

Mark Wilson

I am writing to protest the possibility of allowing Ryan Roper to build a concrete batch plant, which is currently under consideration, on Hwy 220 near the intersection of State Highways 48/220 in Alto.

I believe this is a horrible idea that will have severe negative impacts upon the many residents and businesses near the proposed concrete batch plant. For many reasons (air pollution, noise, very limited ground water supply being contaminated and depleted, light pollution, dramatically increased traffic, etc.) to name a few, the Environmental Improvement Board (EIB) should NOT allow this concrete batch plant to be built, harming the many residents and businesses in the area.

Several Doctors have testified that the particulate matter coming from a concrete batch plan would have very negative health consequences to the individuals at the many residences and businesses near the concrete batch plant, particularly the many retired individuals near the plant that already have significant breathing challenges.

The Ruidoso/Lincoln County Association of REALTORS surveyed their 200 members regarding this subject and 9 out of 10 are strongly opposed to this development at this location. A similar percentage of Alto residents are also strongly opposed to this development at this location.

My wife and I bought a house at 136 Placitas Drive in Alto, New Mexico 88312 on March 10, 2021 for the beautiful surroundings, dark skies, plentiful wildlife, serene settings, etc. Our house is less than 1,000 yards from the proposed concrete batch plant. We are both 65 years old. We have both used inhalers recently for respiratory issues and my wife has asthma. Allowing this concrete batch plant to be built at the location proposed by Roper would cause a significant medical problem for these respiratory issues. The particulate matter from the concrete batch plant would significantly reduce the current clean air we experience at our home and would cause significant respiratory issues for us and the many other retired residents near the concrete batch plant.

We moved from the Dallas, Texas area and I am frankly shocked and saddened that this horrible idea is still even a consideration when the vast majority of residents and businesses vehemently oppose placing this industrial nightmare in the middle of a beautiful, mountain area. This industrial site will create significant health concerns for the many residences/businesses in close proximity. Our quality of life would be significantly diminished and realtors have told us that our property values would be significantly reduced if this concrete batch plant is allowed in our neighborhood.

The opposition to an ordinance has largely been defended by a focus on individual property rights, but only focusing on Ryan Roper's property rights. What about the property rights of the many individuals who invested in the area long before Roper decided to build this industrial nightmare near our homes? The property rights of many individuals that have already invested in properties surrounding Mr. Roper's property prior to his purchase should definitely be considered. In fact, the property rights of the hundreds if not thousands of individuals harmed by this plant should be given much higher priority than one construction person wanting to make more money by creating a nuisance for the many people who would be negatively affected if this proposed concrete batch plant is built.

Mr. Roper wants to place his plant in an area that is already primarily residential, and his industrial business is a MAJOR deviation from the current use of land in this area. For many reasons, he should not be allowed to shove this concrete batch plant down our throats, disrupting the wonderful ambiance of our peaceful settings and our dark skies. There are many other places he could build his concrete batch plant that would be much less intrusive to so many residences and businesses that are in close proximity to the proposed plant.

Mr. Roper purchased his property with full knowledge of the deed restrictions on that property, specifically regarding nuisance. This was specifically placed in the property deeds as a concession to other property owners. It's hard to imagine that it never occurred to him that his operation might be considered by his neighbors as a nuisance given the noise and pollution inherently/unavoidably associated with any concrete batch plant. I am sure that is why his public notice couldn't effectively be seen from Hwy 220, as he was trying to slip this by the local residents who he obviously knew would not be happy with his plans to ruin the neighborhood.

We, and many of our neighbors in the area, chose this peaceful, beautiful, serene and quiet area to retire. Allowing this nuisance to be built so near our residences, would cause many of us to sell our properties and move somewhere else, outside of Lincoln County, where residential and businesses voices are heard in order to be sure a disaster like the concrete batch plant being built in our neighborhood would quickly be denied.

The intrusion on the property rights by the concrete batch plant (noise, air pollution, water contamination/depletion, dramatically increased traffic, etc.) CANNOT be limited to his property but will definitely and unavoidably impact surrounding property owners. Each of these property rights will be negatively affected by allowing this industrial development to occur. The proposed location on Hwy 220 is along the Billy the Kid Scenic Byway and near the White Mountain Wilderness. Allowing this industrial development would have very negative consequences to the beauty and wildlife currently living near this development and be an eyesore for the Billy the Kid Scenic Byway.

Our individual welfare, including health concerns (especially respiratory issues previously mentioned and described in the attached letter) should be considered. Other negative issues like diminished night sky viewing, impacts to vegetation and wildlife, water and the peaceful lifestyle that will be impacted by the constant traffic and noise associated with a concrete batch plant. The noise and increased traffic of concrete trucks running nearly 24/7 and water trucks running nearly 24/7 would significantly diminish our quality of life at our home.

We already have significant water issues in the area near the proposed concrete batch plant. Water is scarce in our area. We are extremely concerned about our very limited ground water supply being contaminated and depleted by these activities because all of the homes in the area are supplied water from domestic wells which rely on the same ground water supply. The contractor has estimated water use of nearly 20 million gallons per year which could be devastating to those of us relying on this same underground stream.

We had zoning for this corridor until 2013 when the Extra Territorial Zone (ETZ) was dissolved. The ETZ (jointly administered by LC and the village) did control land use along the Hwy 220 corridor. There are land owners that depended on the ETZ to protect their investment in this area.

Please consider these points when considering whether a concrete batch plant should be allowed at the current site proposed by Roper Construction. I respectfully request that you deny this Air Quality Permit to build the concrete batch plant. Please make every effort to deny a concrete batch plant from being constructed at this location as outlined in the attached letter from the Ruidoso/Lincoln County Association of REALTORS.

I respectfully request that the Environmental Impact Board consider these objections and the objections of so many of our neighbors and businesses about the negative impact of allowing this concrete batch plant to be built in our neighborhood. I have been coming to the Ruidoso/Alto area for over 60 years. It is a beautiful area currently, but allowing this concrete batch plant at this location would be a terrible mistake and would have a very negative impact upon the residents' quality of life and property values. Mr. Roper should be required to consider other sites that wouldn't impact so many citizens.

Please call me at 972 965-1211 if you have any questions or if I can be of any assistance.

Best Regards,
Mark Wilson