

Johnson, Thad A

From: Clay Farha <clayf@bde-kbi.com>
Sent: Monday, March 25, 2024 10:19 AM
To: PL, Subdivision and Zoning
Cc: Mark Zitzow
Subject: Protest e-mail for SPUD-1607

Importance: High

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Dear Planning Staff and Mark Zitzow

I have read the Staff Report for SPUD-1607 and as property owner (Kay-Bee Investment Co.) of 160 Acres that abuts this property to the West we must protest SPUD-1607 for the following reasons.

1. It says it is a "temporary and mobile Concrete Batch Plant". How long is temporary and how mobile is it?
2. If there is going to be a 6-foot minimum site proof fence on the North and South SPUD boundaries, we also want a 6 foot minimum on the West SPUD boundary abutting our property.

I would like to get this resolved as soon as possible so I do not have to show up in person on Thursday to make a formal protest.

Thank you,

Clay T. Farha

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Concerns for SPUD-1607

Industrial Districts Purpose Statements per the OKC Code of Ordinances Chapter 59, Article VI, Section 59-6250:

I-1 Light Industrial District. "The I-1 District is intended to accommodate low impact industrial development and supporting commercial or public uses, in areas where little or no nuisance effects are generated. These industrial uses may require good accessibility to air, rail or street transportation routes, but the size and volume of the raw materials and finished products should not be as great as that produced by uses in the moderate and heavy industrial districts. No manufacturing, assembly, repair, work activity or storage, other than outside sales and display as permitted by this chapter, shall take place outside the confines of an enclosed building."

I-2 Moderate Industrial District. "The I-2 District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage."

I-3 Heavy Industrial District. "The I-3 District is intended to provide locations for those industrial uses that may generate relatively high levels of noise, vibrations, smoke, dust, odor or light. These industrial uses are incompatible with residential uses. For this reason it is desirable that they be located downwind, and as far away as possible, from residential and most commercial uses."

- Due to these definitions, we do not see how a concrete batch plant would be appropriate for this location as it will create disturbances that extend onto the surrounding areas.

Main Concerns:

1. Air Pollution

- a. The process of producing cement produces multiple pollutants including heavy metals, iron, calcium, silicon, sulfur dioxide, and nitrogen dioxide.
 - i. These pollutants can cause numerous health problems including respiratory tract disease, genetic diseases, hematological problems, organs and system damage, skin damage, vision damage, and brain damage. (1)
 - ii. A research study looking at the variations in exposure to cement dust in relation to the distance from a cement company is listed on our reference list (1). Pictures from the findings are also shown on page 6 of this document. The main key points of the study are below:
 - The study used 40 rats and divided them into four different groups; not exposed to cement dust, 1000 meters from

cement factory, 500 meters from cement factory, and 250 meters from the cement factory. The rats were exposed for 180 days.

- Significant amounts of calcium, aluminum, silicon, chromium, and lead were found in the tissues of the rats exposed to cement dust. The concentrations of these elements increased the closer they were to the factory.
 - The lungs of the control rat showed normal bronchus, normal respiratory connective tissues, and normal alveolar architecture. Whereas the lungs of the rat 250 meters from the factory, showed abnormal alveolar architecture, damaged bronchiole, disrupted bronchus, weak respiratory connective tissues, inflammation, and blue-black pigment.
- b. Crystalline Silica is a common mineral found in sand, stone, concrete, brick, mortar. When dust particles of the silica are created, this can travel into the lungs of people exposed.
 - i. Being exposed to even a small amount can cause silicosis, lung cancer, COPD, and kidney disease. (2)
 - ii. To help visualize the dangers of silica dust, OSHA's permissible exposure limit would be the equivalent to emptying a Sweet N Low sugar packet on a football field. (4)
 - c. According to a study conducted of the health effects of exhaust living near a cement plant (3):
 - i. The study found an association between exposure to plant emissions and the risk of hospital admissions for cardiovascular and respiratory problems. The attributable risk was especially high in children at 38%.
 - d. There are certain groups at an increased risk of health issues due to emissions. These groups are people with heart disease, lung disease, or other pre-existing health issues, children, older adults, people of lower socioeconomic status, people who smoke, and pregnant women and their developing baby.
 - i. Children are at an increased risk due to their lungs still developing. This can cause irreversible effects that impact them through adolescence. (9)

2. Noise Pollution

- a. According to the Code of Ordinance for Oklahoma City, noise disturbance is defined as "any audible sound which injures the safety or health of humans or annoys or disturbs a reasonable person of normal sensitivities."

