2. Arlene Hockfield, Barbara Levin, and Bertha Harris
3. Clair Anderson and Maj. Jason Riberdy
4. Old West Ranch – Dan Carless, Sr. of Coronado Realty Advisors, LLC
5. Sarada Connors
6. Leslie Poole
7. Jennifer Schafroth
8. Stephanie MacNicol
9. Ryan MacNicol
10. David and Kathy Hayles
11. Maria G. Ortega
12. Philip Z.
13. Michael and Danielle Palmer
14. Josh Hayles
15. David and Samantha Harrison
16. Linda Deatrich
17. Susan B.
18. Marlene Hindman
19. Stan Hindman
20. Majestic Custom Homes (Toni L. Stanton)
21. Shaw Ranch, LLC (Charles LeCompte)
22. Hi Point Home Builders (Wayne Intermill)
23. Matthew Creamer
24. Plumb Investment, L.C. (Walter J. Plumb III)
25. Rusty Renzelman
26. Dr. Kristy R. Rowan
27. Rich Molnar
28. Jessica Polistina
29. Rosanne Fahrenbruch
30. Jack and Kristina Burnett
31. Brittany Boydston
32. Jessica Cantrell
33. Kristen Neveln
34. Ciarra Talay
35. Robyn Parker
36. Ken and Ave Maria Romine
37. Brandon Rogers

38. Robert E. Graves
39. Dennis and Irma Huizing
40. Brandon Henry
41. Cheryl Sura
42. Brandon and Cindy Whalen
43. Daniel and Tammy Fields
44. David Baldock
45. David Corder
46. Drew Westra
47. Gail Deal
48. Craig and Jenny Olson
49. Justin and Diana Hoover
50. Kyle Christensen
51. Linda Miller
52. Tom and Marilyn Elliot
53. Mary Hayes
54. K. Melinda Baber
55. Laura Wild
56. Baron VonHeron
57. Robert Archuleta
58. Robin and Janet Masek
59. Ruby D. Schrock
60. Tanya Creighton
61. Taylor McCammon
62. Mike and Terri Goluba
63. Kim Beauchamp
64. Todd Lane
65. Vickie Harwood
66. Adam Schrock
67. Adrian Reed
68. Melanie Berg
69. David and Wanda Hill
70. Jason and Jessica Parmenter
71. Bob McMahan
72. Bruce Long
73. Price & Co. (Corey Popejoy)
74. Gail Holley
75. Joseph and Danielle Heffner
76. Larry and Marsha Keese
77. Herbert and Christine Hopper



# William Guman & Associates, Ltd.

Bill Guman, RLA, ASLA | Principal  
Colorado Springs City Councilman 1993-2001  
Colorado Springs Planning Commissioner 1992-1993  
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9

<http://www.gumanltd.com>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



May 19, 2020

Lindsay Darden, Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300 (Main)  
(719) 520-6302 (Direct)

RE: Pete Lien and Sons Concrete Batch Plant, VA-19-002  
SUBJECT: Letter of Opposition to Proposal Variance Request

Dear Lindsay:

After further review and consultation with our client and the owners of the proposed 816-acre *Saddlehorn Ranch* rural residential subdivision, **ROI Property Group, LLC** has requested for us to submit this letter as their formal **objection** of the variance request to allow a proposed Concrete Batch Plant on the Judge Orr Road site by Pete Lien and Sons. This letter of opposition supersedes any and all previous correspondences that had been submitted to the county with regard to this variance request.

Saddlehorn Ranch is located south of and directly across Judge Orr Road from the proposed concrete batch plant, with nearly 2,500' frontage immediately adjacent to the facility. The approved zoning for Saddlehorn Ranch is **RR-2.5** (Rural Residential, minimum 2.5 acre lot size). The Preliminary Plan and Final Plat for Saddlehorn Ranch are presently both being reviewed by El Paso County Development Services. At full build-out, the subdivision will include 218 single-family homes to be constructed on lots of 2.5 acres and larger. Particular care and attention has been provided to sustain the rural character of the surrounding community; Saddlehorn Ranch includes nearly 25% open space for passive recreational use by residents and the public. Equestrian trails have been incorporated into the master plan, emphasizing the development's focus on the rural flavor of Falcon/Peyton within the surrounding vicinity (we are presently working with El Paso County Parks to coordinate our efforts to provide for a major link of the proposed *Judge Orr Secondary Trail on the Saddlehorn Ranch property*).

The owners/developers of Saddlehorn Ranch, along with its professional team of planners, project management, and marketing staff all of whom will have a vital role in the success of Saddlehorn Ranch *unanimously* agree that construction of a concrete batch plant on Judge Orr Road directly across from new homes to be constructed in Saddlehorn Ranch is entirely incompatible and out of character with the rural residential lifestyle being promoted by our development. Upon review of the batch plant's site

development plan and landscape plan – along with the renderings of the “*after*” photos of the plant that appear on EDARP, all members of the Saddlehorn Ranch team are deeply concerned that the scale and the very nature of the proposed concrete batch plant itself will be completely detrimental to the rural lifestyle that current residents of the area have enjoyed for decades, and future residents of Saddlehorn Ranch and similar nearby communities expect when they choose to purchase and reside on rural residential property in the county.

The visual impact of the proposed concrete batch plant cannot be mitigated or minimized in any way – it is completely out of scale with the single-family residential dwelling units and ranches the county has allowed to be developed adjacent to the batch plant site. The **noise, dust, and heavy truck traffic** that will be generated by a concrete batch plant will literally destroy the value of existing nearby homes and ranches, and will create a huge impairment to the marketability of new homes scheduled for development in Saddlehorn Ranch. *No amount of landscaping, setback distances, or any other form of visual and sound mitigation can offset the fact that a concrete batch plant would be located right across the street from a low-density rural residential community.*

The owners of Saddlehorn Ranch have worked closely with El Paso County planning and engineering staff for nearly two years, along with nearby Meadow Lake Airport and other neighboring landowners, to ensure that the rural character of our own development satisfied the intent and expectations mandated by the county’s **Land Development Code** for RR-2.5 developments. Careful and deliberate attention has been given to every design detail of Saddlehorn Ranch, from the layout of its streets, preservation of view corridors and large open space tracts, and incorporation of trails such that no amount of mitigation can be provided by a concrete batch plant to protect the rural lifestyle we have consciously attempted to include in our master plan with the valued input and direction of county staff.

We cannot support the proposed concrete batch plant variance request and strongly oppose it, and urge the El Paso County Planning Commission and Board of Commissioners to deny the applicant’s request of Pete Lien and Sons Concrete Batch Plant VA-19-002.

Thank you.

Respectfully,



Bill Guman, RLA, ASLA (for ROI Properties, LLC)

**Attachment;** Saddlehorn Ranch Preliminary Plan (northern half)

**C:** Rob Fuller, Billy Whitehead, John Helmick/ROI Property Group



## Lindsay Darden

---

**From:** Craig Dossey  
**Sent:** Saturday, June 13, 2020 6:35 AM  
**To:** Lindsay Darden  
**Cc:** Nina Ruiz  
**Subject:** Fwd: EL PASO COUNTY BOARD OF COUNTY COMMISSIONS

For the file.

Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (main)  
(719) 520-7941 (direct)  
Sent from my iPhone

Begin forwarded message:

**From:** Holly Williams <HollyWilliams@elpasoco.com>  
**Date:** June 12, 2020 at 6:01:31 PM MDT  
**To:** Craig Dossey <craigdossey@elpasoco.com>  
**Subject: Fw: EL PASO COUNTY BOARD OF COUNTY COMMISSIONS**

### ***Commissioner Holly Williams***

200 S Cascade, Suite 100  
Colorado Springs, CO 80903  
(719) 520-6411 (office)  
(719) 374-0856 (cell)

---

**From:** Arlene Hockfield <arlenehockfield51@gmail.com>  
**Sent:** Friday, June 12, 2020 1:12 PM  
**To:** Holly Williams <HollyWilliams@elpasoco.com>  
**Subject:** EL PASO COUNTY BOARD OF COUNTY COMMISSIONS

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EL PASO COUNTY BOARD OF COUNTY COMMISSIONS

DISTRICT 1 HOLLY WILLIAMS

DISTRICT 2 MARK WALLER

DISTRICT 3 STAN VANDERWERF

DISTRICT 4 LONGINOS GONZALES JR.

DISTRICT 5 CARNI BRENER

DEAR EL PASO COMMISSIONERS,

I AM WRITING THIS LETTER ON BEHALF OF MY SISTER, BARBARA LEVIN, BERTHA HARRIS, AND MYSELF, ARLENE HOCKFIELD. WE ARE THE HEIRS OF 80 ACRES OF LAND LOCATED ON

ELBERT ROAD SECTION 26, TOWNSHIP 12 SOUTH, RANGE 64 WEST, SCHEDULE #42000-00-021

IT HAS JUST COME TO OUR ATTENTION THAT THE PLANNING COMMISSION IS CONSIDERING APPROVING THE VARIANCE TO LOCATE PETE LIEN & SONS, A LARGE CEMENT COMPANY, TO BE

ZONED A-35.

OUR PROPERTY IS A HALF MILE FROM HERE AND ZONED FARMING AND RESIDENTIAL

THIS IS AN RESIDENTIAL NEIGHBORHOOD, AND HEAVY INDUSTRIAL EQUIPMENT WILL CAUSE ROAD DETERIORATION, DUST, AND AIR POLLUTION. WE HAVE ENOUGH

HEALTH ISSUES TO DEAL WITH IN TODAY'S ENVIRONMENT. THIS IS UNHEALTHY FOR ANY NEW THRIVING NEIGHBORHOOD. WE ARE FOR NEIGHBORHOOD IMPROVEMENT, BUT NOT AT

THE EXPENSE OF OUR HEALTH, AND OUR PROPERTY VALUES. WE OPPOSE THIS INDUSTRY IN OUR BACKYARD.

SINCERELY,

ARLENE HOCKFIELD

BARBARA LEVIN

BERTHA HARRIS

## Lindsay Darden

---

**From:** Claire Anderson <[anderson.claire1982@gmail.com](mailto:anderson.claire1982@gmail.com)>  
**Sent:** Wednesday, June 10, 2020 10:04 AM  
**To:** Lindsay Darden  
**Subject:** Fwd: Letter of Opposition to proposed concrete ready mix batch plant on Stapleton and Judge Orr

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Hi there, Lindsay -

Please see the email below that I just sent to BOCC regarding our opposition to the concrete ready mix batch plant on Stapleton and Judge Orr.

Respectfully,  
Claire Anderson, MPA  
Maj. Jason Riberdy, USAF

----- Forwarded message -----

**From:** Claire Anderson <[anderson.claire1982@gmail.com](mailto:anderson.claire1982@gmail.com)>  
**Date:** Wed, Jun 10, 2020 at 9:53 AM  
**Subject:** Letter of Opposition to proposed concrete ready mix batch plant on Stapleton and Judge Orr  
**To:** <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>, <[MarkWaller@elpasoco.com](mailto:MarkWaller@elpasoco.com)>, <[stanvanderwerf@elpasoco.com](mailto:stanvanderwerf@elpasoco.com)>, <[LonginosGonzalezJr@elpasoco.com](mailto:LonginosGonzalezJr@elpasoco.com)>, <[CamiBremer@elpasoco.com](mailto:CamiBremer@elpasoco.com)>

Dear Board of County Commissioners,

We are writing today to express our concern about the concrete ready mix batch plant, set to be built near Judge Orr and Stapleton Roads in Peyton, CO.

I (Claire) am a Colorado Springs Native, and take great pride in serving the people of El Paso County. Jason has lived here for many years and has been a respectful, tax paying citizen of this community. We've worked for many years to achieve our dream of buying a parcel of land, and raising our family in the country, away from the hustle and bustle of city life. When we purchased land in the Old West Ranch neighborhood, we were thrilled to find a place that was near enough to the amenities we need, close enough that we could still drive to work in Colorado Springs, but far enough out that our kids would have room to play, we would have space to garden, raise animals, and conserve space for wildlife and natural landscapes.

When we found out about the proposed concrete ready mix batch plant going in nearby, we became increasingly concerned. While we appreciate growth, and understand that our community continues to grow at a rapid rate, we were concerned about the environmental impacts of this project. I (Jason) serve in the United States Air Force and I (Claire) work for a nonprofit organization that serves the aging population in our community, and we appreciate that the Space Force will indefinitely be located here, and that we want to best serve our aging residents as we all grow older. Growth is important and we must provide the proper infrastructure to support all aging residents. However, this area is not zoned for a project such as this. The long-lasting environmental impacts of a concrete plant on our residential community are unknown, and we don't feel comfortable planting vegetables or using the water from our well if we don't know what impact this plant may have on this environment.



Further, the area is not zoned for commercial use and the impact of trucks, exhaust, increased traffic, and the chemical reaction from the mixing of concrete itself, is not something we want to experience, want to breathe, or want our kids to breathe. We want this land to be in our family so our children, grandchildren, and great grandchildren may homestead there, and not have to fear disease, illness or anything else that may come with having the chemicals from a concrete plant nearby. Whats to say that this may not leach into our land or air in the coming years? Would you want your children to be exposed to that? Would you want to be exposed to potentially harmful chemicals yourself? Would you allow a concrete plant to be built in the middle of a residential neighborhood in city limits? You wouldn't allow that. Why would you allow it in an area not zoned for this in Peyton?

We understand that El Paso County is growing. We know that we need business and the construction business is so important for our economy. We just realize that a place that is not zoned for this type of business, shouldn't be there, and the zoning that is already set forth should be respected in this area.

We respectfully ask that you do not allow the building of this concrete plant at Judge Orr and Stapleton. PLEASE listen to your neighbors and constituents in this area. PLEASE recognize the extremely high number of people who have spoken out against the project already. Please think about the future of this area and understand that we want to live a healthy and engaged life in this part of El Paso County, without worry of the effects that this concrete plant might bring to our community.

Respectfully and sincerely,  
Claire Anderson, MPA  
Maj. Jason Riberdy, USAF

7020 Buckskin Ranch View  
Peyton, CO 80831



June 9, 2020

RE: Project File #: VA-19-002: Project Name: Pete Lien & Sons, LLC

Dear El Paso County Commissioners.

My name is Dan Carless, Sr. I am in opposition to the Variance request by Pete Lien & Sons. I am the Manager of Old West Ranch CO Partners, LLC and the developer Old West Ranch, a unique large parcel equestrian oriented 3,000 acre residential community, located on both sides of Judge Orr Rd, just to the east (1 mile) of the Applicant's property. I have other entities that own just under 1,000 acres on the east side of Peyton Hwy. I also own property in the area personally. Just south of this area, I developed Stagecoach Ranch along Peyton Hwy. I have spent years planning and developing exceptional residential communities in eastern El Paso County. All our projects have reasonable covenants appropriate for rural lifestyle living.

At Old West Ranch, the closest community to the proposed cement plant, we have sold over forty 35-acre parcels and have a similar number of 35-acre parcels being developed currently. People come out here because of the fresh air, great views, open spaces, and the rural residential nature of the area. It is unique because it is only a few minutes' drive to shopping and services in Falcon.

Locating a heavy and dirty industrial use like the one proposed in the middle of a rural residential area is just not good planning. El Paso County has made a lot of progress in that department over the last couple of decades. The new comprehensive Area Plan is a wonderful idea that I support. It is well overdue. However, approving this cement plant on residentially zoned land in a residential neighborhood and region is just not right. It would dramatically impact the area in a negative manner in almost every aspect.

The prevailing winds in this area are usually brisk and at times can be very windy. Having a cement plant here would mean lots of dust, dirt and other elements being blown around the entire area. Heavy truck traffic in and out of that site, beginning at exceedingly early hours is not only unpleasant, it's unsafe. As staff has pointed out, thinking long-term, Stapleton is slated to be part of a larger transportation corridor, so having this plant with all of its heavy use, truck traffic, and road degradation to deal with will be even more problematic as the majority of Colorado Springs' growth continues east to this area.

A35 Zoning does not envision nor encompass this kind of heavy and dirty industrial use. Even in the extreme stretch of a Variance, Sec. 5.3.4 of the Land Development Code, it does not comply.

- There is no hardship. The zoning does not allow it, and the staff has already addressed this issue establishing there is no hardship.
- It is not Compatible with the surround area.
- It is not harmonious with the character of the neighborhood.
- It is detrimental to the surrounding area in numerous ways.
  - Soil and water contamination (studies will support how cement operations pollute the ground water, alluvium, and aquifers),
  - Noise pollution, higher decibel levels and operating hours beginning at 5:00 a.m., and maintenance activities throughout the night.
  - 72' high tower and 40-50' high material piles; spoiling pristine views of Pikes Peak.
  - Heavy truck traffic interfering with normal traffic flow, increased accident potential, and road degradation
  - Devaluating property values.
  - Reducing the quality of life in this area
- It is detrimental to the future development of the area.... already our builders and ourselves are losing buyers who do not want to locate here based solely on a rumor that the plant might be located there.
- It is detrimental to the health, safety, and welfare of the inhabitants of the area.

