Community & Economic Development Department Development Services Division www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 Phone 720.523.6800 Fax 720.523.6967

Request for Comments

Case Name:Henderson Pit RecyclingCase Number:ARP2020-00009

September 29, 2020

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit application to allow for recycling operations in the Agricultural-3 zone district.** This request is located at 10925 E 120TH AVE. The Assessor's Parcel Number is 0157135301001.

Applicant Information:

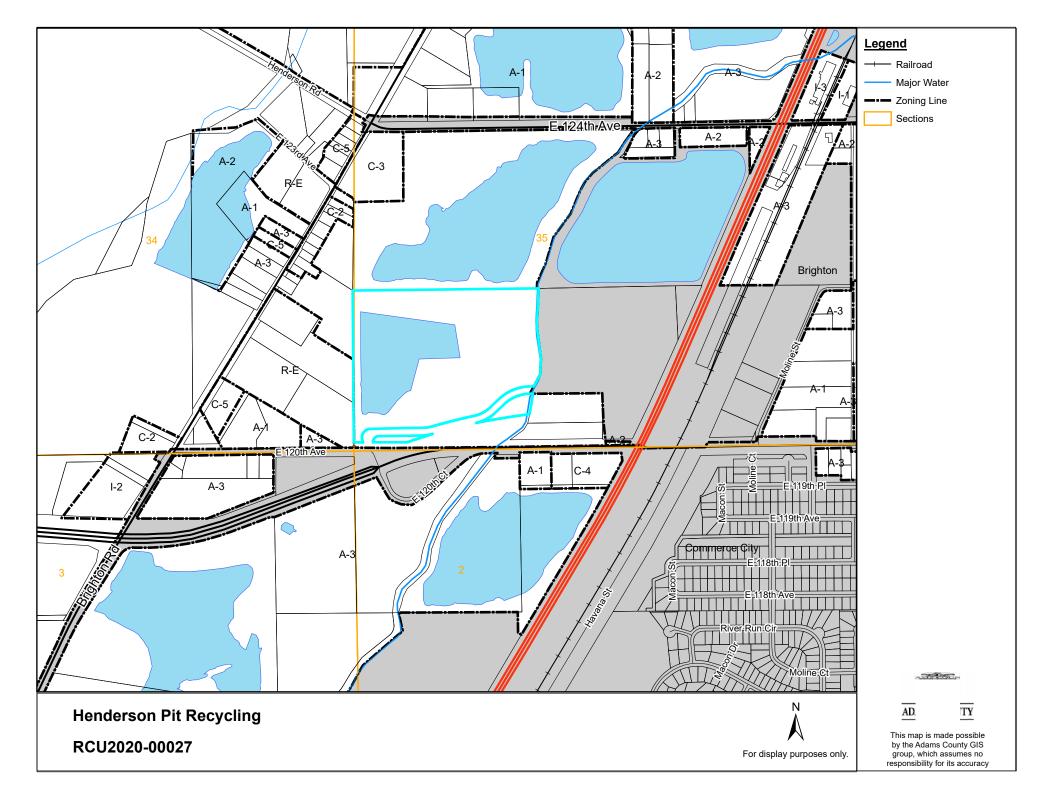
JOEY FRANK 2900 S COLLEGE AVE FORT COLLINS, CO 80525

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/20/2020 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 GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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.

