



Request for Comments

Case Name:	Colorado Cleanup Corporation
Case Number:	RCU2016-00012

May 19, 2016

Adams County Planning Commission is requesting comments on the following request:

Request a Conditional Use Permit to operate a Recycling Facility in the A-3 zone district pursuant to Section 3-10-04-05.

This request is located at 12575 TUCSON ST

The Assessor's Parcel Number is 0157136200002

Applicant Information: Colorado Cleanup Corporation

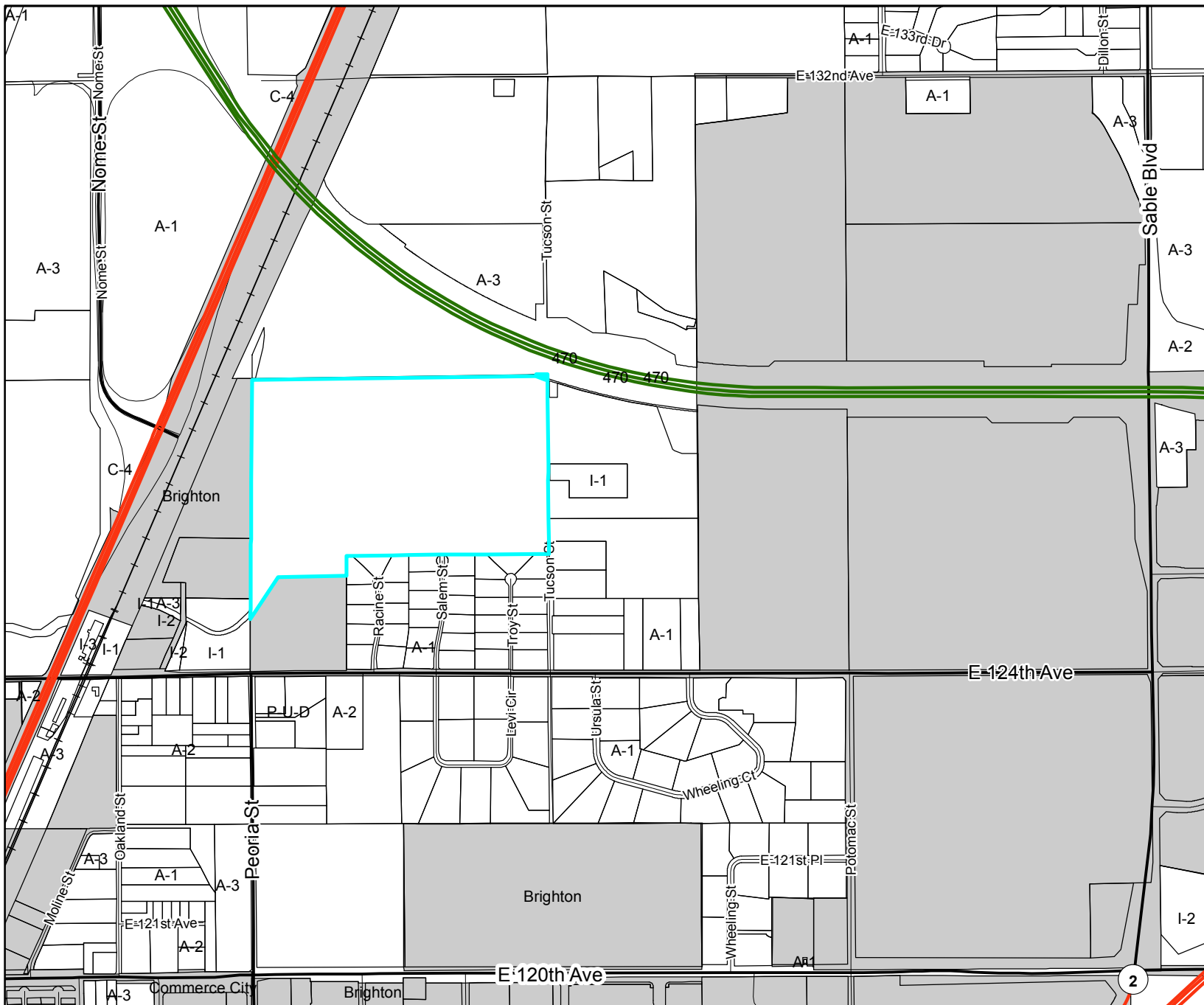
KEITH NOLF
16 INVERNESS PLACE EAST
BUILDING D, SUITE 100
ENGLEWOOD, CO 80112

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 06/09/2016 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins
Case Manager



