

November 7, 2017

Patty McElwaine
Co-President No Laporte Gravel.org
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2920 Schaefer Drive
LaPorte, CO 80535

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Mr. Jared Ebert
1313 Sherman St. Rm. 215
Denver, CO 80203

Re: Objection to Application M-2017-036, Knox Pit -Loveland Ready-Mix Concrete, Inc.

Laporte Operations, Knox Pit Construction Material Application 112

Dear Mr. Ebert,

My husband and I moved to LaPorte, Colorado in 1979 and have owned property and operated a business in this community for the past 38 years. The proposal for another gravel pit in LaPorte would adversely affect us in the following areas.

Business & Economic

Our home is located at 2920 Schaefer Drive and is approximately 1.5 miles from the proposed site. This is the main inheritance our children will receive when my husband and I depart. Last year at this time Zillow had our house valued at \$294,000.00 on September 30, 2016. Today, November 7, 2017 our house is appraised at \$261,000.00. This 13% decline is a direct result from the application proposed by Loveland Ready Mix. At a time when property is exploding in Colorado our values have gone down.

We have owned and operated Sunwater Plumbing since 1981. In recent years the request for both repair work and remodel work in LaPorte and the surrounding area has increased dramatically. This is largely due to the increased real estate values in northern Colorado. After years from the 2008 recession, people have finally started doing home improvements again. Our research shows that property values decline between 10% to 40% depending on the distance to the gravel sight. The people in LaPorte will be reluctant to invest in their homes if their property values decline. This gravel mine would negatively impact our plumbing and remodel business.

Aesthetic

We moved here from Denver for the beautiful Poudre River, the trees, and the small town atmosphere. We watch the birds in our back yard, and the deer in our front yard. This is a peaceful residential area with good schools and strong community bonds. This gravel pit will create a massive amount of traffic and I fear will injure bicyclists, dog walkers, and children walking to and from school. The location of this proposed mine is at the very beginning entrance of LaPorte. This historical community does not want to appear like a town from the dust bowl era. We want to continue the agricultural, rural, and open space aesthetic that Antoine Janis saw when he settled here in 1844.

Recreational

Our primary source of recreation is having backyard get-togethers in Spring, Summer and Fall. We have a tight group of friends where we have pot luck dinners and play horse shoes or croquet. This is a typical type of entertainment in this area which would be compromised by the noise, and air pollution resulting from Loveland Ready Mix turning an agriculture property into an industrial sight. In conclusion, we adamantly oppose this proposed gravel pit which will have negative impacts on the health of school children with particles in the air. It will decrease the amount of water in our wells that people use to grow their food. It will increase traffic and lower the values of our homes. Everything we love about LaPorte will disappear.

Sincerely,

Patricia McElwaine M.A.



Co-President No Laporte Gravel. Org