This kind of a use should go in a heavy industrial zoned area. We are not against growth. We are against bad planning and allowing this heavy industrial use to go in a residential neighborhood. The county should incorporate heavier industrial areas into their plan to provide for this necessary industry. They should not violate every good planning element to cater to this one company's appeal. It's not good for the area, the economy, will not mean lower home prices and will not create more jobs. Pete Lien is consolidating plants here and it will simply enrich this company millions of dollars a year, while hurting the surrounding area and residents.

This use would be more appropriate further out east where development has not begun and will continue for years with its proximity to Falcon.

To be totally candid, the owners in this area feel betrayed by the three Planning Commission Members who voted for the recommendation of approval, despite an overwhelming number of letters of opposition and testimony.

All of us who purchased properties in this area did so because of the unique rural residential nature.... the proposed use would dramatically alter the character and aesthetics of this entire area in a very negative manner.

Our five builders and our existing residents are all against this. It is not appropriate and would establish a dangerous precedent.

As we heard from staff and the residents in the area, there is so many issues and conditions that would have to be considered with allowing this use in this location. I hope you do not focus on How to do this, but rather, Should we do this!

I appeal to you to protect this neighborhood, our residents, our property values, and the County's tax base. Please be a good steward of our lands.

Thank you.

Sincerely

*Dan Carless, Sr.*

Dan Carless, Sr.

## Lindsay Darden

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**From:** Craig Dossey  
**Sent:** Wednesday, June 10, 2020 9:35 AM  
**To:** Lindsay Darden  
**Cc:** Nina Ruiz  
**Subject:** FW: Cement Plant off Judge Orr

Lindsay,  
Please add to the file. Thanks.

Craig Dossey

Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
719-520-7941  
[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)

# YOUR EL PASO

## MASTER PLAN

**WE NEED YOUR INPUT:** The County is in the process of drafting a new Master Plan for the long term future of our community and are seeking your input regarding the proposed placetypes via a questionnaire. Placetypes are used to help define different areas of the County based on development type, shared neighborhood character, and other natural features. Please watch the short educational video on the draft Placetypes and fill out the questionnaire which can be found here: <https://elpaso.hlplanning.com/pages/placetypes-outreach--el-paso>

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**From:** Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>  
**Sent:** Wednesday, June 10, 2020 9:34 AM  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** FW: Cement Plant off Judge Orr

### *Commissioner Holly Williams*

El Paso County Colorado  
200 South Cascade, Suite 100  
Colorado Springs, CO 80903-2202  
(719) 374-0856 (mobile)  
(719) 520-6411 (office)

**From:** Sarada Connors <[saradaletsplan@gmail.com](mailto:saradaletsplan@gmail.com)>  
**Sent:** Tuesday, June 9, 2020 4:32 PM  
**To:** Mark Waller <[MarkWaller@elpasoco.com](mailto:MarkWaller@elpasoco.com)>; Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>; Stan VanderWerf

**Subject:** Fwd: Cement Plant off Judge Orr

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EL Paso County Board of County Commissioners

200 South Cascade Ave, Suite 100

Colorado Springs, CO 80903

**ATTN: Commissioners ( BOCC)**

**RE:** Objection to Permitting/Entitling and Plans of Construction of Pete Lien & Sons Construction Ready Mix Plant with plans to be located at NEC of Judge Orr Rd. and Stapleton Rd., in El Paso County, CO.

Commissioners of El Paso County,

On behalf of a brand new resident at 7021. Buckskin Ranch View (lot 31 Old West Ranch Colorado), and a community talk show host of Our Town airing on all 6 Cumulus Media stations, I would like to voice my families objections to the variance request of the above referenced applicant and owner for the construction of a ready-mix plant located on their property!

We moved from the Downtown Colorado Springs area due to the overwhelming development in the area and the heavy traffic & congestion. A cement plant in the heart of this is area would be a big blemish and devalue the area immensely. We camp 1 mile from the Holcim Cement Plant on our friends private property and the Holcim alarms that go off at all hours of the night could wake the dead and have always scared my young child. The cement plant scares him so much we have to keep music on in the RV all night to hide the noises. Please do not bring this noise to this booming area and risk bigger community complaints if you do in the very near future.

In my opinion, it is fundamentally wrong to allow a heavy-duty industrial use facility like that proposed in the middle of a residential neighborhood. These last two years there has been remarkable growth in the Falcon and Peyton area and most of the future growth will come East. Housing is in short supply and this area is a prime candidate for quality and affordable housing.

The owner of this parcel knew before they bought this acreage that it was i. This is just one of these deals that they would rather ask for the variance use change then do the right thing and buy property where it is zoned for their usage. This type of behavior needs to stop, and the County can set a precedence by voting this MIXING plant down.

Sincerely,

Sarada Connors  
Cumulus Media

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**Sarada Connors**

Certified Branding Consultant/Radio & Digital

Talk Radio Host-Our Town

**M:** 719-205-0411

**CUMULUS MEDIA**

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Colorado Springs, CO 80919

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SOUTHERN COLORADO



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## Lindsay Darden

---

**From:** Gilbert LaForce  
**Sent:** Monday, June 8, 2020 2:14 PM  
**To:** Lindsay Darden  
**Subject:** FW: batch plant traffic

**From:** Leslie Poole <rkymt999@gmail.com>  
**Sent:** Monday, June 8, 2020 1:54 PM  
**To:** Gilbert LaForce <GilbertLaForce@elpasoco.com>; markwaller@elpaso.co.com; hollywilliams@elpaso.co.com; camibremer@elpaso.co.com; stanvanderwerf@elpaso.co.com; longinosgonzalezjr@elpaso.co.com  
**Subject:** Re: batch plant traffic

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Hello Mr. Laforce, (and El Paso County Board Commissioners) thank you for returning my call this morning regarding the traffic study you projected to and from the proposed batch plant on Stapleton Road.

You informed me that your study concluded 40% of the traffic would travel north/south towards Colorado Springs on highway 24 and 40% some other direction not towards Colorado Springs.

Well that may look good on paper but I can tell you for certain that will not happen. Those trucks will take the shortest route possible to Colorado Springs and that is Curtis to Garrett to 24 and back again 24 to Garrett to Curtis. One stop light on 24 vs five stop lights on 24.

Exactly like the sand trucks that run 100 trips a day from 7 a.m. to 5 p.m. back and forth down little residential Garrett Road to the Pioneer Solberg Sand Pit for the last 10 years. I personally called Pioneer Sand Pit about 7 years ago and was yelled at that they were allowed to take the shortest route.

Unless you live out here or own Pioneer Solberg Sand Pit, none of you would know this. They ride their compression brakes down the hill while empty so loud my neighbor says it wakes the baby we have tried for years to get a "no compression brakes" sign from the sheriff's department without success.

There are no designated truck routes out here of which you are aware, why would they go down Highway 24 with 5 stop lights when they are free to run down little Garrett?! 😞

Please consider creating a truck route, taking the additional trucks that will be running down little Garrett from this proposed batch plant into consideration, when you approve this mess. We would sure appreciate it.

Thank you very much for your time and consideration,

Leslie Poole  
(719) 683-5903



## Lindsay Darden

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**From:** Jennifer Schafroth <jschafroth@gmail.com>  
**Sent:** Friday, June 5, 2020 9:37 PM  
**To:** Lindsay Darden  
**Subject:** Concrete plant

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Ms. Darden,

I have previously wrote in regards to my opposition to the concrete batch plant. I am doing so again as the commissioners have obviously decided to side against the community. This shows a huge disregard to our community. They do not live out here where the air quality will be drastically reduced with the increased of CO2 emissions, as well as the ground water. We did not build around the plant, but Pete Lien wants to build in the middle of a residential area. I wonder if the commissioners would be willing to buy our houses and live out here next to this plant and put their families health at risk. Maybe we should hold the commissioners at fault when my children's health is affected? This plant will not bring any positive effects to this community. The disregard the commissioners will show to this community, if they continue with the plant, is reprehensible and I hope they take in the fact the majority of this community is oppose to the plant and negative effects it will have the environment and future of Falcon as a whole.

Sincerely,

Jennifer Schafroth

## Lindsay Darden

---

**From:** Jennifer Schafroth <jschafroth@gmail.com>  
**Sent:** Monday, April 6, 2020 3:43 PM  
**To:** Lindsay Darden  
**Subject:** Concrete plant

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To Whom It May Concern,

I am writing today to formally place my objection to the proposed concrete plant in Falcon, CO. I live less than 2 miles from the site. I have 4 children and several pets that this plant will directly effect, especially their health. This proposed plant is too close to an established residential area, there is better areas much further out. We do not need nor want a plant like this in Falcon. This will effect health, property value and numerous environmental issues, none of which will be positive. I hope the committee will take into account the desires and health of community.

Sincerely,  
Jennifer Schafroth of Falcon, CO

## Lindsay Darden

---

**From:** stefanie macnicol <stefanie.macnicol@yahoo.com>  
**Sent:** Wednesday, May 20, 2020 9:16 AM  
**To:** Lindsay Darden  
**Subject:** Pete Lien and Sons Concrete Plant- OBJECTION

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Ms. Darden,

As a community member of Falcon since 2014 I am writing to you my **complete objection** to having Pete Lien and Sons building a concrete plant on the corner of Stapleton and Judge Orr. First off the area being proposed for this plant is, acre property 92.47 which is zone as A-35 Agricultural not Industrial. Which is why I don't understand why this has even gone this far into the process; a concrete plant is NOT agricultural in any means. This area of Falcon/Peyton, CO is made up of small farms and ranches and in the last year Old West Ranch Properties have sold numerous 35-acres plots in this same area where many of us are just beginning our country life in hopes of growing vegetables and fruits and raising livestock.

In doing some research I found that Cement Plants produce large amounts of particular matter and metals which develop a cloud of sorts over the plant and surrounding areas. These particular matters and metals are then inhaled by the people and animals in the community. People move onto large acres of land with the plan of staying there so the effects of long term exposure leads to increased levels of metals in the body which can cause a whole host of medical issues.

We are also concerned about the noise and heavily increased traffic for this area. The proposed location for this cement plant is in the traffic pattern for Woodmen Hills Elementary, Meridian Ranch Elementary, and Falcon High School. This will cause major congestion in our rural area and an added health concern for thousands of children sitting within 2 miles of this cement plant for 8 hours a day/ 5 days a week.

But my largest objection that CAN NOT be disputed is that we are zoned for Agriculture NOT Industrial. It is that simple. If Pete Lien and Sons want to build a cement plant they need to do it in a location zoned for Industrial. This community is made up of farmers and ranches of all sizes and a cement plant will impact our community negatively.

Thank you for your time,

## Stefanie MacNicol

**Join Me in Raising Money for The American Cancer Society- In honor of your loved ones and my late Father**  
[main.acsevents.org/goto/Smacnicol](http://main.acsevents.org/goto/Smacnicol)

Sent from Yahoo Mail. [Get the app](#)

## Lindsay Darden

---

**From:** stefanie macnicol <stefanie.macnicol@yahoo.com>  
**Sent:** Tuesday, June 2, 2020 2:45 PM  
**To:** Tracey Garcia; Lindsay Darden  
**Subject:** Re: Pete Lien & Sons Concrete Batch Plant Public Hearing Participation

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How do they plan to handle traffic if the industrial hauling causes damage to our roads? Just causes more problems.

## Stefanie MacNicol

**Join Me in Raising Money for The American Cancer Society- In honor of your loved ones and my late Father**  
[main.acsevents.org/goto/Smacnicol](http://main.acsevents.org/goto/Smacnicol)

Sent from Yahoo Mail. [Get the app](#)

On Tuesday, June 2, 2020, 01:13:52 PM MDT, Tracey Garcia <traceygarcia@elpasoco.com> wrote:

Ok thank you.

---

**From:** stefanie macnicol <stefanie.macnicol@yahoo.com>  
**Sent:** Tuesday, June 2, 2020 1:11 PM  
**To:** Tracey Garcia <TraceyGarcia@elpasoco.com>  
**Subject:** Re: Pete Lien & Sons Concrete Batch Plant Public Hearing Participation

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No- just want to be on attendees list if there is one

## Stefanie MacNicol

**Join Me in Raising Money for The American Cancer Society- In honor of your loved ones and my late Father**

[main.acsevents.org/goto/Smacnicol](http://main.acsevents.org/goto/Smacnicol)

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On Tuesday, June 2, 2020, 01:09:57 PM MDT, Tracey Garcia <[traceygarcia@elpasoco.com](mailto:traceygarcia@elpasoco.com)> wrote:

Do you want to be called into the hearing?

---

**From:** stefanie macnicol <[stefanie.macnicol@yahoo.com](mailto:stefanie.macnicol@yahoo.com)>  
**Sent:** Tuesday, June 2, 2020 1:09 PM  
**To:** Tracey Garcia <[TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@elpasoco.com)>  
**Subject:** Pete Lien & Sons Concrete Batch Plant Public Hearing Participation

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Stefanie and Ryan MacNicol are in attendance virtually.

Home Address: 7750 Peyton Hwy, Peyton, CO 80831

## Stefanie MacNicol

**Join Me in Raising Money for The American Cancer Society- In honor of your loved ones and my late Father**

[main.acsevents.org/goto/Smacnicol](http://main.acsevents.org/goto/Smacnicol)

Sent from Yahoo Mail. [Get the app](#)

## Lindsay Darden

---

**From:** Ryan Macnicol <ryan.macnicol@gmail.com>  
**Sent:** Friday, May 15, 2020 4:35 PM  
**To:** Lindsay Darden  
**Subject:** El Paso County concrete plant - Objection

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Hello Ma'am,

I am writing to you to officially file an objection to the proposed concrete plant on the Northeast corner of Stapleton and Judge Orr in Peyton, CO. We recently purchased 35 acres out here because property values were increasing with the growth of nearby Falcon. Since Falcon is not incorporated yet, I believe the concrete plant will diminish not only our current property values, but our future ones as well. In addition, as I am sure you are aware, the current infrastructure in place out here cannot handle the rapid population growth that has occurred, let alone the large industrial plant that is proposed. Please consider this objection before the approval of the proposed plant.

Please reach out if you have any concerns.

Thank you for your time,  
Ryan MacNicol  
7750 Peyton Hwy  
719-396-2045

## Lindsay Darden

---

**From:** Kathy Hayles <kathyhayles@gmail.com>  
**Sent:** Tuesday, June 2, 2020 9:05 AM  
**To:** Lindsay Darden  
**Subject:** Fwd: variance for concrete plant

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

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.Good morning,

This is Kathy and David Hayles. We currently live in Galveston County, Texas. We have recently purchased property in Old West Ranch and anticipate having a home built and move within the year.

We have read about the potential building of a concrete plant in the area. We are opposed.

Part of the reason we want to move from Texas is that there is nothing left but subdivisions. Concrete after concrete and close building has brought a lot of flooding to our areas.

We have researched about concrete plants and know that certain dangerous chemicals can be emitted through their stacks or through emissions alone.

Mercury is not the only toxin that can come from emissions from the stacks. There is emission of ammonia, benzene, certain glycol ethers, chromium, diethanolamine, dioxin and dioxin like compounds, ethyl glycol, lead, manganese, sulfuric acid and zinc compounds. These are all dangerous chemicals to be emitted close to homes and property that have animals grazing, in our water, air, etc.

The Cement Industry are in Congress now fighting all regulations because of the billions of dollars it is costing them and closure of plants ... all to pass on to us, the people.

It is a known polluter! We know the EPA has already lifted so many regulations on these type of plants in the last 3 years.

We thank you for your efforts and time to fight this.

Thank you,

Kathy and David Hayles

## Lindsay Darden

---

**From:** MARIA ORTEGA <MORTEGA93@msn.com>  
**Sent:** Monday, April 6, 2020 9:47 PM  
**To:** Lindsay Darden  
**Subject:** Plans for Concrete Plan in Falcon

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Ma'am,

I've been following some of the comments and statements being made by the property owners in Falcon and Peyton about the plans for a Concrete Plan right in our own community. I do not agree with those plans. I already have issues with the wind farm out yonder. I can feel it when I'm in that area. I don't even have to look to know that I'm near the wind farm. This has got to effect the livestock/farm animals out there, as well. Those structures have also affected property value.

