

## Memorandum

**Date:** December 5, 2025

**To:** Douglas J. Debord, County Manager

**From:** Terence T. Quinn, AICP, Director of Community Development *SK for TQ*

**CC:** Heather Scott, AICP, Principal Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services

**Subject:** **OWENS INDUSTRIAL PARK FILING 1, 1<sup>ST</sup> AMENDMENT, LOT 1A AND METES & BOUNDS PARCEL, 3<sup>RD</sup> AMENDMENT – SUPPLEMENTAL INFORMATION**

**Project File:** **US2021-002**

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The following additional updated Community Letters against the asphalt batch have been provided for this item.

### ATTACHMENTS

Updated Community Letters

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Asphalt plant  
**Date:** Wednesday, December 3, 2025 9:30:47 AM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhales@douglas.co.us

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

From: grammyt38@gmail.com <grammyt38@gmail.com>  
Sent: Tuesday, December 2, 2025 5:56 PM  
To: BOCC <BOCC@douglas.co.us>  
Subject: Asphalt plant

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please know that I am against this asphalt plant. I served 10 years on the Douglas County preservation board with Clyde Jones back in the day. Clyde Jones and the board worked very hard to get this area preserved. We have Tweet castle or the Cherokee Ranch as it's known today, the Louviers clubhouse as well as making Louviers a historic district. We worked diligently with DuPont to donate 400 plus acres to the county for open space. This is the woods that borders the creek from Main Street on the north to Airport Road on the South.

This asphalt plant would ruin all of that work. Please consider this strongly and be against this plant thank you

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Opposition to proposed asphalt plant- US2021-002  
**Date:** Wednesday, December 3, 2025 2:58:20 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** Teresa Dougherty, APR <terdougherty@gmail.com>  
**Sent:** Wednesday, December 3, 2025 11:01 AM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Opposition to proposed asphalt plant- US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Van Winkle, I understand you are now representing my district in Douglas County, and I urge you to vote against approving the proposed Brennan Asphalt plant US2021-002. I live in Roxborough Park, and with Sterling Ranch and new residents vying for land, it's becoming more and more congested, more and more polluted, more and more dangerous.

Major concerns for the community include:

- It's a fire hazard--clearly, this is the last thing we need to add to the wildfire risks in this area.
- It will release cancer-causing pollution--that affects Louviers and the surrounding communities.
- Specifically, it will add 800 trips a day of dangerous truck traffic to Airport Road--which is not equipped for the traffic.
- It will be allowed to operate overnight, 20-hours a day, during summer months.
- Importantly, the county has spent millions preserving and beautifying our area--and this new plant would destroy all that effort and public expenditure.

Please represent me and your constituents and protect your community.  
Teresa Dougherty.

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Teresa Dougherty, APR

[TND Strategic Communications](#)

303.824.9809



**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: VOTE AGAINST THE ASPHALT PLANT  
**Date:** Tuesday, December 2, 2025 4:34:59 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
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E: rhales@douglas.co.us

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

From: Jennifer Andrews <jendrew005@gmail.com>  
Sent: Tuesday, December 2, 2025 9:04 AM  
To: BOCC <BOCC@douglas.co.us>  
Subject: VOTE AGAINST THE ASPHALT PLANT

Caution: This email originated outside the organization. Be cautious with links and attachments.

Mr Van Winkle,

You have an opportunity here to stand up for our community and belie the common perception that the County Commissioner are are fully corrupt group of sell outs to corporate interest and greed.  
The Home Rule bs was a fail, as you know But it woke people up. We are watching now.

Thank you.

Jennifer Andrews, Douglas county resident for 32 years

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: VOTE AGAINST THE LOUVIERS ASPHALT PLANT  
**Date:** Tuesday, December 2, 2025 4:41:51 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhales@douglas.co.us

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

From: Sandi Ault <elkdreamer@rocketmail.com>  
Sent: Tuesday, December 2, 2025 9:56 AM  
To: BOCC <BOCC@douglas.co.us>  
Subject: VOTE AGAINST THE LOUVIERS ASPHALT PLANT

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioner Van Winkle:

We are concerned citizens/residents of Douglas County in Roxborough Park and are firmly against the development of an asphalt plant so near to our prehistoric landform of the great uplifting red rocks that were made when our continental plates collided eons ago and drained the inland sea, forming the continent of North America. These historic rocks have been shown to be sensitive to acids and chemicals in the air, both of which would be produced by situating an asphalt plant so near them, and so dear residential communities like ours and Sterling Ranch.