LEGEND

- Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Colorado Cleanup Recycling Facility
RCU2016-00012



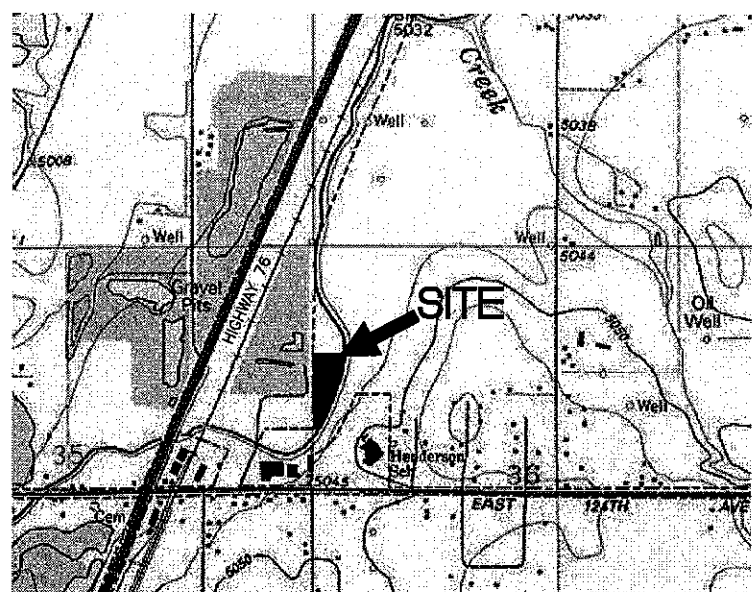
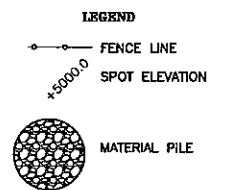
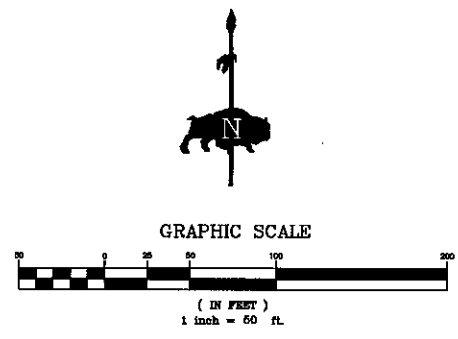
For display purposes only.