My husband and I bought our home in Woodmen Hills back in 2003. I'm retired military but still work for the Department of Defense, currently, in the airfield side of the house. I've totaled 29 years working for the government. My husband still wears the military uniform and works on aircraft. He's been in for 29 years, as well. We have Meadow Lake Airport as part of our community. It was officially established in 1967 and it's a reliever for the City of Colorado Springs Airport. This airport is very important to the flying community. Whomever bought homes here, I'm pretty sure, knew about the airport. Installing a Concrete plant just sets off alarms in "Operating Risk Management". The plant will be disrupting some safe local flying operations. All the dust will get into the aircrafts. It will get into the filtering systems. This will increase the cost of preventive maintenance on the aircraft owners. Will all the dust interfere with the Automated Weather Operating System? How about the heights of the all the structures that accompany the cement plant? We're talking safety here.

Did we buy a home to have a Cement Plant so close that we'll have to breath the cement plant exhaust? No. This will bring respiratory issues. Whoever has respiratory issues, it will affect them the most. This is an outdoor recreational community not an industrial community. Isn't mercury used in cement plants?

We chose to have our home out in the County where there is no cement plant. There is so much room along I-25, southbound, with easier access to the highway for the large trucks. You approve having that Cement Plant build here, it will tank our most prized investment, beside our children, our homes.

This home is suppose to be where we're to retire. It's suppose to be where, down the road, our grandkids are to visit. You approve that plant, I believe, a lot of us will sell. I've traveled enough to see what structures like that will do to a community.

Please reconsider.

If you have any questions, please contact me via e-mail.

Thank you for your time.  
Maria Ortega  
(Ret MSgt, Chaplain's Assistant)



## Lindsay Darden

---

**From:** MARIA ORTEGA <mortega93@msn.com>  
**Sent:** Sunday, May 31, 2020 9:51 AM  
**To:** Lindsay Darden  
**Cc:** Tracey Garcia  
**Subject:** Re: Pete Lien & Sons Concrete Batch Plant Public Hearing Participation - Response needed by Friday 5/29/20 if you plan to speak at the June 2, 2020 hearing

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Morning,

I would of really wanted to attend this meeting but unfortunately I have a 1300 video conference with a medical specialist for my son on the same, exact day. Due to the specific medical issue with my son, I cannot push his appointment for a later date. As soon as we wrap up his video appointment, I do plan to view the proceedings via video if able.

As I mentioned in a previous e-mail. I'm against this concrete plant, not only because of all the other events that come along with such a business and it changing the current life style of our community, but it would greatly affect the safety of our little airfield, Meadow Lake Airport, just down the road.

If you have any further questions, please let me know. I've been in the airfield business, via the military from 1991 to the present as a civilian on a military airfield, as well.

Thank you for letting us, Falcon/Peyton homeowners, be heard.  
Maria G. Ortega

---

**From:** Lindsay Darden <LindsayDarden@elpasoco.com>  
**Sent:** Wednesday, May 27, 2020 11:36 AM  
**To:** Lindsay Darden <LindsayDarden@elpasoco.com>  
**Cc:** Tracey Garcia <TraceyGarcia@elpasoco.com>  
**Subject:** Pete Lien & Sons Concrete Batch Plant Public Hearing Participation - Response needed by Friday 5/29/20 if you plan to speak at the June 2, 2020 hearing

Good morning,

You are receiving this email because you have either submitted feedback in favor of this project or in opposition of this project. If you have submitted feedback I have included it in the packet of information sent to the Planning Commission and Board of County Commissioners so that they can review it.

Now I am working to formulate a list of citizens who would like to speak in favor or against the project at the upcoming Planning Commission hearing on June 2, 2020 starting at 1:00 PM so that we are prepared to accommodate everyone who wants to speak. I previously sent you an email that discussed options for participating in-person or remotely. If you would like to speak at the public hearing next week, please send Tracey Garcia [TraceyGarcia@elpasoco.com](mailto:TraceyGarcia@elpasoco.com) an email including the following information:

- Name

## Lindsay Darden

---

**From:** Tracey Garcia  
**Sent:** Tuesday, May 26, 2020 12:37 PM  
**To:** Lindsay Darden  
**Cc:** Nina Ruiz  
**Subject:** FW: The Pete lien concrete batch plant variance

Lindsay,  
Another Pete Lien opposition. Please reach out to him. Thanks.

---

**From:** philipz <philipz@elpasotel.net>  
**Sent:** Thursday, May 21, 2020 7:25 AM  
**To:** Tracey Garcia <TraceyGarcia@elpasoco.com>  
**Subject:** The Pete lien concrete batch plant variance

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Tracey,

I am unable to attend this meeting, but would like it to be known I am strongly against this plant.

Curtis highway and judge ore can not handle the traffic, also this is more of a residential area if you drive by the location you can see several houses surrounding this location.

Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone

## Lindsay Darden

---

**From:** Tracey Garcia  
**Sent:** Tuesday, May 26, 2020 12:37 PM  
**To:** Lindsay Darden  
**Cc:** Nina Ruiz  
**Subject:** FW: Hearing if Pete and Lein Concrete

Please reach out to Danielle. Thank you.

-----Original Message-----

**From:** Michael Danielle Palmer <mw.dc.palmer@gmail.com>  
**Sent:** Thursday, May 21, 2020 4:11 PM  
**To:** Tracey Garcia <TraceyGarcia@elpasoco.com>  
**Subject:** Hearing if Pete and Lein Concrete

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Good evening,

My husband and I would like to testify against the Pete and Lein Concrete plant and with the COVID and social distancing we wanted to know what the protocol is for this? Could you please give us a call at 7193098278?

Thank you

Danielle

## Lindsay Darden

---

**From:** Josh Hayles <Josh@mydailyhomes.com>  
**Sent:** Friday, May 29, 2020 1:15 PM  
**To:** Lindsay Darden  
**Subject:** Re: El Paso County  
**Attachments:** variance.pdf

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Great! Below is our family's concern about the concrete plant's zoning variance that was applied for. I also attached it in PDF format. Is there anything else I can do to express our concerns about this?

My family and I purchased some land in a community called Old West Ranch. We're moving there soon from Texas. I wanted to express our deep concern for the concrete plant that's applied for a zoning variance near our community. As I'm sure you're aware, there are substantial health concerns related to living near such a facility, not just for us and our children but also for the wonderful wildlife that's part of this beautiful landscape. To think that the City Council may approve such a development is contrast to what my family and I believe is central to the People of Colorado's core belief; to protect, maintain, and respectfully enjoy its natural beauty, would be a stark contrast from what the local people believe in. Where we currently live the city approves so many requests to build that they are developing on every square inch of grass; removing almost all the native trees and replacing it all with concrete. Getting away from that is a big reason why we're moving there. I'm a fan of smart and conservative growth, that's a good thing when done in a respectful and humble manner, but a variance to allow a concrete plant is not only a health hazard to people and nature, it's far from being conducive to what the local people, including my family soon to move there, expect to be around at Old West Ranch. Not to mention the imminent decline in property values, should this be allowed. Future buyers will certainly not want to live anywhere near a concrete plant. It will decrease current and future home values for us; which is essential to most people's retirement plans.

I truly hope the Council has what's best for the people and land as their top priority. Their decision will brand what the area will become for decades. Please express our feelings to the council and ask them to do the right thing and not grant this variance.

[Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.](#)

Josh Hayles | Realtor | UTR-Texas Realtors

**Awarded Exemplary Achievement for 2017**

**409.739.7709**

[www.GeniusHomeOwners.com](http://www.GeniusHomeOwners.com)



---

**From:** Lindsay Darden <LindsayDarden@elpasoco.com>

**Sent:** Friday, May 29, 2020 12:33 PM

**To:** Josh Hayles <Josh@mydailyhomes.com>

**Subject:** RE: El Paso County

It is. How can I assist you?

Thanks,  
Lindsay

---

**From:** Josh Hayles <Josh@mydailyhomes.com>

**Sent:** Friday, May 29, 2020 11:30 AM

**To:** Lindsay Darden <LindsayDarden@elpasoco.com>

**Subject:** El Paso County

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Is this Lindsay Darden's email with El Paso County?

[Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.](#)

**Josh Hayles | Realtor | UTR-Texas Realtors**

**Awarded Exemplary Achievement for 2017**

**409.739.7709**

[www.GeniusHomeOwners.com](http://www.GeniusHomeOwners.com)

## Lindsay Darden

---

**From:** Samantha Harrison <samantha@harrison.org>  
**Sent:** Friday, May 29, 2020 8:29 AM  
**To:** Lindsay Darden  
**Subject:** opposition of the project

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Please add my name and my husbands name to the petition to oppose the proposed cement plant (Judge Orr Rd @ Stapleton Rd) the Pete Lien & Son batch cement plant. We do not want a cement plant next to where we live. If you have any questions my info is included below.

Thank you for your time,

Samantha Harrison

David Harrison

10803 Checo Way

Falcon

Cell 410 259-2860

## Lindsay Darden

---

**From:** Linda Deatrich <ldeatrich@aol.com>  
**Sent:** Monday, May 18, 2020 7:14 PM  
**To:** Lindsay Darden  
**Subject:** Cement plant in Falcon

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This proposal is not acceptable. First the designated property is surrounded by a rural community of homes and agricultural properties. The usage of water will cause potential water shortages to the homes in Falcon which already have had difficulty with water in the past. With a drought that we're currently in, there is a risk of wells going dry in the area.

It's only in the past couple years the Stapleton Road to Curtis has helped to improve traffic flow in the area. Now you want to approve a facility that will increase the traffic flow on that road and reduce the ability of drivers getting to work or school on time. Where will the entry or exit be placed? Will you need to place more lanes in so traffic can move smoothly. That's usually a ten year process.

It's bad enough that US24, is not able to meet the needs of the traffic movement through Falcon. Judge Orr Road is experiencing increased traffic flow that will need to be addressed as more new homes are built in date new developments. That must be considered as well. Are you going to put in a traffic light at the Judge Orr road and Stapleton/Curtis road intersection?

Also there's a new prairie dog town on the property. Are you going to remove them and set them loose on someone's property where they are not wanted? Consider the potential health risks from those prairie dogs in the county. This type of facility is not in the best interest of the people who are building along Judge Orr Road in the new developments. It will reduce the atmosphere of the neighborhood and the visual appeal for development in the rural communities.

In closing, I want to thank you for consideration of this list of concerns.

Sincerely,

Linda L. Deatrich

## Lindsay Darden

---

**From:** chickpea <chickpea@q.com>  
**Sent:** Sunday, May 24, 2020 7:19 PM  
**To:** Lindsay Darden  
**Subject:** No concrete factory in Peyton

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Please help stop this concrete factory near Judge Ore road. It will create a lot of pollution and poison our water sources. Those heavy trucks will destroy our roads. We want to keep the country the country. Stop this factory! No variance please.

Susan b

Sent from my Samsung Galaxy smart



## Lindsay Darden

---

**From:** hindman99 <hindman99@yahoo.com>  
**Sent:** Friday, May 22, 2020 1:35 PM  
**To:** Lindsay Darden  
**Subject:** Fw: Concerns about Batch Plant Variance

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---

Good afternoon ma'am,

As a home owner in the Falcon area and more specifically down wind from the proposed concrete batch plant. I have several concerns about this plant.

Mr. Lien states that the new plant will take 10-20 miles off each of his deliveries. I do not see that this is a viable enough justification to allow a variance on this property. A new concrete plant with a commercial well will use up valuable water resources. This alone should be enough of a reason to disapprove the requested variance for Mr. Lien's "convenience" of slightly reduced maintenance costs. If he is so concerned about the additional 10-20 miles per delivery, he could tack on an additional amount for each load, rather than build a completely new plant.

Additionally, the wind is much greater in the Judge Orr/Stapleton area and will carry the concrete pollutants much further. As a burn pit victim, I have concern over the level of pollution which will be produced by this plant AND that it will be carried directly to my home via the prevailing winds.

Lastly, the amount of water which this plant will remove from our aquifers is huge. In a time of drought, this must be a consideration, as the county cannot continue in its current fashion of "kicking the can down the road". Additionally, once the water is polluted by the plant, I am doubtful if there are any cost effective ways to clean it for public use. Eventually, we will run out of clean water and plant such as this will only hasten this occurrence.

The area of Judge Orr and Stapleton is a residential and agricultural area and should be kept as such. I believe that Mr. Lien is acting in bad faith to purchase the land at agricultural prices and then not just putting simple business there, but asking to make it an industrial area.

It is the duty of your organization to protect the citizens of El Paso county from hazards such as this and not to simple "follow the money".

Marlene Hindman  
17820 Falcon Hwy

## Lindsay Darden

---

**From:** hindman99 <hindman99@yahoo.com>  
**Sent:** Friday, May 22, 2020 1:35 PM  
**To:** Lindsay Darden  
**Subject:** Fw: Lien Concrete Plant Variance

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Additionally, the wind is much greater in the Judge Orr/Stapleton area and will carry the concrete pollutants much further. As a person with Fibromyalsia and a burn pit victim, I have concern over the level of pollution which will be produced by this plant AND that it will be carried directly to my home via the prevailing winds.

Lastly, the amount of water which this plant will remove from our aquifers is huge. In a time of drought, this must be a consideration, as the county cannot continue in its current fashion of "kicking the can down the road". Additionally, once the water is polluted by the plant, I am doubtful if there are any cost effective ways to clean it for public use. Eventually, we will run out of clean water and plant such as this will only hasten this occurrence.

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Mr. Lien states that the new plant will take 10-20 miles off each of his deliveries. I do not see that this is a viable enough justification to allow a variance on this property. A new concrete plant with a commercial well will use up valuable water resources. This alone should be enough of a reason to disapprove the requested variance for Mr. Lien's "convenience" of slightly reduced maintenance costs. If he is so concerned about the additional 10-20 miles per delivery, he could tack on an additional amount for each load, rather than build a completely new plant.

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The area of Judge Orr and Stapleton is a residential and agricultural area and should be kept as such. I believe that Mr. Lien is acting in bad faith to purchase the land at agricultural prices and then not just putting simple business there, but asking to make it an industrial area.

It is the duty of your organization to protect the citizens of El Paso county from hazards such as this and not to simple "follow the money".

Stan Hindman  
17820 Falcon Hwy

Majestic Custom Homes, Inc.  
13465 Cedarville Way  
Colorado Springs, CO 80921

El Paso County  
Planning and Community Development  
2880 International Circle, Suite 100  
Colorado Springs, CO 80910  
ATTN: Lindsay Draden

RE: Objection to Permitting/Entitling and Plans of Construction of Pet Lien & Sons Construction Ready Mix Plant with plans to be located at NEC of Judge Orr Road and Stapleton Road, El Paso County, CO

May 21, 2020

Dear Ms. Draden and El Paso County,

Majestic Custom Homes, Inc., as the future owner of the property located at 17665 Judge Orr Road, respectfully yet strongly oppose the proposed plan on the above referenced applicant and owner for the construction of a ready-mix plant located on their property.

As a builder of higher end homes in and around Falcon and Peyton, it is a major concern that an operation such as the one proposed will greatly harm our investment and the potential of the quiet, appealing residential area in general. Majestic chose this residential property in part because it is away from commercial areas and the traffic, noise and congestion that goes along with those areas.

It is our sincere hope that El Paso County Planning and Community Development denies this request and allows the area to continue its current direction of residential developing. This continued residential developing will suit the needs of many and the community as a whole rather than the needs of just one.

Thank you for giving serious consideration to our opposition in this matter.

Sincerely,



Toni L. Stanton  
President, Majestic Custom Homes, Inc.  
719-492-0685

---

## Lindsay Darden

---

**From:** Charles LeCompte <lecomptec@gmail.com>  
**Sent:** Thursday, May 21, 2020 9:49 AM  
**To:** Lindsay Darden  
**Subject:** Pete Lien and Sons Concrete Batch Plant File Number VA-19-002

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Dear Sirs/Madams:

As managing director of the Shaw Ranch, which is in the same general vicinity as this proposed plant on Orr Road, I would like to weigh in that I hope that the county will not allow a heavy industrial use such as this one to be located in this neighborhood, which thus far has been entirely residential.

I am very familiar with the ready-mix concrete business, as my father Oliver LeCompte was in that business in Colorado Springs for fifty years, so I know what a batch plant is like: dirty and dusty, with heavy truck traffic. There is of course a need for such plants but they should be located in areas zoned for industrial use.

Many thanks for your consideration,

Charles LeCompte  
Managing Director,  
Shaw Ranch LLC

El Paso County  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
**ATTN:** Lindsay Darden

**RE:** Objection to Permitting/Entitling and Plans of Construction of Pete Lien & Sons Construction Ready Mix Plant with plans to be located at NEC of Judge Orr Rd. and Stapleton Rd., in El Paso County, CO.

