

# Beat the Batch - Fact Sheet

What to know about the Aragon (Loveland Ready Mix) Concrete Batch Plant proposed in our community:  516 N US Hwy 287, Ft. Collins

- **EXISTING ENVIRONMENTAL BURDEN:** 2 census block groups within 1 mile radius of the proposed site score 78.21 and 81.43 out of 100 (with higher numbers being worse) on the Colorado EnviroScreen<sup>1</sup>. This score represents the existing environmental burden which often leads to increased health issues, lower life expectancy, and other concerns. More information: <https://cdphe.colorado.gov>.
- **AIR POLLUTION:** The **Environmental Protection Agency (EPA)** has concluded that the **air pollution and particulate matter dust** from **concrete batch plants** can increase the risk of asthma and cardiac arrest.<sup>2</sup> Additionally, a 2023 study<sup>3</sup> and EPA report<sup>4</sup> found that concrete batch plants near residential communities lead to health damages and premature deaths, far outweighing the economic development benefits. These health risks are even more significant to **children** and the **elderly**.
- **MAJOR INCREASE IN TRUCK TRAFFIC:** Aragon/LRM proposal is for **158 average daily trucks** going in and out of the plant. That's a **massive increase in traffic congestion** on Hwy 287/College Ave, **CO2 emissions, odor, and noise pollution.**<sup>5</sup>
  - Any heavy industrial use on this site is incompatible with the existing land uses and zoning in the area including residential, agriculture, light commerce, and Terry Lake.
- **INCREASED RISK to WATER QUALITY:** This plant would be located **directly in the Dry Creek drainage and just feet from Terry Lake.** There is **no feasible connection** to public sewers so the plant will have to create an on-site wastewater treatment system, which adds significant additional risk of polluting these natural water sources.
- **FORT COLLINS OPPOSES THE PLANT:** **The City of Fort Collins opposes this concrete batch plant** (which is in the city and county's Growth Management Area, GMA) because the industrial use is inconsistent with the city's vision for that area, it has no public sewer which is a requirement for development in the GMA, it would be detrimental to the gateway of Fort Collins, it could contribute to air pollution in the city, and is close to natural areas.<sup>6</sup> In July 2024, **the City of Ft. Collins passed formal resolution 2024-095 against the proposal.**
- **LAND USE CODES AND FUTURE DEVELOPMENT:** The proposed industrial use is incompatible with existing land use codes and zoning,<sup>7</sup> and is inconsistent with City and County Land Use Plans and with future development which is proposed under those Land Use Plans.<sup>8</sup>
- **ANIMALS AND OTHER WILDLIFE:** The Colorado Division of Parks and Wildlife have expressed concern regarding the potential impact on the resident bald eagles and other birds nesting areas.<sup>9/10</sup> Additional wildlife concerns exist, these include a known bald eagle nest, other federally protected birds of prey, small mammals (fox, rabbits, raccoons, etc.), many additional birds, and larger mammals such as deer.

**Critically:** Applicant (Aragon/Loveland Ready Mix) claimed, "The intent of the rezoning is to bring the existing non-conforming use into compliance with the current land use code, and to ensure that the existing uses are consistent with the zone district." When the applicant [Aragon] first submitted a request for heavy industrial zoning, they stated that "no new development is proposed with this rezone, and the existing salvage yard use will continue."<sup>7</sup>

However, less than five months later Aragon started their quest to develop the property when they submitted a detailed sketch plan for construction of the concrete batch plant.

--"The change in use from metal recycling and auto salvage yard to a concrete batch plant with longer operating hours could potentially create additional nuisances and community impacts with increased heavy truck traffic, noise, lighting, and air quality pollutants."<sup>11</sup> This proposed concrete batch plant will have a special review and public hearing for final approval by the Larimer County Commissioners soon.

### **How you can help STOP the CONCRETE BATCH PLANT :**

1. **Sign the Petition at [beatthebatch.org](http://beatthebatch.org) and provide your email to stay updated.**
2. **Tell your neighbors** and get them to join us in opposing the plant.
3. **Write our three Larimer County Commissioners** a letter of opposition.  
<https://www.larimer.gov/boc> and the County Planning Commission through their support staff [axmachjs@co.larimer.co.us](mailto:axmachjs@co.larimer.co.us)
4. Come to the **Planning Commission and County Commissioners public hearings to voice your opposition.** Showing up in numbers is the strongest way to ensure the commissioners value our concerns over the interest of a single business. If we have your email, we'll let you know when these meetings get scheduled.  
 Write to us at [beatthebatch@gmail.com](mailto:beatthebatch@gmail.com) to join our mailing list and stay updated on this project.

<sup>1</sup> Colorado EnviroScreen, Department of Public Health and Environment, Colorado Department of Public Health and Environment (CDPHE) <https://cdphe.colorado.gov/enviroscreen>

<sup>2</sup> EPA casts a net for answers on how pollution from concrete batch plants affects people's health

<sup>3</sup> Polluting under the Radar: Emissions, Inequality, and Concrete Batch Plants in Houston, Nikolaos Ziropiannis, April Byrne, Alex J. Hollingsworth, and David M. Konisky, *Environmental Science & Technology* **2023** 57 (31), 11410-11419, DOI: 10.1021/acs.est.3c04412 -- See footnotes, 23, and 26-30 for specific research data on air quality. Footnote 25 offers data on waste concerns.

<sup>4</sup> EPA in Texas: Dallas, TX, Cumulative Impact Assessment Project

<sup>5</sup> Larimer County review: Aragon Holdings Concrete Batch Plant Special Review, File 21-ZONE3151 Nov. 2023

<sup>6</sup> City of Fort Collins Memo re: Aragon Holdings Batch Plant Letter Request, January 2024

<sup>7</sup> Findings and Resolutions of Board of County Commissioners, Page 4, recorded 7/28/2021; also Memorandum dated January 29, 2024 from City Planner Katelyn Puga.

<sup>8</sup> Memorandum dated January 29, 2024 from City Planner Katelyn Puga to Senior County Planner Michael Whitley

<sup>9</sup> from Katelyn Puga dated February 28, 2023 from Area Wildlife Manager Jason Surface, Colorado Parks and Wildlife to County Senior Planner Michael Whitley

<sup>10</sup> Threats to Birds: Collisions - Nighttime Lighting, U.S. Fish & Wildlife Service

<sup>11</sup> Memo from Lea Schneider, Larimer County Health and Environment, to Michael Whitley, Larimer County Senior Planner, dated January 11, 2022