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TOWN COUNCIL WORK SESSION COMMUNICATION

AGENDA DATE: February 12, 2024

SUBJECT: Loveland Ready-Mix Route Alternatives

ATTACHMENTS:

1. Weld County Pre-Application Technical Memorandum
2. Town of Johnstown Correspondence to Weld County dated December 7, 2023
3. Loveland Ready-Mix Route Alternatives Map
4. Weld County Route Cost Estimates

PRESENTED BY: Matt LeCerf, Town Manager

WORK SESSION ITEM DESCRIPTION:

In early 2023, Loveland Ready-Mix submitted an application to Weld County for a proposed gravel mining project located on WCR 48.5, just east of the intersection of WCR 48.5 and State Highway 257 – a copy of the site is included.

The initial plan proposed by Loveland Ready-Mix was distributed by Weld County to both Milliken and Johnstown with an initial preferred haul/truck route of Haul Route #2 shown in the map titled Loveland Ready-Mix Route Alternatives. This route we assume was determined to be more appropriate contrary to Loveland Ready Mix's initial application. It was also the preferred Town route for the planned mining operation. While not exactly clear, it is estimated that if approved by the County, upon commencement of the mining, the operations for the gravel could last anywhere from 7-10 years and will consist of about 200,000 tons of aggregate annually and 74 trips per day during operations which will occur 5 days per week.

There have been numerous continuations of the hearing, and the next hearing is scheduled for February 28. It is not clear if the route planning is the only reason for the continuations, but it is certainly a critical element that needs support from the neighboring local governments who may be impacted. Feedback has been provided to Weld County Staff by the impacted governments which include: Johnstown, Milliken, and CDOT based on the various routes.

Town Staff provided an updated memorandum of comments, analysis, and requests regarding the various routes on December 7, 2023; a copy is included in this packet. On February 2, Town Staff attended a meeting with Weld County Planning Department, Loveland Ready-Mix, and Milliken. During the meeting, representatives from Loveland Ready-Mix expressed a preference for Haul Route #1 depicted in blue on the map titled Loveland Ready-Mix Route Alternatives. This goes through Johnstown, heading east on WCR 48.5, then north on WCR 17 and taking WCR 54 to WCR 13 to its destination. One of the reasons for their decision was a desire to improve infrastructure and to add value to the Town's transportation network rather than on the State Route.

A copy of the full set of cost estimates for each of the route alternatives is also attached, which we believe was produced by Weld County. It is important to note, this cost estimate does not include all of the additions requested in the December 7 memorandum, provided by Town Staff for Haul Route #1 through Johnstown. The primary difference is our memorandum requests installation of a traffic signal at WCR 48.5 and WCR 17. During the meeting on February 2, it was Town Staff's position that if Haul Route #1 is the identified route, that all improvements must be completed prior to commencement of the mining operation. Furthermore, if improvements are made based on Haul Route #1, a portion of the improvements may be eligible for a reimbursement agreement with the Town based on potential adjacent development that may occur.

Staff is requesting guidance from Council regarding the following items:

1. While Haul Route #2 is the preferred route by the Town and Weld County, is Haul Route #1 an option that may be acceptable to Council, provided the necessary improvements are completed before commencement of the mining operation?
2. If Haul Route #1 is selected, does Council want the additional improvements requested in the memorandum provided to Weld County dated December 7, 2023 or is Council satisfied with the improvements considered in the cost estimate also enclosed?
3. Would Council like for the Town to attend the February 28 hearing on the matter and take a position representing the Town?

Reviewed and Approved for Presentation,



Town Manager