To Lindsay Darden and El Paso County,

On behalf of Hi Point Home Builders, a builder in El Paso County for over 25 years, I would like to voice my company's objection to the variance request of the above referenced applicant and owner for the construction of a ready-mix plant located on their property! We are a builder that is building custom homes just East of this location. I heard about this through a potential customer that wanted to build with us along with 2 other family members each buying lots and having homes built. They have decided not to build in this area because of the potential of this mixing plant. This is not a good thing to have in the middle of residential homes, even being on 35-acre parcels. People are moving out East to get away from the noise and the hustle and bustle of the city, not to move into a manufacturer of concrete and having to navigate through the slow moving semi-trucks going in and out of this parcel.

In my opinion, it is fundamentally wrong to allow a heavy-duty industrial use facility like that proposed in the middle of a residential neighborhood. These last two years there has been remarkable growth in the Falcon and Peyton area and most of the future growth will come East. Housing is in short supply and this area is a prime candidate for quality and affordable housing. Having the proposed use in the middle of this dynamic would be bad. The buyers of land out there have bought their land not intending to have this concrete mixing plant in midst of their community. In fact, I just recently went under contract to buy a 35-acre parcel in Palomino which I intend to build a house on, and I would be just East of this plant by about ½ mile. No thank you!

The owner of this parcel knew before they bought this acreage that it was not zoned for this kind of use. This is just one of these deals that they would rather ask for the variance use change then do the right thing and buy property where it is zoned for their usage. This type of behavior needs to stop, and the County can set a precedence by voting this MIXING plant down.

Sincerely,

Wayne Intermill

Hi Point Home Builders

## Lindsay Darden

---

**From:** mattcc2315@aol.com  
**Sent:** Wednesday, May 20, 2020 7:41 PM  
**To:** Lindsay Darden  
**Subject:** Cement batch plant objection

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To: Lindsay Darden  
Planner II  
El Paso Planning & Community Development

From: Matthew Creamer

RE: Pete Lien and Sons Concrete Batch Plant File VA-19-002

Date: May 20, 2020

To Whom it May Concern:

This email is being submitted in objection to the request by Pete Lien and Sons for a variance of zoning change for the property at the corner of Judge Orr Rd and Stapleton Road, in the town of Peyton, CO.

Currently the land in question is zone agricultural. Pete Lien and Sons are requesting a variance to change the zoning so they can build a cement batch plant. The only reason I have seen them intend, is so that they can save miles on their trucks. Is that really a good reason to deface beautiful residential and agricultural landscape that is currently in the area.

I currently live less than a mile from the land which the zoning variance change is being requested for. With current health issues, I have concerns about contaminants from the plant which could potentially be transmitted into the air. The winds out here on the plains are very strong and such harmful particles could very easily contaminate my well, grass lands, and personal air quality.

The influx of traffic at two already dangerous intersections at Hwy 24 @ Stapleton Rd and Judge Orr Rd @ Stapleton Rd, has me worried for the safety of those traveling to the new high school and those traveling to their homes in the area. Quite a few of our military personnel travel that way to Schriever AF base. Unless traffic lights are installed at both of those intersections, I envision quite a few traffic accidents with their large trucks now infiltrating this residential / agricultural area. Can the roads even this truck traffic?

Please present this email on my behalf in objection of the variance being granted to Pete Lien and Sons. Thank you for your time.

Mathew Creamer  
Judge Orr Rd resident

**PLUMB INVESTMENT, L.C.**

May 20, 2020

El Paso County  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
**ATTN: Lindsay Darden**

**RE: Objection to Permitting/Entitling and Plans of Construction of Pete Lien & Sons Construction Ready Mix Plant with plans to be located at NEC of Judge Orr Rd. and Stapleton Rd., in El Paso County, CO.**

Dear Lindsay Darden and El Paso County,

We own about 750 acres on the south side of Judge Orr Rd and east side of Peyton Hwy. We opposed to the proposed use on the captioned land.

We bought this land because of the unique rural residential feel and general quality of the area. It's our opinion that a cement plant in this beautiful residential-in-nature area would be out of character, bad planning and would decrease aesthetics and values in a dramatic manner.

Sincerely,

A handwritten signature in blue ink, appearing to read 'WJ Plumb III', with a long horizontal flourish extending to the right.

Walter J. Plumb, III



Rusty Renzelman  
14980 Stapleton Dr  
Peyton, CO 80808

5-15-20

Lindsay Darden  
Project Manager  
Planning and Development  
2880 International Circle, Suite 110  
Colorado Springs CO, 80910

Dear Lindsay Darden:

We have learned that an out of state mining, sand gravel and concrete company by the name of Pete Lien and Sons has come to Colorado recently and purchased a local ready concrete mix company in Colorado Springs. The former ready-mix company that they have purchased is located at 1077,3370 Drennan Industrial Loop N, Colorado Springs. They state on their website that "The ready-mix operation continues to grow with acquisitions of plants around the Black Hills in western South Dakota, Gillette, WY, Steamboat Springs, CO, and Colorado Springs, CO."

Now it seems that this multi-million-dollar corporation with holdings across a three-state regions has set their sights on expanding their portfolio and wish to immensely benefit themselves by trying to get a permanent variance to change the designated use of an agricultural parcel to an Industrial use. Being a self-proclaimed multi-million dollar corporation they are requesting our county gift them many more millions in instant property value compounded by many more millions of profit saved on fuel, wear and tear on vehicles, current city water cost, overtime for employees and much more. All at the expense of the surrounding community and residents that are adamantly against it. If this request is granted to Pete Lien and Sons, their purchase of this property will be 10 to 20 times more valuable overnight according to my commercial real estate agent. While she said my property, being so close in proximity, would drop an estimated 30 to 40 percent in value.

We are the closest affected residence to the proposed plant located only 650' from the main driveway entrance. Our home currently assesses for 1.2 million dollars in value and would lose significant value if a large-scale concrete batch plant were located merely a few hundred feet from our home. Although the value of one's home is usually one's most significant investment and possession, it does not compare to the quality of life we all seek

and look to protect. The amount of dust, noise and light pollution that would be created by this enormous operation would destroy our quality of life and what we have worked our whole lives to build. Although we are the closest residence that would be affected by this operation, we are not the only ones. There is a proposed major development directly to the South, a new development just starting to the west and an ongoing development to the South east. All these people have sent in letters with their concerns and opposition. We currently have over 250 people on a petition apposing this development as well. The largest recreational airport in the State just across the street also apposes this request for a variance!

There are many key factors that are in place that seem to protect the community and where they choose to live. There is a master plan in place that gives individuals the ability to do their due diligence to review and make sound decisions where to build their homes and businesses. This master plan designates Industrial, commercial, and residential areas. There is not an Industrial area situated in this area on the El Paso County Master Plan. To get a variance of use you must meet these criteria:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project.
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action.
- The proposed use will not adversely affect wildlife or wetlands

I have not seen any documentation displaying a hardship. In retrospect Pete Lien and Sons clearly state in their letter of intent that "Pete Lien and Sons would benefit by reducing costs associated with delivery concrete to customers and remain competitive in the market". The proposed use of the property is not compatible with the surrounding area, harmonious with

the character of the neighborhood and is detrimental to the health, safety, or welfare of the inhabitants of the area.

Pete Lien and Sons have submitted letters and documents stating they are a thoughtful caring company that respects the community and have stated that they will comply with all the environmental issues that go hand and hand with this type of industrial operation. They have got all the checks in the box to move to the next stage in the approval process. They have submitted the bare minimum criteria such as a landscape and site plan that have absolutely no noise barrier walls, No dust mitigation walls to prevent stockpiles of product additives from blowing to adjacent properties and no public screening walls other than a few trees around the property that will take 30 years to mature and be affective at shielding any of the unsightly plant. There are very minimal hard surfaces proposed on this scale of an operation. The site drawing shows a gravel road around the perimeter of the plant with a tractor trailer semi sketched in indicating this will be where the constant flow of semis bringing the cement, sand gravel lime and fly ash causing immense dust that will be displaced onto others properties.

Out of all the documents submitted I did not see any of the company's yearly violations mentioned. Violations that are documented on a continuous basis from the Federal Mine Safety and Health Review Commission. These violations can be found at MSHA.gov in the mine data retrieval system. These non-disclosed, uncontested violations lead me to believe that this lucrative operation will simply say one thing now during the development process and do another after it is in operation. For example, their operation plant shows the hours of operation from 5:00 am to 6:30 PM. With a little disclaimer at the bottom stating, "some pours can require having special requirements for operating hours due to daytime temperatures and access/traffic safety at the pour sites." Being a former owner and operator of a large concrete construction company, I know this translates into a 24-hour operation!

The air quality management plan is most the troubling of all. It is a boilerplate templet that outlines the potential hazards and states they will take steps to control issues, but it has absolutely no outlined monitoring methods or controls. They state they will limit heights of stockpiles but do not say how high? They say they will orientate stockpiles to maximize wind shelters as much as possible. It is impossible to orientate stockpiles because the wind blows from all directions at a high rate of speed on the high plains of Colorado. There is a

Lindsay Darden

5-15-20

Page 4

wind Farm a short distance from this location to that indicates we incur constant high winds. Without stockpiles being full self-contained it is not possible to orientate them any direction and be effective. They say that they will keep unpaved roads and exposed surfaces damp. I do not see a schedule of how many times a day they plan to water the huge gravel road that is going to see heavy traffic on a constant basis.

Although these are only a handful of concerns that I have mentioned, there are many more submitted by other deeply concerned residents in this area. We kindly ask that you and your review committee look at all the detrimental aspects that this plant would bring to this area and not allow the requested variance.

Sincerely,

Rusty Renzelman

rrenzelman@staticlinenow.com

(719) 337 -0374

## Lindsay Darden

---

**From:** Rowan, Kristin <Kristin.Rowan@ppcc.edu>  
**Sent:** Monday, May 18, 2020 9:21 PM  
**To:** Lindsay Darden  
**Subject:** Zoning for parcel 42000-00-405 and environmental concerns about concrete plant

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Hi Ms Darden,  
My name is Dr. Kristin R Rowan  
I found your name on the Request for a zoning variance posted on Stapleton Rd and Judge Orr rd

After referencing the Land Use site within the Colorado Water Conservation Board site(<https://cwcb.colorado.gov/land-use>)...where it states

"As Colorado grows, land-use planning and water planning will become more closely connected. The manner in which Colorado develops into the future will have a strong influence on Colorado's future water supply gap.

To facilitate the use of local land-use tools to reduce water demands for municipalities and **avoid urbanization of agricultural lands**, the State will work with partners to pursue the following actions.

1. Encourage the use of local development tools
2. Examine barriers in state law for implementing the above local development tools
3. Incorporation of land-use practices into water conservation plans

I am writing to you because I am concerned about the building of a concrete plant in Peyton on land parcel 42000-00-405(VA1902).

There has been a proposal by PETE LEIN and SONS to build a Redi-Mix concrete batch plant out here on Stapleton and Judge-Orr Rd.

Much of the community is not happy about such an industry to be in the middle of the prairie and are concerned...how it will affect property values...the environment and outdoor feel of the community.

I live in Peyton Colorado and have a well for drinking water.

After doing some research...I was wondering if the reason they were doing that was to drill a well, tapping the aquifer for water to make concrete.

I wondered if the cost of water(as their location was in city limits) was driving this plant creation, as they already have a plant in Colorado Springs.

Would there be any limit on the amount of water withdrawn from the aquifer for this business? The water from Colorado Springs Utilities is renewable, whereas the aquifers continue to decline due to development.

We had to drill to 900 feet to draw water from the Denver aquifer. The more taps that are put into this aquifer, the lower the water level will fall. As far as I know this aquifer is nonrenewable.

I wonder how a permit was granted for the use of aquifer water for such a water hungry business?

<https://www.koa.com/news/covering-colorado/falcon-residents-concerned-over-proposed-concrete-plant>

I did not want this area to become heavy industry as, many of my fellow community members are also voicing.

I see the zoning for the parcel of land for this proposed development is agricultural(<https://assets-admin.elpasoco.com/wp-content/uploads/it-gis/Zoning-Maps/424.pdf>). I was wondering how a business that is heavy industry would be allowed to build in such an area

My questions are

- 1) What are the zoning regulations for that parcel of land currently, for which PETE LEIN and SONS is requesting a variance?
- 2) If the general feeling of the community is against this concrete plant, how can we go about stating our concerns and not having the variance granted?
- 3) What would need to be presented to the El Paso County planning commission and the El Paso County Board of County Commissioners to illustrate the disadvantages for this type of plant in this type of location?

Thanks you for your attention to this.

I look forward to hearing your response

Dr. Kristin R Rowan  
Peyton CO

## Lindsay Darden

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**From:** rdm ranlom <rdm4060@gmail.com>  
**Sent:** Monday, May 18, 2020 3:46 PM  
**To:** Lindsay Darden  
**Subject:** Re: FW: Pete Lien and Sons Concrete Batch Plant File Number VA-19-002 Public Hearing Information

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Hi Lindsay,  
Since we are practicing and promoting social distancing, I will not be able to present my views in personal format. However, I feel it important to give you my opinion on this matter.  
Hence this e-mail (please forward it to any and all applicable venues as needed or desired).

First of all, I think it unethical for the Concrete Batch Plant to try to weasel a variance when straight zoning disqualifies them. This is just another example of switch and bait tactics!

Citizens buy and move into specific locals with certain expectations of their community and environment. Now someone wishes to bend the rules--and "bend" is not my strongest verb--to change the very nature and habitat that has drawn them here.

Shame on them and shame on any commissioners that would allow it! It's like if you bought a house next to a beautiful golf course and then they decided to sublet the green next to your house to a garbage dump. How would you feel? Would the variance for foul smells, noise, traffic sit well with you? Is it what drew you to your house in the first place? Would you have located there had you known the dump would be your neighbor? Would your property values improve? I think not!

Please put yourself in our position.

Thanks,  
Rich Molnar, long-time El Paso resident and voter

On Mon, May 18, 2020 at 1:37 PM Lindsay Darden <[LindsayDarden@elpasoco.com](mailto:LindsayDarden@elpasoco.com)> wrote:

Please see update below with BoCC hearing date (June 23, 2020.)

Thanks,

Lindsay

---

**From:** Lindsay Darden  
**Sent:** Friday, May 15, 2020 8:48 PM  
**To:** Lindsay Darden <[LindsayDarden@elpasoco.com](mailto:LindsayDarden@elpasoco.com)>

## Lindsay Darden

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**From:** Jessica Polistina <jcpolistina@gmail.com>  
**Sent:** Monday, May 18, 2020 8:49 AM  
**To:** Lindsay Darden  
**Subject:** Pete Lien Cement Plant

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Hello, I am writing to discourage the approval of the Pete Lien and Sons cement plant at the corner of Judge Orr and Stapleton Rd. This land is zoned for agricultural use and an industrial plant of that size and nature is not appropriate use of the land. Beyond that, the disruption to wildlife, the chemicals being released into the environment, and the traffic caused by 105 trucks coming to and from the plant is a huge concern for me and my family. We moved to this area for the fresh air, interesting wildlife and peace and quiet. We paid good money for those things and are very disappointed that such a project is even being considered, especially considering the land is not even zoned for that type of use.

I implore you to deny approval for this project. It is not good for our community, our children and our environment. We can and should do better.

Please deny this project!

Much gratitude,  
Jessica Polistina  
[jcpolistina@gmail.com](mailto:jcpolistina@gmail.com)  
215-630-2096



## Lindsay Darden

---

**From:** Rosanne Fahrenbruch <keeponstartrkn@yahoo.com>  
**Sent:** Sunday, May 17, 2020 6:14 PM  
**To:** Lindsay Darden  
**Subject:** Falcon cement plant

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Dear Lindsay,

My name is Rosanne Fahrenbruch and I have lived in Falcon (not Peyton) for 28 years. I live in the original part of Falcon, the area that still has dirt roads. I have seen all of the irresponsible growth out here. I am not opposed to growth, however I am opposed to IRRESPONSIBLE growth. Home builders come in and build home upon home with no consideration for schools such as Woodmen Hills, Meridian Ranch. They have come in and raped the land. Now, a cement plant wants to become established out here. We have way too much traffic on Highway 24 right now. Our roads are in dire need of repair. And now a company wants to come out here hauling cement thus tearing and ripping up our roads even more. Falcon used to be a tiny sleepy town. We have become an extension of Colorado Springs. Folks moved out here to get away from the big city. Now that big city is finding its way out here. Building a cement plant out here is not responsible growth.

Honestly, all the protests, and petitions opposing this plan in my opinion are a waste of time. The cement plant has enough money to buy its way in. Everyone has their hand in the till. Money talks, and the little person gets screwed in the process. I really hope that this cement plant does not find its way in. What about our quality of life? Don't we as residents have any say in this matter? I really hope and pray that big industry does not win this battle.