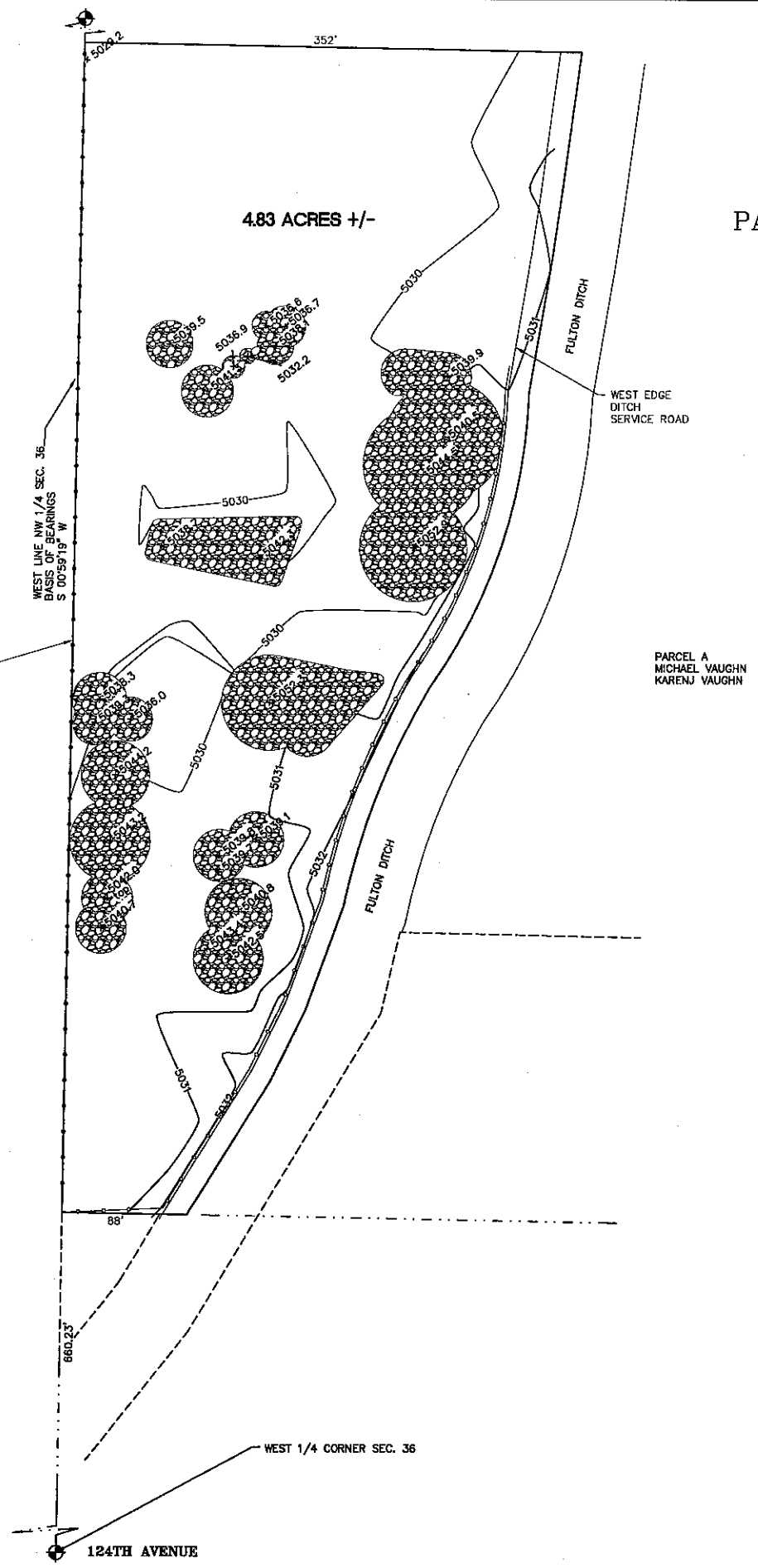
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

SITE PLAN

RECYCLE YARD
 PART OF SECTION 36, T. 1 S., R. 67 W., 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO
 5-05-13



VICINITY MAP
 NTS



- NOTES:
1. BENCH MARK IS B 314 RESET, PID KK1302 ELEVATION 5040.74 NAVD 88, BRASS CAP IN CONCRETE BRIDGE EAST SIDE COLORADO STATE HIGHWAY 76 NORTH OF 124TH AVENUE.
 2. BOUNDARY INFORMATION AND FULTON DITCH INFORMATION TAKEN FROM SURVEY DONE 1980 BY OWEN AYERS & ASSOCIATES INC.



SUBMITTAL ITEM C

EXPLANATION

Colorado Cleanup Corporation is applying for a Conditional Use Permit (CUP) in an A-3 zone district in order to provide for continuation of its recycling operations. When the A-3 zone was changed in Amendment PLN2010-00013 to permit recycling, the change was to allow recycling but only under a Conditional Use Permit rather than an outright rejection of that use, which existed prior to the Amendment. There was no requirement imposed that recycling in an A-3 zone required amendment of the Comprehensive Plan.