- b. OKC sound level limits for an industrial zone:
 - i. Between the hours of 7:00am-10:00pm is 70dB
- c. Large concrete trucks often arrive at the plant before dawn to pick-up loads of concrete to take to a site. This typically consists of the idling noise of the truck while waiting to pick up the concrete as well as loud reverse warning signals. (7)
- d. Noise levels of common sounds:
 - i. Conversation 50dB, power tools 90dB, motorcycle 100 dB (5)

3. Water Pollution

- a. Operation of concrete plants can release contaminants into the soil and water, causing pollution. To minimize the effects of a concrete batch plant, it is important to be located away from residential areas and water sources (6)

Summary: A concrete batch plant near our residential property raises a big concern for the health and wellbeing of our family and our livestock. It has the potential to lead to numerous health problems due to air pollution as well as creates a noise disturbance for our family.

References

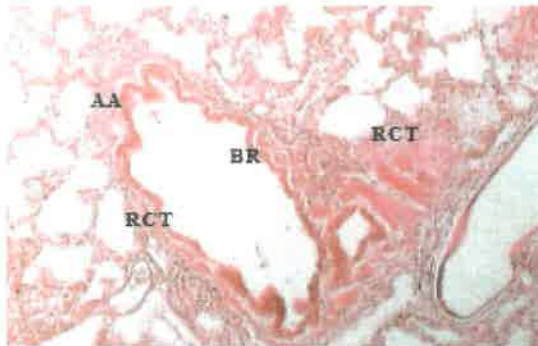
1. Yahaya Tajudeen and Joy Okpuzor, 2011. Variation in Exposure to Cement Dust in Relation to Distance from Cement Company, *Research Journal of Environmental Toxicology*, 5:203-212.
2. 2017. OSHA's Respirable Crystalline Silica Standard for Construction, *OSHA FactSheet*
3. Bertoldi, M, et al, (2012). Health effects for the population living near a cement plant: An epidemiological assessment. *Science Direct*, 41, 1-7.
4. (2020). What does a penny have to do with silica dust?, NeSiLex
5. Victory, Joy (2020). *Healthy Hearing*
6. Sabuwala, A. (2023). The Environmental Impact of Concrete Batching Plants and How to Minimize It.
7. Frederick, D. (2018). The Guide to Air Quality Permitting for Concrete Batch Plants. *The University of Texas at Austin School of Law*
8. Oklahoma City Code of Ordinances, Chapter 59, Article VI, Section 59-6250
9. Texas Commission on Environmental Quality, Amendments to the Air Quality Standard for Concrete Batch Plants (Revised 1/24), Page 94

In the first picture below, the red indicator is the proposed area for the concrete batch plant and the green indicator is the location of our home. The distance between the two is 250 meters.

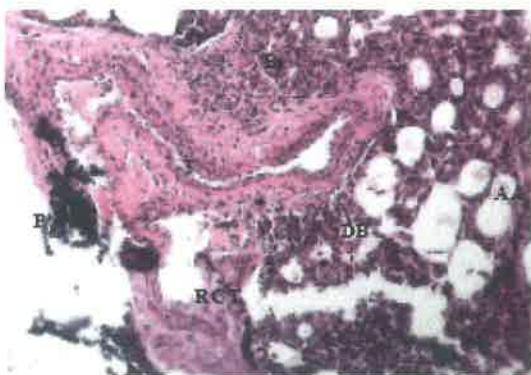
The second picture is taken from our back porch looking towards the proposed area for the concrete batch plant.



These pictures are from the research study on the variations in exposure to cement dust in relation to distance from a cement company.



Histological section through the lung of the control rat showing normal Bronchus (B), normal Respiratory Connective Tissues (RCT) normal bronchiole and normal Alveolar Architecture (AA) (1)



Histological section through the lung tissues of the rats placed at 250 m showing Abnormal Alveolar (AA), Damaged Bronchiole (DB), Disrupted Bronchus (B), weak Respiratory Connective Tissues (RCT), Inflammation (I) and blue-black Pigment (P) (1)

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