We hope you will put aside the avarice and corruption we see in this County Commission and redeem yourself with a vote against the asphalt plant.

The citizens rallied against this project have already won in court three times. Hopefully you will hear the voices of the citizens you were sworn to represent and vote with their hearts and minds against the asphalt plant.

We'll be watching for you to do the right thing, Sincerely, Sandi Ault  
5350 Hawthorn Trail  
Roxborough, CO

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Please oppose project number US2021-002!  
**Date:** Tuesday, December 2, 2025 4:39:35 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
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E: rhaless@douglas.co.us



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**From:** Elizabeth Kain <ekheartbeam@msn.com>  
**Sent:** Tuesday, December 2, 2025 10:13 AM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Please oppose project number US2021-002!

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

**Dear Commissioner Van Winkle,**

**I am writing to ask you to oppose the new asphalt plant, for many reasons.**

**It represents a fire hazard, and will release cancer-causing pollution, affecting nearby neighborhoods of Louviers, Kellytown, Range, Cherokee Ridge, Highlands Ranch, Sterling Ranch, and the future children's sports facilities nearby.**

**It will add 800 trips a day of dangerous truck traffic to Airport Road.**

**It will be allowed to operate overnight, 20 hours a day, during summer months**

**Douglas County has spent millions preserving and beautifying our area - and this new plant would destroy all that effort and public expenditure.**

**This project is ill advised, and we do NOT want it!**

**Sincerely,**

**Elizabeth Kain**

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: I Oppose US2021-002.  
**Date:** Tuesday, December 2, 2025 4:36:45 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
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**From:** Andrea Ogg <ogg.andrea@gmail.com>  
**Sent:** Tuesday, December 2, 2025 10:26 AM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** I Oppose US2021-002.

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

To George Teal, Kevin Van Winkle & Abe Laydon:

We have been homeowners in unincorporated Sedalia, CO since 2003. We chose this property for the clean air, clean water, access to the national forest for hiking, and to lead a healthier, more active life.

The proposed asphalt plant is anathema to us & the Douglas County way of life we have lived for 22 years now as **TAXPAYING** DougCo residents.

Our summers are getting hotter, drier & windier. The proposed plant is an **extreme fire hazard**. This part of the county has been a tinderbox for several years-- this year alone has seen multiple wildfires spring up in District 2. This destroys property owned by actual **TAX-PAYING** residents & hurts future development of the area.

This plant would release **cancer-causing pollution**, affecting the entire surrounding area, including not only children's sports fields that DougCo **TAXPAYERS** built, but the Denver Audubon Kingery Nature Center, a renowned destination for recreating and spotting the incredible birds & wildlife of DougCo, a HUGE resource for the families of DougCo **TAXPAYERS**.

This plant would add **800 trips per day of dangerous heavy truck traffic** to Airport Rd. We know these trucks are a hazard to DougCo drivers as well as to DougCo roads, causing MASSIVE wear and tear on the streets that DougCo **TAXPAYERS** pay for.

DougCo has spent millions preserving and beautifying our area and trying to attract the right kind of development. This is not it. There is no desire from the **TAXPAYERS** you represent to turn the section of 85 from 470 to Castle Rock into an industrial, petrochem-producing area.

All 3 of you represent yourself as Republicans & up until recently probably thought that made your position very safe in DougCo. *Surely* you have noticed that the tide is turning nationally & locally and that American **TAXPAYERS** are sick & tired of OUR hard-earned money being used against us. *Surely* you're aware of the large number of Independents in DougCo and how that vote WILL swing here in DougCo. So it's a wonderful time to remind each of you that you serve at the pleasure of DougCo **TAXPAYERS** and we *will* vote you out if you continue to try to destroy what the **people**-- not the asphalt makers-- have made of Douglas County.