The proposed work being done at the site under review is mainly for aggregate recycle and manufacturing of recycled aggregate materials through crushing and screening operation. In order to meet stringent standards set by the LEEDs program; Colorado Cleanup Corporation has recycled concrete, asphalt and aggregate for reuse on other projects within the metro area. This gives the projects we are demolishing or doing earthwork for LEEDs points for tax credits through the LEED program, as well as diverts what would be considered waste in a landfill to green usable solutions for other projects. The materials brought in for recycle includes rock, asphalt and concrete. Our operations include a portable crusher and screening plant that crushes and sizes concrete and asphalt for reuse. Nothing that is stored is ever wasted on the site and no burying or landfilling has or ever will occur on the property. In the rare occurrence waste is generated (i.e. conduit in the concrete or other non-recyclable resources) then it is properly disposed of at a Subtitle D landfill. Access and egress for the project are an existing road on the west side of District 27J's Henderson Elementary property off of 124th Avenue. The road runs north to a bridge (located on the Vaughn property) over the Denver Hudson Canal to the Recycle Yard. CCC made contact with the ditch company and we were told they have no authority to grant any type of easement over the ditch road or the bridge.

The property in question located at 12575 Tucson St. is permitted in zone district A-3 Agricultural. In accordance with the guidelines established by Adams County, our operation is permitted under conditional use. This area has operated as an outdoor recycling and storage yard for our operations for 12 years. The surrounding area is surrounded by industrial use properties and or open fields. A school is located approximately 500 feet away and the closest residence is approximately 800 feet away. The school district is more than aware of our operations and their approval is evident in their willingness to grant an easement over school property for access to the CCC operation as well as their assistance in getting CCC the CDOT access permit. With operations on-going for 12 years, Colorado Cleanup Corporation has had no complaints from residents in the area. The only complaint received was generated from a neighboring industrial property due to an access agreement from a previous owner being nullified by the new operating owner of the property but CCC addressed that complaint by obtaining access via 27J's property. The complaint on use of the property stemmed from the rejected lease terms of the complainants' property and had nothing to do with our actual operations or use of the parcel.

Upon approval of the conditional use, all standards and regulations will be followed and/or brought into compliance accordance with the initial review response. The only exception in which a variance is requested is the maximum height of the stockpiles. Sections 4-10-01-03-09 prohibits outdoor storage from exceeding the maximum height of the fence. With an 8 foot fence being the largest screened fence allowable for the operation, it is not a reasonable request to limit a stockpile height to 8 ft. Our

intention would be to keep all stockpiles less than 20 ft tall or a height mutually agreeable by Adams County and Colorado Cleanup Corporation as to make it feasible, but keep the intentions of standards set forth so that a visible nuisance is not created. If it is determined that an additional Conditional Use needs approved to keep stockpiles higher, then CCC will comply while we await approval of the stockpile height.

The area surrounded by the leased property is of an industrial area. A sandblasting and painting facility is north of the property, Colorado Cleanup Corporation operates to the south, a storage facility to the east and multiple other industrial operations operate within a 1,000 ft radius of the parcel. There is a school southwest of the property and Colorado Cleanup Corporation has been in constant contact with District 27J to gain not just approval but an access agreement from them. We have open communications with Terry Lucero, the COO of School District 27J, and any concerns of our operation will be addressed upon receipt directly with the owner of CCC who is the neighbor of the property. The closest residence is 800 ft to the west and we have received 0 nuisance complaints from these operations from the Tucson Estate community. A total of 3 neighborhood meetings have been conducted and 0 attendees have opposed the continued use of the property. 1 minor complaint about a light nuisance was investigated and it was found the light actually came from the Henderson Storage Facility.

The conditional use will not pose a risk to future development of the site as we will have no permanent structures on the parcel. All materials can be relocated given proper notification and while we understand Adams County would like to turn this into Urban Residential, the surrounding properties and businesses indicate that will not be happening in the very near future without major transformation in the area pushing all industrial uses out of business. The Vaughn Family has owned this property for multiple generations and they have no intention of selling.

Colorado Cleanup Corporation will have and has had no effect to the adjacent community in the way of traffic. We have received 0 traffic complaints on 124th Avenue in our 12 years of operation and our operations are conducive with other industrial traffic west of us. Our generation of traffic is no more than it has been in the last 12 years and we pose no additional traffic generation. We truck to the parcel either delivering or exiting at a rate of 10% of the business days in a year. That rate will increase or decrease +/- 5% depending on the current workload or location of our projects. Construction is a very unpredictable industry so the exact amount of days we will have a trucking operation are susceptible to numerous factors. When a trucking operation is going we will generate 1 truck every 15 to 20 minutes as the heaviest traffic in any given year. All operations will be within normal working hours from 7:00 AM to 6:00 PM.