Thank you for listening,

Rosanne Fahrenbruch  
7439 Mallard Dr.  
Falcon, CO 80831  
719-510-9337

## Lindsay Darden

---

**From:** Kris Burnett <krisburn@hotmail.com>  
**Sent:** Sunday, May 17, 2020 5:20 PM  
**To:** Lindsay Darden  
**Cc:** jacburn@hotmail.com; Kris Burnett  
**Subject:** Pete Lien Project Opposition

**Importance:** High

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Lindsay Darden  
Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

Pete Lien is proposing a variance of use for building a batch plant in Falcon, CO in our residential neighborhoods. Pete Lien project belongs in a Industrial zoning area. Industrial zoning is not part of the master plan for the Falcon, CO area and this is not acceptable.

The proposed is NOT acceptable and how negatively it will affect the lives of all the neighborhoods in our residential communities. For instance, health and home values. This will not be a clean business with a large amount of traffic in the early morning hours into late evenings along with congestion. The Pete Lien Project will NOT be quiet and NOT a healthy environment.

We did not move to Falcon, CO to have our house next to a cement plant and have our home values go down along with the major health concerns the plant will bring.

We are AGAINIST the Pete Lien Project. We do NOT want them to build a plant in our neighborhoods. This is strictly economic for them and a massive intrusion to our residential living.

Sincerely,  
Jack and Kristina Burnett  
12737 Windingwalk Dr.  
Peyton, CO 80831

## Lindsay Darden

---

**From:** Brittany Boydston <mrs.brittanyboydston@gmail.com>  
**Sent:** Sunday, May 17, 2020 8:32 AM  
**To:** Lindsay Darden; Tracey Garcia  
**Subject:** Pete Lien & Sons Concrete Batch Plant File Number VA-19-002

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Lindsay,

We live in the Falcon/Peyton area and are highly concerned with the proposed concrete plant being built out here in an area zoned for agricultural use.

With the noise, health issues, and physical damage to the land and surrounding area that comes from having a concrete plant in this area, it is absolutely devastating to see this unfold before our eyes and to know that complaints are falling on deaf ears especially pushing this issue forward during a pandemic when people can't hardly focus outside of their homes.

We specifically moved to an ag-zoned area because of our daughter health condition and to avoid the issues you are trying to bring to this area. I'm not sure what our option are for expressing our disapproval other than email but I would like the information to be able to attend the meeting in June remotely please.

Again, I and my family are against the proposed concrete plant.

Thank you for your time,

Brittany Boydston

## Lindsay Darden

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**From:** Jessica's All Day Beauty SeneGence ID #189647 <jessica.cantrell1188@gmail.com>  
**Sent:** Saturday, May 16, 2020 12:44 PM  
**To:** Lindsay Darden  
**Subject:** Falcon cement plant

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Hello,

I am writing as a concerned member of the Falcon community. There are so many reasons there shouldn't be a large commercial plant like the proposed cement plant in a agricultural and residential area. First, is the noise pollution and actual pollution large trucks and other daily operations of a cement plant will add to the area. Second, as a result of the previous example the property values and quality of life of everyone who lives around or near the plant will go down! Which leads me in to thirdly, the health of the community especially those with breathing issues will be greatly impacted. Fourth, highway 24 would have to be turned in to a 4 lane highway to even pretend to be able to handle the traffic we already have..... let alone if we are adding all the trucks that will go in and out! Fifth, They will have a commercial well permit and can use 32.2 acre feet of water a year. They can pump 300 gallons a minute. An acre foot of water is 326,000 gallons of water x 32.2 is 10,497,200 gallons annually. This will greatly effect our aquifer! And finally the beauty and tranquility of the Falcon area will be tarnished and for some who live the closest completely ruined. I hope you hear the community of Falcon when we say we DO NOT WANT the cement plant!!

I hope this complaint is on the record and this letter and all the others you have received will be presented at the meeting on June 2nd.

Thank you  
Jessica Cantrell

## Lindsay Darden

---

**From:** Kristen N Neveln <kneveln@me.com>  
**Sent:** Saturday, May 16, 2020 11:14 AM  
**To:** Lindsay Darden  
**Subject:** Concrete Plant

**Importance:** High

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Hello Lindsey,

I am a land owner near the proposed Concrete plant I really object to this! We that live on the eastern plains rely on our well water and feel their consumption will deplete the Auqifers... the Health implications are very concerning for those of us with Asthma and other at risk health conditions. The increased traffic on an already taxed area is also to much... please consider this as a objection...

Thank you for you time

Kristen Neveln  
7196490349

## Lindsay Darden

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**From:** Ciarra Talay <ciarra.talay@gmail.com>  
**Sent:** Saturday, May 16, 2020 10:21 AM  
**To:** Lindsay Darden  
**Subject:** Concrete Plant in Falcon

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Hello Lindsay,

I am tremendously concerned about the concrete batch plant being considered and strongly oppose the zoning or use of the land proposed for Pete Lien and Sons Batch Plant.

We have lived in Falcon and Peyton for 4 years and we moved this way because of the lack of industrial chaos. The increase of traffic and larger vehicles alone will cause a huge strain on our already crowded one lane roads. The plant itself will create unhealthy emissions that will effect our neighbors and our wildlife.

Please considered the home owners and their families.

Thank you Ciarra Talay

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## Lindsay Darden

---

**From:** Robyn Parker <robyn\_parker@comcast.net>  
**Sent:** Friday, May 15, 2020 9:51 PM  
**To:** Lindsay Darden  
**Subject:** Pete Lien & Sons Concrete Plant - NO!

**Categories:** Red Category

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Dear Ms. Darden,

I'm writing to ask you to please vote against having this concrete plant so adjacent to a number of residential communities here in Falcon/Peyton. This will pollute our air and create a noise nuisance to everyone that moved here to be in a quiet, neighborhood community.

I can't attend the proposed meeting this month due to Covid and social distances because my mother is immune compromised (cancer). Please consider the residents' opinions here in Falcon preference to not have this eyesore and pollutant near so many families.

Thank you,  
Robyn Parker

Sent from my iPhone

## Lindsay Darden

---

**From:** Ave Maria Romine <averomine@gmail.com>  
**Sent:** Monday, March 2, 2020 2:13 PM  
**To:** Lindsay Darden  
**Cc:** Ave Maria Romine  
**Subject:** Proposed Cement Batch Plant Facility @ Judge Orr & Stapleton in Falcon, CO

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Lindsay Darden  
Planner II  
El Paso Planning & Community Development  
2880 International Circle  
COS 80910

March 2, 2020

Dear Ms. Darden:

Pete Lien is proposing a variance of use for building a batch plant in Falcon in a residential neighborhood. Pete Lien is a concrete business and belongs in Industrial zoning. The tract of land they purchased is zoned A-35 which by zoning definition is used for agricultural purposes. Industrial zoning is **not** part of the master plan for the Falcon area and until the master plan for this area is changed, this is not acceptable. In order to build this plant, a variance has been applied for and there are definite conditions/requirements that must be met in order to get a variance. This is not a hardship and even in the Land Development Code for El Paso County that has a section for a Batch Plant, Temporary (5.2.9) only allows a temporary plant to be associated with a Federal, State, or local construction public improvement project. Pete Lien does not meet the temporary batch requirements and in the current application they have not satisfied several conditions. This variance will be permanent and will follow the land, which will continue to be an industrial use in the future.

The proposed use is **NOT** compatible with the surrounding area, is **NOT** harmonious with the character of the neighborhood, **IS** detrimental to the surrounding area, **IS** detrimental to the future development of the area, and **IS** detrimental to the health, safety, welfare of the inhabitants of the area.

Pete Lien has failed to address all of the off-site impacts – how the impact negatively affects the lives of the people living in the residential community – health and home values. This will **NOT** be a quiet or clean business, will greatly increase traffic congestion, and is **NOT** a healthy environment!



*Our expectation is that the Planning Commission and our County Commissioners will be good stewards for the defined zoning uses and not allow entities to circumvent zoning uses for their personal gain and disrupt the lives and standard of living that our residential communities provide by definition of being residential.*

Pete Lien's purpose is to reduce their travel time from their other plants to this area. This is strictly economic to them and a huge intrusion to our residential living.

We look forward to your decision on this.

Sincerely,

Ken & Ave Maria Romine

12075 Partridge Lane

Falcon, CO 80831

## Lindsay Darden

---

**From:** B Rog <rogers.brandon.m@gmail.com>  
**Sent:** Friday, May 15, 2020 5:26 PM  
**To:** Lindsay Darden  
**Subject:** Cement plant

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Lindsay,

I have been informed that a cement plant is going in at Stapleton and Judge Orr. What can we do to file a complaint since it is so near to residential areas?

-Brandon

## Lindsay Darden

---

**From:** Bob Graves <robertegraves63@gmail.com>  
**Sent:** Friday, May 15, 2020 6:26 PM  
**To:** Lindsay Darden  
**Subject:** Variance of Agriculture A-35 land for cement batch plant

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Ms Darden,

As a Woodmen Hills resident and healthcare worker living within two miles and and working within three miles of the 92 acre AGRICULTURAL land at Judge Orr and Stapleton Road, I object to a variance for a ready mix concrete batch plant. I respectfully request my opinion be recorded as a "No" vote to the variance and the land remain zoned Agricultural.

I do not believe the current situation will allow local residents to attend the hearing and remain safe or compliant with the county health department or Governors recommendations. Is there a way residents can be heard safely? Can the hearing be postponed due to current COVID gathering restrictions?

Please advise.  
Robert E Graves  
Woodmen Hills

## Lindsay Darden

---

**From:** br 1n <xyz1234516@outlook.com>  
**Sent:** Friday, February 28, 2020 2:55 PM  
**To:** Lindsay Darden  
**Subject:** Falcon cement plant

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We are opposed to cement plant being approved for Falcon. There are many unknown health concerns so close to populated area as Falcon. Please block this approval

Thank you

Dennis & Irma Huizing

Sent from my iPad

## Lindsay Darden

---

**From:** Brandon Henry <myclonearmy@gmail.com>  
**Sent:** Monday, February 24, 2020 12:21 PM  
**To:** Lindsay Darden  
**Subject:** Cement Batch plant opposition

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Hello,

Pete Lien is proposing a variance of use for building a batch plant in Falcon in a residential neighborhood. Pete Lien is a concrete business and belongs in Industrial zoning. The tract of land they purchased is zoned A-35 which by zoning definition is used for agricultural purposes. Industrial zoning is not part of the master plan for the Falcon area and until the master plan for this area is changed, this is not acceptable. In order to build this plant a variance has been applied for and there are definite conditions/requirements that must be met in order to get a variance. This is not a hardship and even in the Land Development Code for El Paso County that has a section for a Batch Plant, Temporary (5.2.9) only allows a temporary plant to be associated with a Federal, State, or local construction public improvement project. Pete Lien does not meet the temporary batch requirements and in the current application they have not satisfied several conditions. This variance will be permanent and will follow the land, which will continue to be an industrial use in the future.

The proposed use is NOT compatible with the surrounding area, is NOT harmonious with the character of the neighborhood, IS detrimental to the surrounding area, IS detrimental to the future development of the area, and IS detrimental to the health, safety, welfare of the inhabitants of the area.

Pete Lien has failed to address all of the off-site impacts – how the impact negatively affects the lives of the people living in the residential community – health and home values. This will NOT be a quiet or clean business, will greatly increase traffic congestion, and is NOT a healthy environment.

Our expectation is that the Planning Commission and our County Commissioners will be good stewards for the defined zoning uses and not allow entities to circumvent zoning uses for their personal gain and disrupt the lives and standard of living that our residential communities provide by definition of being residential.

Pete Lien's purpose is to reduce their travel time from their other plants to this area. This is strictly economic to them and a huge intrusion to our residential living.

**Thank you for your time,  
Brandon & Sara Henry**

## Lindsay Darden

---

**From:** Cheryl Sura <itscher3@gmail.com>  
**Sent:** Tuesday, January 28, 2020 9:06 PM  
**To:** Lindsay Darden  
**Subject:** cement plant variance, Judge Orr Rd @ Stapleton

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Dear Ms. Darden,

My husband and I just built a home on Judge Orr Rd in the area where there is a threat of a cement factory being built. The lot in question is at Judge Orr Rd and Stapleton Rd in Falcon/Peyton.

The reason we chose this area was because of the peace & quiet and beautiful views. We purchased 35 acres to preserve an area called the Old West Ranch. Had I know there was a possibility of a cement factory being built less than a mile from my home, I would have never invested almost a million dollars to build there.

I have 3 rescued horses that will soon be on our property. I worry about silt in the air, contaminants possibly in our well water and the increase in traffic at the corner of Judge Orr & Stapleton, which is already a dangerous intersection.

.Preserving agricultural areas in Colorado should be of high priority or it will become overrun by industry. Please consider the home owners who live and built in the area and their families and livestock/animals.

Pete Lien & Sons have a cement factory in an industrial area in Co. Springs. Why must they upset this residential / agricultural area with a loud, disruptive factory, just to save miles on their trucks?

Please note this email is in protest to granting any type of variance so they can build this cement factory in our beautiful part of the old west.

Cheryl Sura  
16525 Judge Orr Road  
Peyton, CO  
585-202-8899

## Lindsay Darden

---

**From:** Cindy Whalen <cindycwhalen@gmail.com>  
**Sent:** Monday, February 10, 2020 1:22 PM  
**To:** Lindsay Darden  
**Subject:** Falcon Cement Plant

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Hi,

We are writing to voice our objection to the building of the cement plant in Falcon. We are very concerned about the negative effects to our health (air quality), traffic, and water supply in addition to the decreased value of our home. Please let me know if you have any questions.

Thank you,

Cindy and Brandon Whalen  
12734 Mt Harvard Dr  
Peyton, CO 80831

**DANIEL & TAMMY FIELDS**  
**14400 Judge Orr Road**  
**Peyton, CO 80831**

February 9, 2020

Ms. Lindsay Darden  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Pete Lien & Sons Batch Plant Request for Variance of Use  
File: VA-192; Parcel #4200000405

Dear Ms. Darden,

This is to inform you of our strong opposition to the Pete Lien & Sons Batch Plant (VA-192) proposed for Falcon, Colorado. We own 40 acres a quarter of a mile west of the proposed site location off Judge Orr Road which has been our home for the past 25 years and where we have invested a significant amount of money into our custom-built home and property. Additionally, we own another 5-acre parcel of residential land within a half mile of the proposed site location. We are extremely concerned about the devaluation that will most certainly occur on our properties as a result of this heavy industrial operation, should it be approved through El Paso County.

This area is a residential and agricultural community that has custom built homes (even some valued at \$1 million+) and includes recent approval by El Paso County for a large 2.5 acre residential development directly south of this proposed site – definitely not a location that is conducive to a heavy industrial plant such as this proposed variance request would allow. The proposed use is certainly not compatible with the surrounding area nor harmonious with the character of the neighborhood, both key factors that El Paso County should be giving important consideration to.

The concerns are many associated with this variance request: lowering property values, increased dangerous heavy truck traffic in a residential concentrated area, diminished air quality (significant winds occur in this area), effects on water quality, degradation of a peaceful rural lifestyle. The well-being, health and safety of our families are important to all citizens in our community. There would never be approval of a heavy industrial use like this in a neighborhood like Woodmen Hills or Meridian Ranch, why should it be allowed in our neighborhood? Just because our homes are in a more rural setting vs. a typical suburban area that shouldn't matter, our home values and lifestyle should be just as important and valued.

The purpose of zoning laws is to protect the value of properties and minimize any potentially negative impacts upon other property owners, ensuring consistency with surrounding uses. We are therefore requesting that the El Paso County Planning Commission and El Paso County Commissioners deny this request.

Sincerely,



Daniel and Tammy Fields



## Lindsay Darden

---

**From:** David Baldock <davidjbaldock@gmail.com>  
**Sent:** Saturday, February 29, 2020 8:19 AM  
**To:** Lindsay Darden  
**Subject:** Proposed cement plant

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Ms. Darden,

I am writing to express my concerns over this proposed plant. Besides the obvious concerns over the noise, the traffic, the dust, the property values, and the other health concerns, I own two rental properties in close proximity. One of the properties was built with large picture windows to show the view of the eastern plains and you can see all the way to Calhan. The proposed plan would place the plant dead center in the middle of that view. That property will lose so much value and become un-rentable to the point where I will have to foreclose on the property. The evaluation I received would be a loss of at LEAST \$100,000.00 on that property alone. I don't know how many small businesses could take a loss of that size but I assure you mine cannot. That property is not zoned for heavy industrial for a reason. This can only harm our community and I ask for your help.