**Vote for the TAXPAYERS you represent. Vote wisely.**

Sincerely yours,  
Andrea Ogg

**From:** [Rachel Hales](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Asphalt Plant - PLEASE OPPOSE US2021-002  
**Date:** Tuesday, December 2, 2025 4:44:25 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
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Castle Rock, CO 80104  
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E: rhaless@douglas.co.us



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**From:** Kayla Spor <spor.kayla@gmail.com>  
**Sent:** Tuesday, December 2, 2025 3:27 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Cc:** Rachel Hales <rhaless@douglas.co.us>  
**Subject:** Asphalt Plant - PLEASE OPPOSE US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello Commissioner Van Winkle (and Rachel!),

My name is Kayla Spor. I am a resident of Louviers and almost life-long resident of Douglas County. You got my vote!

I would like to voice my strong opposition to the asphalt plant that Brannan has been trying to get off the ground 0.5mi from our small town of Louviers. Douglas County has spent a lot of time and money beautifying the area and this would be a large step in the wrong direction.

I'll admit that at first I was conflicted because I don't really like the idea of the government being able to tell private companies what they can or can't do. However, in this case I believe it is for the greater good of the health of nearby residents that Brannan is told NOT to operate an asphalt plant so close to well-established residents (did you know Louviers is over 100 years old?!).

I homeschool 4 children who are outside many hours of the day. We moved to Louviers

because of the freedom to “breathe” out here. I literally would be worried about them breathing in the air if there is an asphalt plant operating for 20+ hours of the day less than a mile from our home.

The traffic is already very difficult getting out of town at key times of the day (think 8:00am) because Brannan already has many commercial vehicles coming from their facility. This will add a tremendous burden to the already strained traffic in the area. Add all the houses/ Zebulon complex from Sterling Ranch who use Airport Rd. as their exit, and this is really a disaster waiting to happen.

You may remember that over the summer, a wildfire got dangerously close to our town and we had to evacuate. I can’t help but worry that extra machinery would increase a fire hazard (and again, the traffic if ever there was an emergency!).

Thank you for hearing me out and I urge you to please vote in opposition to this on Dec. 9.

Thanks,

Kayla Spor  
7862 Hillcrest Dr.

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: I strongly oppose US2021-002  
**Date:** Tuesday, December 2, 2025 4:34:42 PM

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Hi Heather, Dan said to forward these to you. Let me know if you want me to reply, or let you handle the responses to any emails related to Louviers or US2021-002. Thanks so much.

Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
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Castle Rock, CO 80104  
O: 303-660-7488  
E: [rhales@douglas.co.us](mailto:rhales@douglas.co.us)



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**From:** Stan Sunderwirth <[sasunderwirth@gmail.com](mailto:sasunderwirth@gmail.com)>  
**Sent:** Tuesday, December 2, 2025 9:45 AM  
**To:** BOCC <[BOCC@douglas.co.us](mailto:BOCC@douglas.co.us)>  
**Subject:** I strongly oppose US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Commissioners Teal, Laydon and Van Winkle,

I oppose the attempt to build a hot-mix asphalt plant in Louviers. The continuing expansion of Sterling Ranch and the proposed Zebulon Sports Complex near this proposed major polluter will endanger the lives of Douglas County residents. The intersection of Airport Road and US 85 is already projected to be rated an "F" when Sterling Ranch is completed - and that was BEFORE the expansion of Sterling Ranch and the proposed Zebulon facility were contemplated. The addition of some 800+ additional truck loads at this intersection and/or on Waterton Road will make this intersection impassible, especially with a railroad crossing at this intersection. This is a clear and present danger for the inevitable wildland fire evacuation and people will die.

From your website, you have asserted that your priorities are:

"No matter why you love Douglas County, there's one thing we all agree on, the **quality of life** here is second to none. And it's the goal of our board to keep it that way. The

decisions we make have to pass one simple test: **Will it make Douglas County a better place?**

The answer must always be a resounding yes. For the Board and the people who work not just for Douglas County, but for you.

**Their goal is to keep you safe."**

Allowing a hot mix asphalt plant to be built in Louviers does not maintain our quality of life or our safety. It does not (literally) pass the smell test for making "Douglas County a better place."

Please vote against US2021-002.

Stan Sunderwirth  
Roxborough Park

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: oppose project #US2021-002  
**Date:** Tuesday, December 2, 2025 4:42:00 PM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
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Castle Rock, CO 80104  
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E: rhaless@douglas.co.us



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**From:** tdausweber36@gmail.com <tdausweber36@gmail.com>  
**Sent:** Tuesday, December 2, 2025 9:50 AM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** oppose project #US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Commissioner Van Winkle,

Oppose the asphalt plant (project #US2021-002) at the Douglas County Commissioner public hearing on Tuesday, December 9. For 6 years this plant has been stopped in the courts three times.