Our operations pose no risks to the public's health, safety or welfare. All materials hauled into the site have environmental oversight on the generating end via Colorado Cleanup Corporation's employees or in most cases a third party inspector certified by the CDPHE. If additional confirmation is needed via testing to make sure all material being stored or created at the storage site pose no risk to the public and just as important create no risk to our employees handling and crushing the materials Colorado Cleanup Corporation will do so. Colorado Cleanup Corporation's employees have multiple certificates including 40 hour HAZWPR and asbestos awareness training in compliance with OSHA regulations and the CDPHE. We work on environmentally sensitive sites and we are educated well in what is environmentally acceptable and more importantly what is not.

The only concern for noise levels will be during crushing operations. Crushing operations will be performed as needed, but not to exceed 20 working days of any given year. Colorado Cleanup Corporation employs a Fintec 1107 Mobile Jaw Crusher that crushes and stacks concrete and asphalt that is then stockpiled by a Caterpillar 980G loader. Fintec 1107 Mobile Jaw Crusher operates at a sound pressure level of 107 decibels when loaded. With a sound pressure level of 107 decibels at the source being 5 foot to the operators position (according to the chart) and the closest industrial property line at 250 feet from the location of the crusher; the sound pressure level would be 59 decibel.

The property line at which the closest residence is at will be approximately 725 ft away from the crusher location and would have a sound pressure level of 49.8 decibels as illustrated below. The school is approximately 850 ft away from the crusher location and would have a sound pressure level of 48.4 decibels.

While we have never had a noise complaint in 12 years it is shown through this sound study that we will be well within the established guidelines set forth by Adams County of 80 decibels and the lowest residential daytime operations of 55 decibels. Keeping in mind that these will be no more than 20 working days annually and not a constant noise nuisance. No operations will occur before 7:00 AM and nothing after 6:00 PM at the latest. Day time hours end at 10 PM so we are well within the parameters of daytime working hours.

Dust and Debris control will be accomplished with water to suppress any kind of emissions. The crusher does carry its own Air Quality Control Permit through the CDPHE. Windscreen fence helps mitigate large ground debris from escaping the site and this will further be mitigated through good housekeeping within the storage area. Colorado Cleanup Corporation is familiar with several dust and debris control practices and will comply with any additional suggestions by the Tri County Health Department. Water suppression will be supplied via water truck during crushing operations with the capabilities to water down any roads as well. The access road is made of recycled asphalt and with the oil based product comes natural dust suppression. Colorado Cleanup Corporation has certified erosion control inspectors in house and will utilize them to not only mitigate fugitive dust, but to prevent it as well through best management practices.

Humidity, Heat, Glare, Smoke, and Radiation are not part of our operations and there is no need to include them in our nuisance plans.

The site is suitable for the conditional use and has adequate access, usable space and is absent of environmental restraints. Adequate access and usable space is demonstrated through our past use of the property in the last 12 years. With no public access allowed there is no need for public parking, traffic circulation, signage and other needs for public access. A private road sign can be placed at the access if that is deemed beneficial by Adams County.

Sewer will be supplied by port-o-lets and guidance when the conditional use is approved on how many we will need will be supplied by Tri County Health as outlined in the attached email. Water is available via well at the adjacent Colorado Cleanup Corporation Yard and / or will be provided on the site per OSHA guidelines. Typically operators and laborers bring their own water and supplies, but Colorado Cleanup Corporation will supply it when requested. If additional measures are required from Tri County Health, we will comply with what is asked of us. Fire and police access will be available via the access road as well as the existing ditch access road for their convenience.

While Colorado Cleanup Corporation is very familiar with Storm Water Drainage Permits and maintenance, the site sits at its natural grade. We will pose no natural ground disturbance, but Best Management Practices will be utilized to ensure erosion control and siltation does not take place. If it is determined that we need a Storm Water Management Plan to manage the storm water than we will procure one through the CDPHE. Our certified erosion control inspectors will do periodic inspection to ensure there are no erosion control issues and any installed BMP's do not require repair.