Thank you,  
David Baldock

## Lindsay Darden

---

**From:** David Corder <perfectfitwc@gmail.com>  
**Sent:** Tuesday, February 11, 2020 12:43 PM  
**To:** Lindsay Darden  
**Subject:** Proposed Cement Plant in El Paso County

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MS Darden:

The Cement plant that is looking for a variance to operate in Eastern El Paso County on the corner of Judge Orr and Stapleton Rd does not fit, at all, into the long term plans for this area. Basic development alone is more that the current infrastructure can handle and there has never been any plans or desired plans for heavy industrial use, which would cause even more burden on the area.

I live less that a quarter mile from the proposed site on Curtis Rd and have been here for over 25 years. I know the area well and know some of the many distractions this development would cause.

There are no benefits for this type of business in the area. The only ones who would benefit are the proposed owners. Therefore a variance should not be granted.

<https://planningdevelopment.elpasoco.com/#1510603950097-f5d985dc-35b2>

--

David Corder  
concerned resident

## Lindsay Darden

---

**From:** Drew Westra <drew.westra@gmail.com>  
**Sent:** Tuesday, February 4, 2020 5:10 PM  
**To:** Lindsay Darden  
**Subject:** Opposition letter for Pete Lien & Sons Batch Plant VA192

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Ms. Darden

Please note and file this letter of opposition to the cement plant which Pete Lien & Sons is planning on putting on the corner of Judge Orr and Stapleton in Falcon.

- 1) The site is zoned A35 of which by definition does not support use of Heavy Industrial.
- 2) The Falcon Peyton Small Area Master Plan does not indicate this type of use in proposed the area. It is a violation of the plan.
- 3) Surrounding property values after Industrial Development is a lost of between 5 & 15%. Georgia State University, 2015, THE IMPACT OF COMMERCIAL DEVELOPMENT ON SURROUNDING RESIDENTIAL PROPERTY VALUES
- 4) The applicant is a commercial entity and therefore cannot demonstrate "hardship" supporting a need for a variance.
- 5) The applicant does not express any added value/benefit for the surrounding area as a purpose for the variance request. The application is strictly intended commercial/financial gain of the applicant.
- 6) It's close proximity to residential, agricultural will create public health and safety concerns for residents and pedestrians. There are no pathways, or sidewalks in the area. Also, it may create may create offensive noise, vibration, smoke, dust odors, heat, glare, fire hazards, and other objectionable influence
- 7) Use of A35 for Heavy industrial does not protect the character and established development in the community, and enhance and stabilize the value of land and to protect the tax base of the El Paso County. Reduced property value as a result of this variance will result in reduced assessments, thus reducing tax revenue.

Drew Westra

--  
CONFIDENTIALITY NOTICE: This transmission may contain information which is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named on this transmission. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of the contents of this transmission is strictly prohibited. If you have received this transmission in error, please immediately notify me by return e-mail and destroy all copies of the original message. Thank you

## Lindsay Darden

---

**From:** eventergail <eventergail@yahoo.com>  
**Sent:** Tuesday, February 25, 2020 11:00 AM  
**To:** Lindsay Darden  
**Subject:** Objection to Use Variance Requested by Pete Lien & Sons for Concrete Batch Plant

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Ms. Darden,

This email is being sent to voice my **strong** objection to the proposed concrete plant at the corner of Judge Orr and Stapleton Road.

I have lived in the Falcon area since 1995 and have seen the residential and commercial development over the years. Most of it has benefitted our local, rural (emphasis on rural) community. However, the use variance being requested by Pete Lien & Sons must be denied.

1. Reliance Upon Zoning. People move to and live in Falcon for the rural lifestyle. Further, people (in good faith, I might add) have purchased land on which to build their homes in reliance upon the County zoning which has been in place for a very long time. Some of these homes across from the proposed site have been there for twenty or thirty years. Some have just built (or in the process of building) beautiful new homes across from the proposed site. Can you imagine investing in land where you want to build your dream home, start building your dream home, and then discover the agricultural setting (the reason WHY you bought the land in that location in the first place) is now being considered for a concrete batch plant? It is one thing to change zoning from AG-35 to RR-5 or even single-family, but to heavy industrial is inconceivable.

2. Devaluation of Property. People who have homes across the street and also a long-term residential community just a quarter mile away from the proposed site (i.e., Meadow Lakes Estates) will suffer immensely as a result of the immediate devaluation of their property. Several new homes are also being built on Judge Orr Road in Meadow Lake Estates. They too will suffer incredible losses on the value of the property which again, they purchased in reliance upon County zoning.

3. Traffic. The traffic studies show the proposed route for concrete trucks as using Judge Orr Road onto Highway 24 due to safety issues with no traffic light at Stapleton and Highway 24. Judge Orr Road is a narrow two lane road (twelve-foot wide lanes) and, I believe, is also used for school bus pick-up and drop-off for the local schools. Pete Lien's traffic studies indicate a "worst case" scenario of 77 loads per day which would only result in further delays already being encountered by local residents at the traffic light at Judge Orr Road and Highway 24. When you add the additional traffic soon to be introduced into the area by recently approved residential developments, such use will overwhelm Judge Orr Road. You must also consider the damage to Judge Orr Road being caused by such overuse and by such heavy trucks.

4. Environmental. Concrete batch plants produce concrete dust which contains silica. If you live in Falcon, you know the wind is always blowing. A calm wind day for us means just under 10 mph. What about the effect of this concrete dust on the surrounding neighbors' health? Also, a majority of the residents surrounding the proposed site graze their livestock (cattle and/horses). What about the health of those animals grazing on pasture coated with silica dust? And how far will the dust be carried by the wind which will affect other agricultural uses in the surrounding area?

The foregoing concerns are only the tip of the iceberg when considering this variance request. Other factors which will impact the neighboring community include:

- Noise pollution. Consider the neighbors who want to enjoy the peace and quiet of their own property, again the reason for buying acreage and moving to Falcon. The constant roar of concrete trucks up and

down the road, the non-stop safety-beeping of heavy equipment, the diesel fumes of the trucks, the incessant noise that accompanies the mechanics of a concrete batch plant.

- Air pollution (the addition of 77 loads a day of concrete trucks being driven on local roads and heavy equipment being utilized on the property creating dust and diesel fumes; the silica dust being generated, the industrial noise level that comes from a concrete batch plant);

- Light pollution;

- The destruction of wildlife habitat;

- The unknown effect of the chemicals being used within the plant and the surrounding ground as to local well water; and

- The entire destruction of the aesthetics of the neighboring area (open prairie, rural community and homes).

Bottom line: The proposed use is NOT COMPATIBLE IN ANY WAY, SHAPE OR FORM with the surrounding area and is harmful and destructive to the health, safety, welfare and economics of the local residents.

We trust El Paso County to do the right thing by protecting our neighborhood and DENY the use variance being requested by Pete Lien & Sons.

Sincerely,

Gail Deal

## Lindsay Darden

---

**From:** Jenny Olson <jenols219@gmail.com>  
**Sent:** Tuesday, April 7, 2020 4:21 PM  
**To:** Lindsay Darden  
**Subject:** Concrete Plant

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Hello - I would like to register our complaint with the proposed concrete plant on Judge Orr and Stapleton. We live at 7360 Falcon Grassy Hts which is directly north and a touch east of the site. We are extremely concerned with the materials that can't help but blow our way due to the open area between the site and our home. We have fought the zoning to the north of us when the multi family project was proposed and lost. We were thrilled to see it go back to agricultural zoned and we hoped our quiet, clean life had been restored. Now this! We have lived here for 27 years and would like to stay longer but we are very worried about the air quality should this plant go in. If there is something more I need to do to register my complaint, please let me know.

Jenny and Craig Olson  
Jenols219@gmail.com  
719.510.0796  
Sent from my iPad

## Lindsay Darden

---

**From:** Justin & Diana Hoover <jus\_hoover@yahoo.com>  
**Sent:** Tuesday, February 4, 2020 6:24 PM  
**To:** Lindsay Darden  
**Subject:** Proposed Cement Plant in Petyon/Falcon

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I am writing concerning the cement plant that is planned to be built in the Peyton/Falcon area. Here goes:

1) The site is zoned A35 of which by definition does not support use of Heavy Industrial. 2) The Falcon Peyton Small Area Master Plan does not indicate this type of use in proposed the area. It is a violation of the plan.3) Surrounding property values after Industrial Development is a loss of between 5 & 15%. Georgia State University, 2015, THE IMPACT OF COMMERCIAL DEVELOPMENT ON SURROUNDING RESIDENTIAL PROPERTY VALUES4) The applicant is a commercial entity and therefore cannot demonstrate "hardship" supporting a need for a variance. 5) The applicant does not express any added value/benefit for the surrounding area as a purpose for the variance request. The application is strictly intended commercial/financial gain of the applicant. 6) It's close proximity to residential, agricultural will create public health and safety concerns for residents and pedestrians. There are no pathways, or sidewalks in the area. Also, it may create offensive noise, vibration, smoke, dust odors, heat, glare, fire hazards, and other objectionable influence7) Use of A35 for Heavy industrial does not protect the character and established development in the community, and enhance and stabilize the value of land and to protect the tax base of the El Paso County. Reduced property value as a result of this variance will result in reduced assessments, thus reducing tax revenue.

Please for our health and property values do not let this travesty go forward.

Respectfully,

Justin L. Hoover

Sent from Yahoo Mail on Android

## Lindsay Darden

---

**From:** Kyle Christensen <kylekmc5@gmail.com>  
**Sent:** Monday, February 10, 2020 8:16 PM  
**To:** Lindsay Darden  
**Subject:** Object To Cement Plant in Falcon

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Hello Lindsay,

I was told that you were the person that is filing petitions from the cement plant in Falcon. I live in Falcon and would hate it if a cement plant opened up anywhere near the housing developments. Please let me know if there is any more information that I may provide to show that The Falcon community does not want this cement plant.

Best regards,

**Kyle Christensen**  
**Kylekmc5@gmail.com**  
**720.375.6800**



## Lindsay Darden

---

**From:** Linda Miller <kokopuff.miller@gmail.com>  
**Sent:** Friday, May 15, 2020 7:52 PM  
**To:** Lindsay Darden  
**Subject:** Concrete plant

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Hi I'm against the proposed concrete plant on Stapleton and Judge Orr. It is too close to a residential area. Also it will bring more traffic and heavy trucks on our already bad roads. Plus the dust and noise. Please consider these things when you decide to make your decision. Thank you.

## Lindsay Darden

---

**From:** Marilyn Elliott <marilyn.e.elliott@gmail.com>  
**Sent:** Friday, February 28, 2020 8:26 PM  
**To:** Lindsay Darden  
**Subject:** Batch plant on Judge Orr and Stapleton

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We live on Judge Orr and Elbert Rd. One mile from the proposed batch plant. The increase in traffic, decrease in our property value would be bad enough, but driving through a residential area with a batch plant right in the middle of it doesn't make sense. The proposed site has homes on all sides of it. A batch plant should be in an industrial area not within residential areas. We strongly oppose this project! Tom and Marilyn Elliott 8995 Elbert Rd. Falcon, Co. 719-332-7354 Sent from my iPhone

## Lindsay Darden

---

**From:** Mary Beth Hayes <mabeha10@yahoo.com>  
**Sent:** Tuesday, April 7, 2020 4:10 PM  
**To:** Lindsay Darden  
**Subject:** NO CONCRETE PLANT ON JUDGE ORR

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I live off of Jones and Curtis Road. With the growing population Curtis has become a traffic jam. The amount of traffic on Curtis has tripled since I moved out here in 2015!! We moved here to be AWAY from stuff. Putting an INDUSTRIAL plant out here is completely against EVERYTHING we live here for.

What is the point of zoning if all you have to do is offer up enough money to have the zoning changed!!!

We have enough large truck traffic and dust from the 'dirt plant' at Curtis and Garret now. I have seen near misses numerous times at that intersection because visibility is hampered by these big trucks.

There have been accidents at the intersection of Falcon and Curtis...AND Curtis and Judge Orr!!! These trucks are becoming too numerous already and MANY fail to yield and or stop!

Again this is NOT the reason you move to the country... so that concrete plants can go in down the road from you. The market value of our properties out here will take a dive.

I know that all this matters little to you or we would not even have to fight this. But I can guarantee that should it proceed this community will see you do not maintain your seats!!

Mary Hayes  
16330 Stage Stop Rd  
Peyton, CO 80831

*Life isn't a journey to the grave with the intention of arriving safely in a pretty & well preserved body,*

*but rather to skid in broadside, thoroughly used up, totally worn out and proclaiming,*

*"WOW! What a ride!!!!"*

## Lindsay Darden

---

**From:** melinda baber <mbaberthepriestess@hotmail.com>  
**Sent:** Friday, February 28, 2020 10:01 PM  
**To:** Lindsay Darden  
**Subject:** Cement plant in Falcon

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Lindsay,

I live in Calhan. I am vehemently opposed to this proposal, to put a cement plant in Falcon on Judge Orr. The environmental pollution and traffic congestion will be a blight on our rural community.

Thank you for listening to my concerns.

K Melinda Baber  
.1050 Denver St  
Calhan, Co.  
80808

## Lindsay Darden

---

**From:** mslaurawild@gmail.com  
**Sent:** Thursday, January 30, 2020 8:31 AM  
**To:** Lindsay Darden  
**Cc:** 'Gail Deal'  
**Subject:** Cement Plant Falcon

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I am writing to contest the building of a cement plant in falcon. It would not only be so disruptive to our housing communities but messy. I think further out such as Rush or beyond Calhan but NOT falcon. We already have horrible traffic issues with a line from Peterson AFB all the way to the corner of 24/Woodman. Falcon is NO LONGER a rural community it has a housing boom, stores, restaurants, businesses and to have that kind of plant would affect homes, windows and even breathing with the type of soot that will be spread around our neighbors. What can I sign or do to ensure our community is heard.

## Lindsay Darden

---

**From:** rdm ranlom <rdm4060@gmail.com>  
**Sent:** Saturday, February 29, 2020 4:27 PM  
**To:** Lindsay Darden  
**Subject:** Re: Proposed Cement Plant in El Paso County

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Dear representative of our community,

DO YOUR JOB!!!!!!

Represent the people's interests--not those of Big \$\$\$\$\$!!

Thx!

Baron vonHeron, long-time resident

## Lindsay Darden

---

**From:** Robert A <ibm.bob@comcast.net>  
**Sent:** Tuesday, February 25, 2020 9:33 AM  
**To:** Lindsay Darden  
**Subject:** Oppose the cement plant

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I want it recorded that I oppose the cement plant in the Falcon area.

Robert Archuleta  
12680 Wheeler Peak Drive  
Peyton, CO 80831  
ibm.bob@comcast.net

## Lindsay Darden

---

**From:** Robin and Janet Masek <3rmasek@gmail.com>  
**Sent:** Sunday, February 9, 2020 1:11 PM  
**To:** Lindsay Darden  
**Subject:** Pete Lien & Sons Batch Plant, VA-192

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Dear Lindsay,

I live in Meadow Lake Estates which is ½ mile away from the proposed batch plant site. From my back door I can actually see the corner of Judge Orr and Stapleton/Curtis Road. I want to express my opposition to the variance on that property for the following reasons:

- 1) That site is currently zoned A35 , which by definition does not support Heavy Industrial. Nor does the Falcon Peyton Small Area Master Plan indicate this type of use in this area.
- 2) One of the criteria the County may use for considering approving a variance is “that the proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area and not detrimental to the health, safety or welfare of the inhabitants of the area and County”. The character of the neighborhood is large acreage residential, both already built and proposed to be built. The batch plant is definitely not harmonious with this area and is in fact detrimental to the future development of the area.
- 3) No matter what type of pollution controls are put in place to control the dust from all the materials used to produce concrete, with the constant winds at the property the surrounding area will be subjected to the dust pollution. I personally have been diagnosed with a lung issue (one of the reasons I moved to where I am), so putting this batch plant here is detrimental to my health. Additionally, when driving by the batch plants currently in place on Marksheffel road, the offensive noise, vibrations, smoke, dust order, heat, glare and other objectional influences observed there will be also be on this property. Again this is not harmonious with the neighborhood and is detrimental to the health, safety and welfare of the current inhabitants surrounding this property.
- 4) Another criteria for considering a variance is that it will not adversely affect wildlife or wetlands. By their own application there was a wildlife study for the endangered Burrowing Owl. While there are not active nesting sites directly on this portion of the property they own, there were sightings at the far eastern edge of the property. Add the noise, vibrations, odors, etc. that this plant will produce could potentially affect the existing nesting sites.
- 5) The applicant is a commercial entity and cannot demonstrate “hardship” supporting a need for a variance.

Please do not approve a variance on this property.