The asphalt plant between Louviers and Kellytown in our Douglas County District III:

- Is a fire hazard especially during summer wildfire season as we are in a multi-year drought.
- Will operate overnight, 20 hours a day, during the summer.
- Will release cancer-causing pollution affecting nearby Louviers, Kellytown, Range, Cherokee Ridge, Highlands Ranch, Sterling Ranch, and the future Zebulon Mega Sports Complex.
- Adds 800 trips a day of dangerous truck traffic to Airport Road.
- Destroys effort and millions in public expenditure that Douglas County has spent preserving and enhancing our area of the county.

This asphalt plant is wrong and dangerous for Louviers and our District III neighbors.  
Theresa Daus Weber

District III resident and dedicated voter

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Please oppose Project number US2021-002 - asphalt plant  
**Date:** Thursday, December 4, 2025 11:25:27 AM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** HOPE BLOOM <hbloom@comcast.net>  
**Sent:** Wednesday, December 3, 2025 3:03 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Please oppose Project number US2021-002 - asphalt plant

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Good day,

I am writing to ask you to oppose project number US2021-002, the asphalt plant proposed in the county.

There are numerous points supporting this opposing view:

1. It's a fire hazard, and we certainly don't need to add wildfire risks.
2. It will release cancer-causing pollution affecting Louviers, Kellytown, Cherokee Ridge, Highlands Ranch, Sterling Ranch, and the future children's sports facilities nearby.
3. It will add 800 trips a day of dangerous truck traffic to Airport Road.
4. It will be allowed to operate overnight, 20 hours a day, during summer months.
5. Douglas County has spent millions preserving and

beautifying our area. This new plant would negatively affects that effort and public expenditure.

Please vote against the asphalt plant.

Thank you,  
Hope Bloom  
Douglas County resident and taxpayer

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: We oppose project number US2021-002  
**Date:** Thursday, December 4, 2025 11:24:41 AM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** nh <naholub@comcast.net>  
**Sent:** Wednesday, December 3, 2025 5:19 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** We oppose project number US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello. My name is Nancy Holub and I've been a Douglas County resident for 25 years. My husband Pete has lived in the county for 40 years. We live in the National Historic District village of Louviers where we've raised our children and been part of the close knit community. We are in Kevin Van Winkle's district but we appeal to all 3 commissioners to oppose project number US2021-002.

We want to make it clear that we continue to oppose the Brannan asphalt plant. It is extremely close - we can see it directly from our backyard. It will have a strong and negative quality of life impact on us, on our community, and on our neighbors in Kellytown, Highlands Ranch, Sterling Ranch, and others. Those impacts include:

- \* **releasing cancer-causing pollution** which will be exacerbated by operating overnight during summer months.
- \* **high and dissonant noise levels** which are especially prevalent during morning hours due to diurnal winds.
- \* **adding even more truck traffic** to Airport Road which is already heavy and which runs along side a crucial wildlife corridor.
- \* **potentially increasing the risk of fire**, something the village is already dealing with as it did earlier this year with a fire along the railroad.

Douglas County has spent millions preserving and beautifying our area and the plant could alter and destroy that effort and public expenditure. Louviers has been a thriving community for over 100 years and deserves to be respected, protected, and

supported by the county and the county commissioners.

Do not sacrifice Louviers and our neighbors, please vote against project number US2021-002!

Thank you,  
Nancy and James 'Pete' Holub  
7636 Louviers Blvd  
Louviers, CO

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: We oppose US2021-002. Please Read the Previous Court Rulings.  
**Date:** Thursday, December 4, 2025 11:24:15 AM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** David Graff <dgraff@dgcomputing.com>  
**Sent:** Wednesday, December 3, 2025 6:19 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** We oppose US2021-002. Please Read the Previous Court Rulings.

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioner Van Winkle,

I will have lived here in Louviers for 30 years next May (along with at least a dozen generational families that have lived here for more than twice as long.

We have gone through the decade long cleanup of the Dupont property, where we we're promised that the grounds (once cleanup was completed), "would never be used" and that the land was being set up as a nature/wildlife preserve. I understand that they turned it over to the county, and now having learned about the new Zebulon Sports Complex, that much of these grounds are going to be opened up for recreational use – right up to the edge of our historical 120 year old quiet town. In spite of Dupont's assurances this land would always remain open. I just hope some one will respect the promises made by the county as part of the land exchange.