Thank you,  
Janet Masek  
8325 Aerostar Dr.  
Falcon, CO 80831



Sent from Mail for Windows 10

Pete Lein & Sons produces lime, ground calcium, carbonate crushed stone, ore, sand, gravel, and ready-mix concrete locally for construction. They are currently in the process of trying to obtain the permits to build a ready-mix concrete plant on the corner of Judge Orr Rd and Stapleton Rd.

What does this mean for our community?

If you live East of highway 24 you most likely are living on well water. What will this mean for our water supply? Ready-mix concrete plant produces waste water with high PH (potential hydrogen) values. Will this alter the PH levels of our aquifer?

There are multiple side effects of high PH level in water meant for consumption (also known as alkaline water) such as nausea, vomiting, hand tremors, muscle twitching, tingling in the extremities or face, and confusion. ([www.healthline.com](http://www.healthline.com))

Concrete plants produce an excess amount of cement dust. Have you ever wondered what is in ready-mix concrete? Sand, stone, cement, and water. That doesn't sound too bad, right? Well, let's see what the cement is made from. Calcium sulfate, silica, iron oxide, magnesia, alumina, lime, alkaline, and sulfur trioxide (<https://civiltoday.com/civil-engineering-materials/cement/10-cement-ingredients-with-functions>)

## Composition of Cement

There are eight major ingredients of cement. The following image is showing the ingredients of cement:



All of these chemicals will be floating through our houses if this plant is built. The dust produced from the plant can cause skin irritation, respiratory issues, and allergic reactions to the dust. According to

“Obtaining an Air permit for a ready mix operation” written by Douglas E. Ruhlin (<https://www.concreteconstruction.net/view-object?id=00000154-1cf8-db06-a1fe-7ff8d0a50000>), “dust emissions of particulate matter can be a concern, particularly the finest particulate emissions, which are known as PM10 (particulate matter less than 10 microns in diameter). These can impact the respiratory health of your employees and residents in the surrounding area.”

The average wind speed in Peyton Co. is 20.75 mph. Not to mention the wind storms that happen regularly that will be pushing the dust from the plant and from the roads that will be congested with concrete trucks around even more.

Alkaline is also corrosive to human tissue, which in turn can cause skin irritation to the residents in the area. The dust that will be floating through our air will contain all of these substances and can cause many other health issues. The chance of our children developing asthma will increase. Concrete dust can irritate the nose throat and lungs causing coughing, sneezing, and shortness of breath. Prolonged exposure can cause severe damage to the lungs. If this plant is built, we will be living around this dust all day everyday (ie. prolonged exposure).

The plant will not only affect the health of our families, but will also affect us financially. Property values will drop, which in turn will make it more difficult to sell. Traffic on Judge Orr Rd, Stapleton Rd, and Curtis Rd. will get heavier and increase our drive times to and from work. Every morning there are kids at the end of driveways waiting for the bus. The increase of morning traffic means the chances of a child getting injured will be higher. The noise will increase not only from the extra traffic but also from the plant itself.

There are residents out here that rely on livestock to provide income and food for their families. How is the potential air pollution going to affect our animal/livestock? Many of the animals are pasture fed, how will the cement dust affect those pastures? How will the water pollution affect our ability to water our gardens give us the produce we feed our families?

These are just some of the questions I have as a mother in this beautiful area. My family moved out here 5 years ago so my three boys would have room to run around and enjoy their childhood without the constant worry of harm and danger. If this plant is built that peace of mind will disappear. Falcon is a small residential town, not an industrial town. If this plant is built what will be next.

Pete Lein & Sons said, “This will cut 10-20 loaded miles from each truck”, but at what cost? Who will pay that price? That would be us, the residents that are no longer able to open our doors and window to enjoy a summer breeze, or let our children play outside without worrying about them getting sick. When our child starts getting regular respiratory problems, we will be the ones having figure out how to pay the medical bill, deductibles, and copays. We will be the ones missing work to care for our sick children or when we are sick ourselves, and we will be the ones that are losing sleep because we are lying next to our sick child coughing through the night all because Pete Lein & Sons wants a shorter drive.

I ask, if you are a resident of this area take a stand. We can make a difference for our community if only we band together! Please sign the petition at High Plains Library. If you are a member of the planning

commission, please take all this into consideration. Ask yourselves if you would want this in your neighborhood?

Thank you for taking the time to read this and I hope it was helpful.

Sincerely your concerned neighbor,

Ruby D. Schrock

Resident of Curtis Rd.

## Lindsay Darden

---

**From:** Tanya Creighton <tc9136@gmail.com>  
**Sent:** Wednesday, January 29, 2020 9:57 AM  
**To:** Lindsay Darden  
**Subject:** Falcon Cement Plant

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I oppose the cement plant which Pete Lien & Sons is planning on putting on the corner of Judge Orr and Stapleton in Falcon. I am specifically concerned about the wind blowing the dust / silica on to nearby grazing pastures, the heavy traffic from the trucks, the negative impact on home values of existing and residential developments in the area. This prime are should never be rezoned as the natural beauty and easy access to Hwy 24 should remain for falcons residents not a company looking to save money on gas with no concern for our community.

--

Sent from Gmail Mobile

## Lindsay Darden

---

**From:** Taylor Mccammon <mccammontaylor@yahoo.com>  
**Sent:** Tuesday, February 11, 2020 11:28 AM  
**To:** Lindsay Darden  
**Subject:** Concrete Plant Opposition

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### Concrete plant opposition

This email is to voice my personal objection to developing the concrete plant off of Judge Orr and Stapelton. As a Peyton resident who lives less than a mile and a half away from the proposed plant, I share many concerns that my hundreds of community members do about the negative impacts the plant will bring. It is atrocious to think that big money and corporate funds are more powerful than the voices of people living here who will actually be impacted by this plant, all to save on commuting time for future eastern development.

-The concrete plant is not only an eye sore, but it also contributes noxious fumes into the environment. This impacts everyone with respiratory conditions, such as myself, and even those who do not wish to be unjustly exposed to gases and fumes. This will impact not only the health of humans, but of the animals which live in the area as well. How will the plant control for the environmental impact they will have on not only the air quality, but on the soil as well? Anyone living downwind (typically east of the plant) will be experiencing more of the concrete particulates circulating in the air. We should not be subjected to that. The cement trucks are also not environmentally conscious, spewing more fumes into the air in addition to those being produced by the plant.

-The plant is being built on A35 land, intended to be utilized NOT as commercial land. It is also surrounded by land which is designated for non-commercial purposes. It was designed this way with the intent that corporations or businesses would not be allowed to develop in this area and impact the local families in this community. Many of us are opposed to the plant because its location is right in the middle of residences, impacting hundreds of lives for those living so close to it. Look at where their current plant is located. No houses are found right across the street, or sharing a fence line with them. It is developed in an industrial area, where it should be! Big corporations should not be given a handshake from the local government to be granted to change zoning from A35 to commercial simply because of a bulging wallet. It is not fair to those of us who would also like to buy residential or agricultural land for dirt cheap, and then simply be granted a variance to convert it to commercial land for our personal business use. Money should not be the deciding factor to convert land from one zoning to another. This simply represents big government squashing the everyday man, and they are only able to do so because of funding. The city and local variances should be governed with equitable, regardless of who controls the purse strings.

-Noise is another factor, not only from the operation of the plant itself, but from the increased numbers of big trucks driving on the roads.

-The surrounding roads are neither wide enough, nor new enough to sustain the impact of the numerous cement trucks which will be driving up and down Judge Orr and the surrounding areas to deliver their load. I live off of Judge Orr, meaning my commute will not only be lengthened thanks to more concrete traffic, but the roads will soon deteriorate as well. Plus, we must not forget to factor in the employees and their vehicles which will add to the traffic and congestion out here. Will the concrete plant pay to improve the roads as they inevitably destroy them? What about all of the debris which will be kicked up on to the road, and the cracked

windshields residences will have as a result of driving behind these trucks? Will they pay for street cleaners to get rid of the debris they generate? Doubtful.

-The field where they want to build is primarily infested with prairie dogs. Building on this site will push them further east, impacting the ranchers who have cattle grazing on those lands. This pushes them closer to residences as well. The concrete plant could mean that ranchers can no longer sell their beef as organic, as they will be impacted by the particulates released into the air from the plant. Those of us who have livestock and horses rely on the health of our pasture land in the spring, summer, and fall months to sustain our herd. If the prairie dogs get pushed onto our lands, now we must pay extra to supplement our pasture year round as they will destroy our fields.

-If this plant is being proposed as a solution to minimize commute times for concrete trucks as a result of increased development out east, what is to happen to the plant when construction has slowed down, or ceased? Will the plant remain and continue to deteriorate property values; will it be torn down leaving the land useless for grazing; or will it be abandoned and left as a reminder of the impunity big businesses have in El Paso County? This plant has met so much resistance from community members, and these concerns must be taken seriously. Building this concrete plant is not only bad business, but it would show how much more valuable money is over the opinions and lives of the city's community. Families and communities should be valued over corporate America. Please listen to our concerns, and do not grant this business a variance to allow them to build a concrete plant at this site.

Taylor Townsend

## Lindsay Darden

---

**From:** Terri Goluba <golubat@yahoo.com>  
**Sent:** Tuesday, February 4, 2020 5:08 PM  
**To:** Lindsay Darden  
**Subject:** Fwd: Cement plant

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Dear Lindsay,

>>

>> We are in complete opposition to having this CEMENT PLANT built on Rex road and Stapleton. This is an area where people and animals live and the cement plant would be too close and detrimental to their welfare. Please to not allow this to happen.

>>

>>

>> Mike and Terri goluba  
>> 12224 antlers ridge dr  
>> Peyton, co 80831



## Lindsay Darden

---

**From:** tkbk2001 <tkbk2001@yahoo.com>  
**Sent:** Monday, February 10, 2020 6:20 PM  
**To:** Lindsay Darden  
**Subject:** Objection to cement plant

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To whom it may concern,

I am writing to let you know about my objection to the proposed cement plant in Falcon/Peyton. We are a community for one who depends on clean ground water as we are on wells. We depend on our water table to provide clean drinking water to our home and livestock. Having a plant of this size will take from our water.

This proposed plant will bring way more commercial traffic to an already congested area. Harmful chemicals and dust debris used in the production of concrete.

The area we enjoy the clean country life, and this monstrosity that you are proposing to bring to our area is not ok.

The already existing plant is not so far as to warrant a plant out here.

Again please do not grant this plant the right to move out here.

Sincerely,  
Kim Beauchamp

## Lindsay Darden

---

**From:** Todd Lane <toddm\_lane@yahoo.com>  
**Sent:** Wednesday, April 8, 2020 9:50 AM  
**To:** Lindsay Darden; Todd Lane  
**Subject:** Concerte Plant / Falcon Colorado

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Lindsey,

I want to file a formal complain for the consideration of this plant. As a father of 4 in close proximity to the proposed plant location I have several health concerns for my family. Knowing the potential for cancer causing impacts this is a poor decision. I've been a resident in Falcon for 15 years near the intersection of Eastonville and Stapleton and this is not only a major health concern but will have a huge negative impact on our property values. Please acknowledge this complaint and reconsider.  
Thanks concerned citizen

Todd Lane

[toddm\\_lane@yahoo.com](mailto:toddm_lane@yahoo.com)

719.313.1215

## Lindsay Darden

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**From:** vickie harwood <vnodak@msn.com>  
**Sent:** Friday, February 28, 2020 11:36 AM  
**To:** Lindsay Darden  
**Subject:** Cement plant

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I totally oppose having a plant built so close to our community!! Our area consists of many elderly and children. Most of us chose this area to be away from the city and pollution. All the growth of this area has already impacted wild life and we are feeling growing pains. Many of the elderly have health issues that this plant would make worse not to mention all the veterans with issues that live here and handicapped children. Let us also not forget the increased traffic on 24 which already has its issues. This is just a bad idea period!!

Sent from [Mail](#) for Windows 10 Sincerely, Vickie Harwood in Meridian Ranch.

## Lindsay Darden

---

**From:** Tracey Garcia  
**Sent:** Wednesday, January 29, 2020 9:33 AM  
**To:** Lindsay Darden  
**Cc:** Ingrid Mobley  
**Subject:** FW: Proposed Concrete Plant on Judge Orr & Stapleton Concerns

Lindsay,  
I believe this one is your project. Could you please follow up.  
Thank you.  
Tracey

---

**From:** Ingrid Mobley <IngridMobley@elpasoco.com>  
**Sent:** Monday, January 27, 2020 8:43 AM  
**To:** Tracey Garcia <TraceyGarcia@elpasoco.com>  
**Subject:** FW: Proposed Concrete Plant on Judge Orr & Stapleton Concerns

Tracey,

Could you follow up on this one?

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**From:** [aoschrock@gmail.com](mailto:aoschrock@gmail.com) <[aoschrock@gmail.com](mailto:aoschrock@gmail.com)>  
**Sent:** Saturday, January 25, 2020 12:41 PM  
**To:** ADMCounty <[ADMCounty@elpasoco.com](mailto:ADMCounty@elpasoco.com)>  
**Subject:** Proposed Concrete Plant on Judge Orr & Stapleton Concerns

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Good day,

I am a resident that resides in the area for the proposed concrete plant being built by Pete Lein & Sons off of Judge Orr and Stapleton in Falcon, Colorado. I would like to know any and all information on when the public hearings will be, to stand against the plant being built. My family and I are not in favor of a plant like this being built across the street from our home. Who will be the elected official that will be overseeing this proposal? What can the residents do to in support of the plant not being built? I have many more questions and concerns about this topic. If someone could please contact me regarding these concerns it would be greatly appreciated. Thank you.

**Adam Orin Schrock**

US C: **+1.719.421.6478**

## Lindsay Darden

---

**From:** Adrian Reed <asreed@earthlink.net>  
**Sent:** Tuesday, February 4, 2020 5:46 PM  
**To:** Lindsay Darden  
**Subject:** Pete Lien plant in Falcon  
**Attachments:** DJI\_0583.jpg; DJI\_0612.jpg

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Hi Lindsay –

Pete Lien is proposing a variance of use for building a batch plant in Falcon. As noted in 5.3.4 this plant does not meet several criteria. The zoning for this property is A-35. The master plan for this area does not provide for Industrial use. A variance will not change the current zoning of A-35 and the variance of use does not comply with A-35 variances. The property is located in the middle of a residential neighborhood – 2.5 and 5 acre residential zoning. The negative impact of this plant will greatly reduce property values, will greatly increase traffic and mitigating the noise that this plant puts out will be virtually impossible. Their proposed hours of operation beginning at 5:00 A.M is disruptive to residents daily living.

Pete Lien has a plant on Marksheffel – along with Martin Marietta and Transit Mix. This is an industrial area. They also have an operating plant on Drennan Industrial Loop.

We all understand their desire to reduce their travel time as time equates to money. But not to the expense of our residential community. We do not want to be run over by a large corporation trying to circumvent zoning use. Also noted is that a variance runs with the land – it will continue to be used industrial if Pete Lien closes the plant and sells the property. It is not noted if this variance is temporary.

**Criteria.** In approving a variance of use, the following criteria may be considered:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- **The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;**
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;

- The applicant has addressed all off-site impacts; **OFF SITE IMPACT NEGATIVELY AFFECTS THE LIVES OF THE SURROUNDING RESIDENTIAL COMMUNITY AND HOME VALUES.**
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

I have been circulating petitions and will submit them.