BUT separate from that and a much bigger threat NOW IS HOW IS IT THAT THE BRANNAON PLANT IS ALLOWED TO KEEP BUILDING AND TRYING TO EXPAND WITH ADDING AN ASPHALT PLANT? After having been ordered by courts to stop and NEVER being approved to build, This company has just ignored all these rulings and built a monstrosity of a plant right here in our community.

There has been evidence presented in multiple court cases IN DOUGLAS COUNTY COURTS that there will be a considerable amount of harm to our community. Including cancer-causing pollution risks (threat to a pristine water way (that feeds Chatfield Reservoir) they have built the plant right on a slope that could spill into it. The FIRE RISK scares our whole community – especially after just experiencing a wildfire last spring that was stopped on feet from the edge of our community. I can't imagine the production of asphalt along with the 800 trips a day of truck traffic on a (vital to Louviers, Stearling Ranch, Roxboro, etc. 2-lane road with a railroad crossings on top of all that).

PLEASE Be informed about what this is bringing to our company and consider how this company has been thumbing it's nose at previous court decisions denying this business, and just LOOK at what they have continued to build anyway despite being denied permission. They should not be aloud to do this, AND they SHOULD be punished – Definitely being fined for every day they continue, or even have this property seized??.

Thank you for your serious consideration on this matter, and for taking time to look at what this company is doing – please read the previous court cases.

David Graff,  
8135 Triangle Drive, Louviers, CO.

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Subject: I oppose US2021-002  
**Date:** Thursday, December 4, 2025 11:24:02 AM

---

Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** TRACY HANSON <tracy.hanson@comcast.net>  
**Sent:** Wednesday, December 3, 2025 6:28 PM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Subject: I oppose US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Commissioner Van Winkle,

I'm writing to respectfully ask that you vote **AGAINST** the proposed asphalt plant (Project US2021-002).

This project would have a negative impact on our community's quality of life, safety, and environment. Our residents have made it clear that this is not in the best interest of our town, and I urge you to stand with us by rejecting this proposal.

Thank you for your time and for listening to the concerns of the people you serve.

Sincerely,  
Tracy Hanson  
Louviers Village Club  
President  
303-972-1197

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Regarding Project US2021-002  
**Date:** Thursday, December 4, 2025 11:22:56 AM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** James Hughes <jlhughes6of7@gmail.com>  
**Sent:** Thursday, December 4, 2025 8:45 AM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Regarding Project US2021-002

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

I am sending this email to register my objection to the Asphalt and Crushing plant proposed by Brannon Sand and Gravel. My concerns include; significant truck traffic increase along Airport Road, noise and air pollution near neighborhoods and close to a proposed sports park being built in Sterling Ranch.

Please, for the sake of the surrounding communities, I urge you to vote against this proposed plant.

Respectfully,

James Hughes  
Douglas County Resident for more than 30 years.

**From:** [BOCC](#)  
**To:** [Heather Scott](#)  
**Subject:** FW: Asphalt Plant  
**Date:** Thursday, December 4, 2025 11:22:46 AM

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Rachel Hales  
Executive Assistant  
Board of County Commissioners  
100 Third Street  
#310  
Castle Rock, CO 80104  
O: 303-660-7488  
E: rhaless@douglas.co.us



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**From:** vince <vince.dez@earthlink.net>  
**Sent:** Thursday, December 4, 2025 8:50 AM  
**To:** BOCC <BOCC@douglas.co.us>  
**Subject:** Asphalt Plant

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Please do not vote for continuation of the Brannan Asphalt project in Louviers. Concerns Truck traffic, roads maintenance, fumes, water shortages, quality of life in Louviers, Kellytown and surrounding rural areas.

Thanks

Vince Guerrie

**From:** [Autumn Burke](#)  
**To:** [BOCC](#); [Heather Scott](#)  
**Subject:** Opposition to US2021-002  
**Date:** Friday, December 5, 2025 9:28:05 AM

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**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Dear Commissioner Van Winkle, Commissioner Teal, and Commissioner Laydon,

I'm writing regarding **US2021-002**, the Use by Special Review application for the Brannan asphalt plant. I strongly urge you to deny this request, especially in light of the recent District Court ruling.