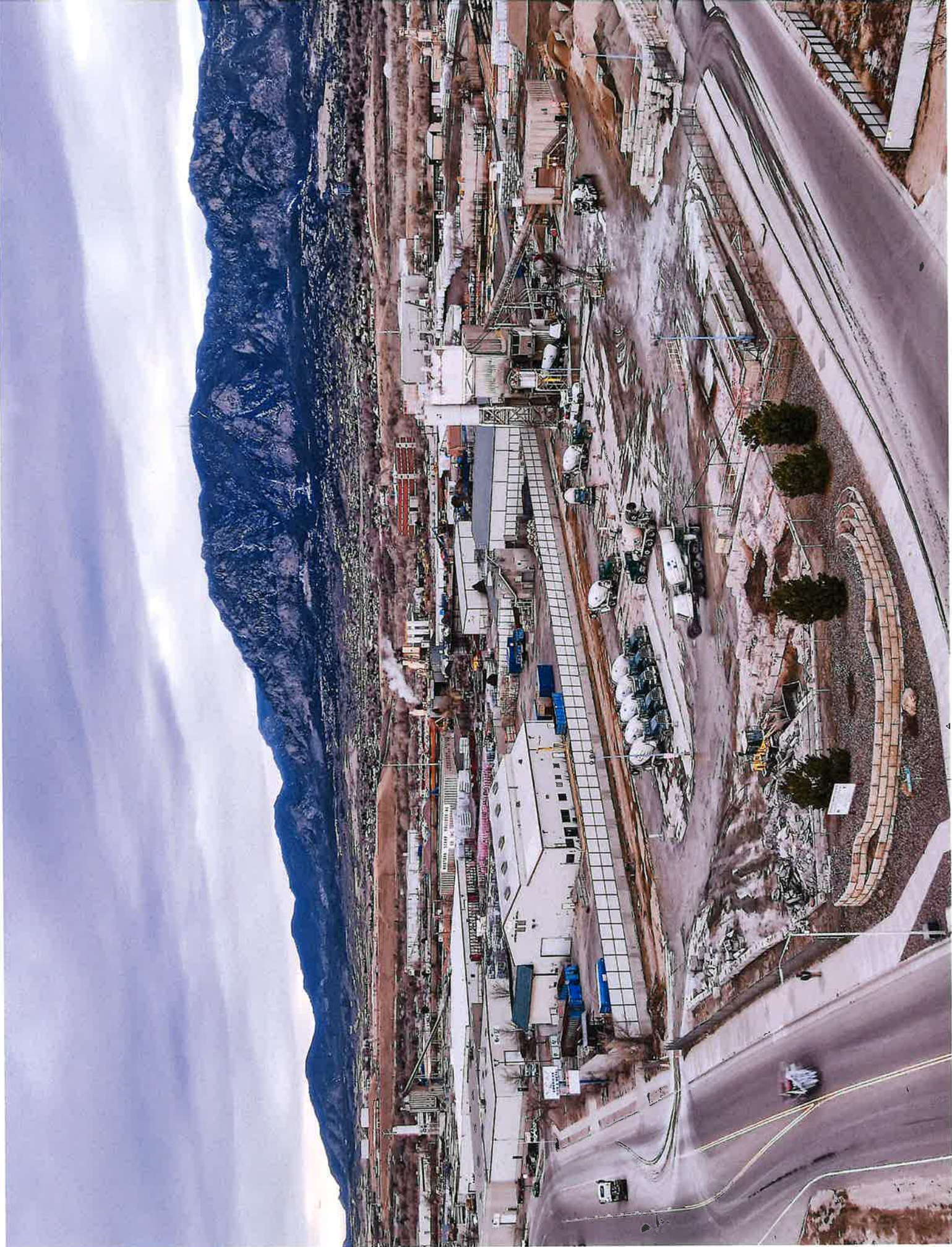
Regards,

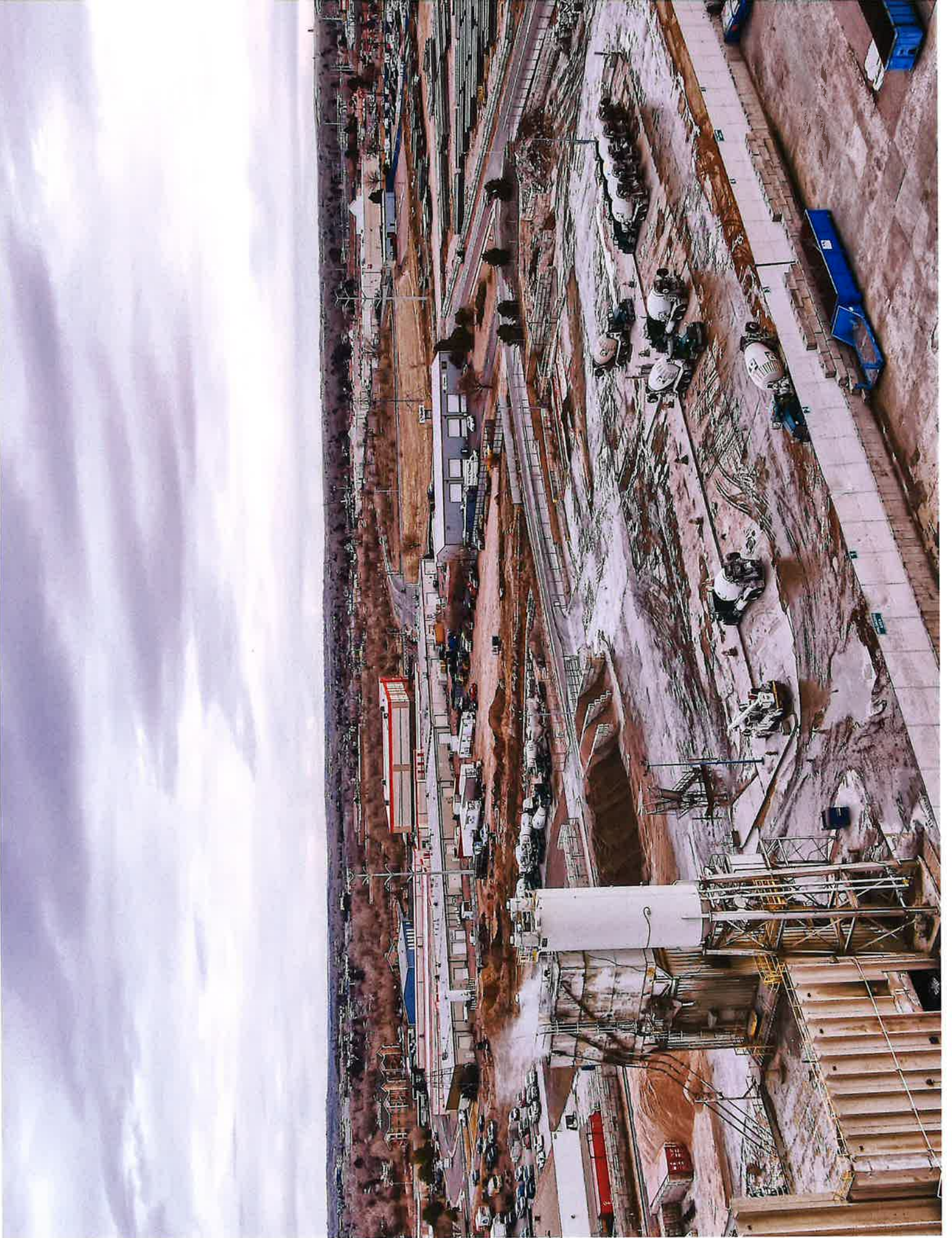
Adrian Reed



*Adrian Reed*

**RE/MAX** Real Estate Group  
12265 Oracle Blvd. Site 105  
Colorado Springs, CO 80921  
Cell: 719-332-5707  
Email: [asreed@earthlink.net](mailto:asreed@earthlink.net)  
Visit homes: [www.asreed.com](http://www.asreed.com)







## Lindsay Darden

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**From:** mjbcat4 <mjbcat4@yahoo.com>  
**Sent:** Wednesday, April 29, 2020 7:41 PM  
**To:** Lindsay Darden  
**Subject:** Concrete Plant

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Please DO NOT ALLOW a Concrete Plant to be put in the rural Falcon area! The Changing of CODES should NOT be allowed for an industry to be placed in the midst of residences. Please, PLEASE do not allow this plant here!

Sincerely,

Melanie J. Berg

## Lindsay Darden

---

**From:** WANDA <davidorwanda@yahoo.com>  
**Sent:** Saturday, April 11, 2020 4:05 PM  
**To:** Lindsay Darden  
**Subject:** CONCRETE PLANT PLANNED FOR JUDGE ORR AND STAPLETON

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Ms. Darden, the purpose for this email is to add our objection to the proposed Judge Orr/Stapleton Concrete Plant project being considered by the Planning Commission. This area is a burgeoning residential area on large lots. A concrete plant would be totally out of character for the area and cause a huge detrimental effect on the building of future residential homes, and the valuation of the existing homes would be destroyed.

Also, the ingress/egress for all the cement trucks coming from the plant would be to Highway 24 which, as you know, is a two-lane highway. I don't think I have to even mention, as you probably already have the data, the accident rate on Highway 24 is unbelievable. When I drive with my husband, I always think that in the blink of an eye, we could both be gone from this earth with the impatient, careless, inattentive, and distracted driving that occurs way too often on Highway 24. I think of the elderly couple both killed not long ago when a deputy sheriff unsuccessfully tried to pass their vehicle in this same area of Highway 24. In the blink of an eye, the couple was gone as they made a simple trip into Falcon.

I also need to mention the most certain deterioration to Highway 24 and the surrounding roads with the high use that will surely come with the numerous large trucks coming to and from the cement plant. Highway 24 already is in need of repair or repaving to bring the road up to good condition, not too mention the yearly potholes that come with weather and high travel.

When we lived in Arizona, we attended many Commission meetings when the Cardinals football stadium was being considered. We lived very close to the proposed site. When all was said and done and time and effort by the existing neighborhoods spent, we found out that the player that comes to the field with the biggest wheelbarrow full of money for the project usually wins. They did!

We saw the same activity before the El Paso County Planning Commission when we moved here and attended the meetings concerning the resurrection of the proposed wind farm near Calhan with amended terms. After many, many long hours of hearings, no matter the number of regular people that got up and spoke about the negative impacts to their land, their animals, their livelihoods and their property values, we knew that the two Wind Farm proponents who spoke and had the biggest wheelbarrow full of money for their project would come out the winner. They did!

I implore you to take a second look at the arguments in favor of placing this cement plant at the corner of Judge Orr and Stapleton and deny this application. It is just not a good, well-thought-out planned use of the area or Highway 24!

We do not live far from this proposed project and travel Highway 24 just about every day. Please reconsider the adoption of this proposal. Thank you for reading our objection.

Respectfully,

David and Wanda Hill  
16822 McKiva Ct.  
Peyton, CO 80831

THE HILLS

[DAVIDORWANDA@YAHOO.COM](mailto:DAVIDORWANDA@YAHOO.COM)

## Lindsay Darden

---

**From:** jessica Rumler <jrumler762@outlook.com>  
**Sent:** Friday, April 10, 2020 8:09 AM  
**To:** Lindsay Darden  
**Subject:** Concrete plant

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NO PLANT!!!! Jason and Jessica Parmenter 7620 Coffee Rd Peyton co 80831

Sent from my iPhone

## Lindsay Darden

---

**From:** McMahon, Robert, W (Serco NA) <Bob.McMahon@serco-na.com>  
**Sent:** Thursday, April 9, 2020 3:51 PM  
**To:** Lindsay Darden  
**Subject:** Falcon Concrete plant

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Serco Business

To Whom it may Concern:

I would like you to seriously consider relocating this concrete out of Falcon CO. This a high density community that is still growing. The environmental impact and health impacts on the community greatly outweigh any benefits (if any) this plant would produce.

/r

Bob McMahon  
8090 Lindeman Rd  
Falcon CO 80831.

## Lindsay Darden

---

**From:** bdlong\_99@yahoo.com  
**Sent:** Wednesday, April 8, 2020 5:34 PM  
**To:** Lindsay Darden  
**Subject:** OBJECTING TO the proposed variance to allow a Concrete Plant at Judge Orr & Stapleton Roads

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Mrs. Lindsay S. Darden,

I am writing to object to the proposed plan to allow the building of a concrete plant at Judge Orr & Stapleton Roads.

The impact of putting such heavy industry near people, adults, elderly and children as well as on livestock and the environment is totally unacceptable.

The dust caused by concrete plants, even with the most restrictive controls available will cause harm to healthy people and animals, and let's not go into what it will do to those who's health is already compromised with lung problems.

On top of the pollution and dust caused by a concrete plants' existence the additional noise pollutions as well as the additional traffic is unacceptable in rural areas.

The additional traffic congestion as well as the threat to life caused by the addition of all the trucks used to transport the concrete as well as the materials needed for the proposed factory would add another unacceptable risk to all who live near this area or have to use the roads in this area.

In summation if you still think that allowing a concrete plant to be built where people live, allow them to build it up the road from your house.

Please let me know about any meetings the committee or the county are planning to hold on this subject, and feel free to contact me about this issue.

Respectfully,

Bruce Long

US. Army SSG (retired)

## Lindsay Darden

---

**From:** Corey Popejoy <corey@pricecohomes.com>  
**Sent:** Wednesday, April 8, 2020 5:03 PM  
**To:** Lindsay Darden  
**Subject:** Concrete plant

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Hello Lindsay!

A few questions for you.

1. When the concrete plant is live and active, who will pay for the depreciation of property values? Our business and property are right next to where the site is proposed. There will be a catastrophic effect on our boarding facility and veterans equine assisted therapy program. Will the county go forward with reimbursing us for the lost business revenue, property value depreciation, and how will it work with the airfield?
2. Will the county pay for water lines, water tap fees, and water tap connections when the well water is contaminated? If so, where is that in writing? And will the county place us on free city water since we currently live off of well water and this will be a choice of the county to force this issue upon everyone else, therefore who will pay for it?

Very Respectfully

Corey Popejoy  
REALTOR | VETERAN  
Price & Co  
303-829-3993  
Corey@pricecohomes.com

## Lindsay Darden

---

**From:** Gail Holley <gailholley1958@gmail.com>  
**Sent:** Wednesday, February 5, 2020 4:55 PM  
**To:** Lindsay Darden

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The Pete Lein Cement Batch Plant should not have been considered to get a variance. There is a housing development going in across the street from where they want to put it. The area is not zoned for heavy industrial use. I looked at the variance proposal they sent in. The prediction on road use doesn't account for the new housing area. The roads out here are so busy now, when you put all the cement trucks on the roads it will take the residents here so much longer to get to work. How many trucks can get through a light making a left turn, two? He wants shorter drive times for his trucks and hasn't thought about the residents here. We all moved out here to get away from the noise and traffic of the city. Our children don't need to be breathing all that dust or hearing all that noise daily. Why doesn't he just make his plant on Drennan larger. It's already zoned for it and it's not that much more driving time than building in Falcon. Please don't let this monster be built here.

Gail Holley



Lindsay Darden  
Planner II  
El Paso Planning & Community Development  
2880 International Circle  
COS 80910



March 4, 2020

Dear Ms. Darden:

Pete Lien is proposing a variance of use for building a batch plant in Falcon in a residential neighborhood. Pete Lien is a concrete business and belongs in Industrial zoning. The tract of land they purchased is zoned A-35 which by zoning definition is used for agricultural purposes. Industrial zoning is **not** part of the master plan for the Falcon area and until the master plan for this area is changed, this is not acceptable.

In order to build this plant, a variance has been applied for and there are definite conditions/requirements that must be met in order to get a variance. This is not a hardship and even in the Land Development Code for El Paso County that has a section for a Batch Plant, Temporary (5.2.9) only allows a temporary plant to be associated with a Federal, State, or local construction public improvement project. Pete Lien does not meet the temporary batch requirements and in the current application they have not satisfied several conditions. This variance will be permanent and will follow the land, which will continue to be an industrial use in the future.

The proposed use is **NOT** compatible with the surrounding area, is **NOT** harmonious with the character of the neighborhood, **IS** detrimental to the surrounding area, **IS** detrimental to the future development of the area, and **IS** detrimental to the health, safety, welfare of the inhabitants of the area.

Pete Lien has failed to address all of the off-site impacts – how the impact negatively affects the lives of the people living in the residential community – health and home values. This will **NOT** be a quiet or clean business, will greatly increase traffic congestion, and is **NOT** a healthy environment!

*Our expectation is that the Planning Commission and our County Commissioners will be good stewards for the defined zoning uses and not allow entities to circumvent zoning uses for their personal gain and disrupt the lives and standard of living that our residential communities provide by definition of being residential.*

Pete Lien's purpose is to reduce their travel time from their other plants to this area. This is strictly economic to them and a huge intrusion to our residential living.

We look forward to your decision on this.

Sincerely,  
Joseph & Danielle Heffner  
PO Box 183  
Peyton, CO 80831-0183

Feb. 23, 2020

To Whom It May Concern;

FEB 26 2020

Pete Lien is proposing a variance of use for building a batch plant in Falcon in a residential neighborhood. Pete Lien is a concrete business and belongs in Industrial zoning. The tract of land they purchased is zoned A-35 which by zoning definition is used for agricultural purposes. Industrial zoning is not part of the master plan for the Falcon area and until the master plan for this area is changed, this is not acceptable. In order to build this plant a variance has been applied for and there are definite conditions/requirements that must be met in order to get a variance. This is not a hardship and even in the Land Development Code for El Paso County that has a section for a Batch Plant, Temporary (5.2.9) only allows a temporary plant to be associated with a Federal, State, or local construction public improvement project. Pete Lien does not meet the temporary batch requirements and in the current application they have not satisfied several conditions. This variance will be permanent and will follow the land, which will continue to be an industrial use in the future.

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Thank you for your time !  
Marsha Keese and Larry Keese

*Marsha Keese*  
*Larry Keese*

FEB 16 2009

Lindsay Darden  
Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

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Sincerely  
Herbert and Christine Hopper  
16090 Stage Stop Rd  
Peyton CO 80831  
rhopper@elpasotel.net