On September 4, the Colorado District Court reversed the County Commissioners' prior approval of US2021-002. The judge found that the application failed required wildfire-safety analysis standards and fencing requirements, and issued an order requiring Brannan to immediately stop construction. Under this ruling, the asphalt plant cannot operate.

These deficiencies are not minor. They concern core issues of public safety and emergency preparedness. As someone who lived through this summer's "Airport Fire" wildfire, I know how quickly conditions can escalate in this corridor. The court made it clear that the necessary wildfire protections were not met.

Beyond the court's findings, the impacts of the proposal remain significant:

- **Air quality:** Asphalt emissions include pollutants that would affect Louviers, Kellytown, Range, Cherokee Ridge, Highlands Ranch, Sterling Ranch, and the future Zebulon recreational facility nearby.
- **Traffic and safety:** The project would generate **up to 800 heavy-truck trips per day** along Airport Road, increasing risks for residents and commuters. Our current infrastructure is not designed to support that volume.
- **Operations:** Summer operations could run **up to 20 hours per day**, including overnight activity.
- **Land-use conflict:** The facility contradicts Douglas County's long-term investment in preserving and enhancing surrounding open space, community character, and the historic integrity of nearby towns.

The District Court has already determined that the approval of US2021-002 did not meet the county's own standards. Attempting to correct these deficiencies through a new hearing risks undermining both the intent of the ruling and public confidence in the land-use review process.

For these reasons, and for the safety and well-being of the adjacent communities, I respectfully ask you to uphold the court's findings and vote **no** on US2021-002.

Thank you for your time and for your service to Douglas County.

Sincerely,

Autumn Burke  
303.335.5743

**From:** [Meghan](#)  
**To:** [BOCC](#)  
**Cc:** [Heather Scott](#)  
**Subject:** Oppose USR 2021-002  
**Date:** Wednesday, December 3, 2025 8:14:13 PM

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**Caution:** This email originated outside the organization. Be cautious with links and attachments.

County Commissioners Teal, VanWinkle and Laydon:

My name is Meghan St. Clair, and I live at 7761 Valley View Street in Louviers, CO.

I am writing in opposition to USR Application 2021-002, which would allow Brannan Sand & Gravel to create an asphalt plant in the Louviers Rural Community.

As I live in the Louviers Village, my home is situated in direct view of Brannan's existing property. You will be reviewing USR 2021-002 for a second time, and you will find it remains deficient in many ways when evaluated alongside the DCZR Approval Standards. For the purpose of my opposition, I would like you to focus on one point in particular, as it is relevant to other business you are doing, in and about the Louviers Rural Community.

The approval standard 2102.04 states that the land use under consideration will be in harmony and compatible with the character of the surrounding areas and neighborhood. When you last considered USR 2021-02, the asphalt plant was presented to you through renderings and drawings. Since then, Brannan commenced construction, at their peril, of an asphalt plant despite legal proceedings that ultimately vacated their approval to do so.

Fortunately, now you are able to visualize exactly what Brannan's asphalt plant looks like in reality. If you would please review the photos I am attaching to this email from my front porch on Valley View. I would appreciate your favorable determination that Brannan's facility is not, nor can it ever be, in keeping with the character of the surrounding areas and neighborhood. On this one point, you could easily deny their application for Use by Special Review.

I would like to acknowledge the positive changes you have been making in the northern part of the County. Things are growing and changing in the Louviers Rural Community and surrounding areas for the better. I would like to point out, first and foremost, that we have clean water, thanks to the Commissioners, for the first time in YEARS! I would also like to acknowledge the future Range development and the Zebulon Sports Facility as evidence of sound economic decision-making. Thank you for recognizing our area as something more than its history of industrial blight.

A community growing by leaps and bounds will become increasingly unfavorable to an

industrial zone in its midst - especially when the industry is detrimental to local residents' health and welfare. Now, it is not only that Brannan's facility is incompatible with the Louviers Village, but also that it is incompatible with development in the area as a whole. Frankly, there are few people who would like to look out at the Valley and see Brannan's monstrosity. And trust me, you can see it from every roadway and viewshed in the area.

I would appreciate your no vote on USR Application 2021-002.

Thank you for your consideration,  
Meghan St. Clair