Greg Barnes Planner III



Project Explanation

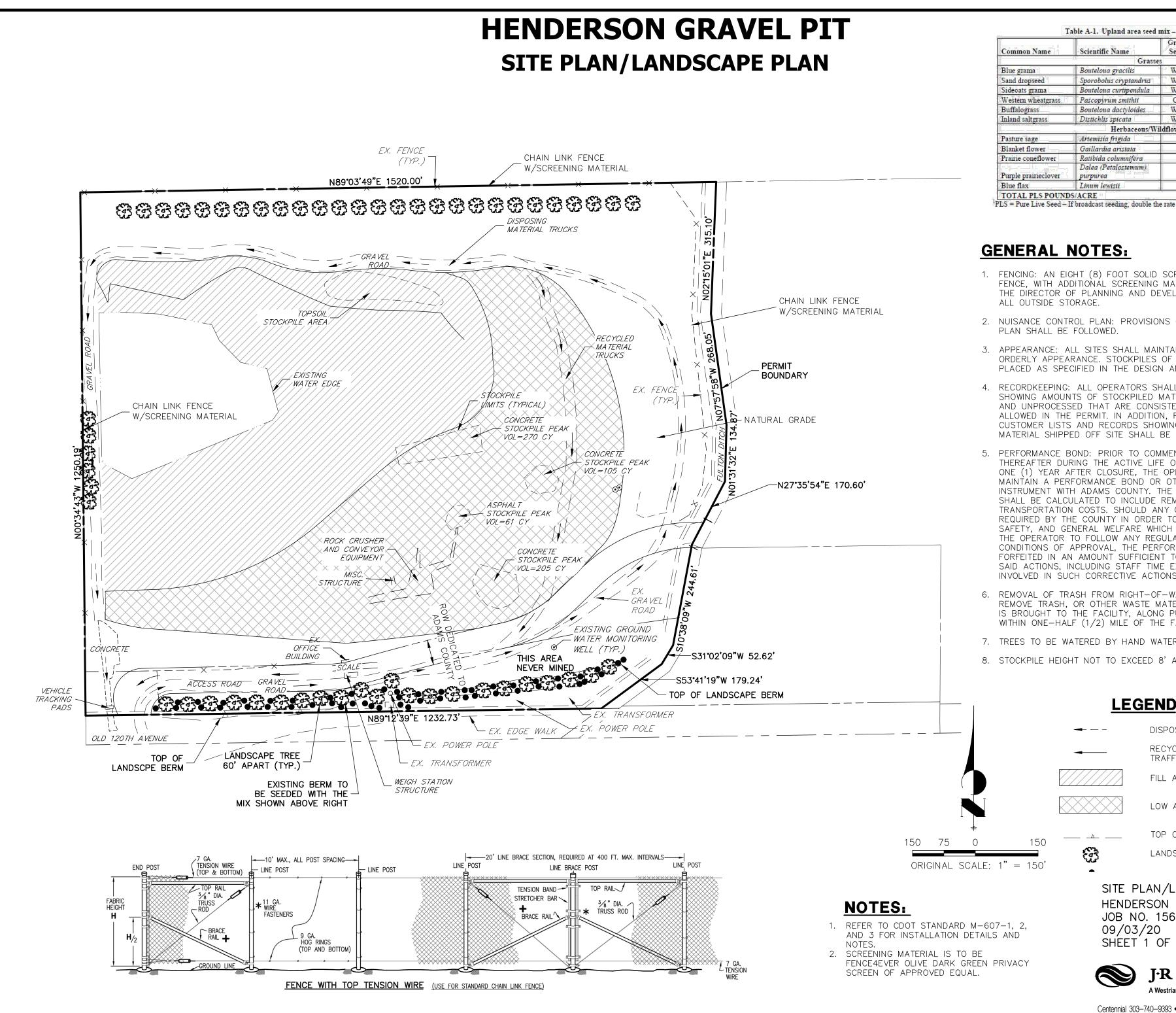
The Henderson Pit was permitted for operation by resolution of the Adams County Board of Commissioners in February, 2014. The resolution was for a Certificate of Designation (CD) to allow inert fill of construction material. The approved CD has an expiration date in February of 2021. The inert landfill will be completed along with the closure of the permit prior to the February 2021 deadline. The Henderson Pit property will be transitioning into the rezoning process following the closure of the Inert Landfill. This application is being submitted to renew the Conditional Use Permit (CUP) to allow recycling operations to continue following the closure of the inert landfill. The CUP for recycling is intended to be utilized during the rezoning process to keep the facility running until alternative development can begin. The site is currently operated and monitored as a recycling facility and is subject to Adams County and State of Colorado performance standards. The property is located west of US 85, north of 120th Avenue.

The renewal of the CUP for the recycling operation and wholesale operation of recycled materials will be subject to all applicable county and state performance standards. The Applicant commits to meeting or exceeding these standards and to act in accordance with all applicable regulations. There continues to be a critical need for this type of facility in Adams County. Recycling operations began approximately eight months after the fill operations originally started. The owner has been paying taxes to the County and State for sale of the recycled material for six years.

Due to the increase in construction activity over the last 10 years the need for construction material including recycled material has also increased. The Henderson Recycling facility receives a large volume of materials that are conducive to recyclable product. These include concrete, steel, asphalt and top soil. There are many benefits of recycling these materials including reducing the demand for raw materials, environmental benefits, additional jobs and tax creation. Recyclable materials delivered to the site are sorted, crushed and placed in new stock piles for sale.

The Henderson Recycling Facility is a necessary and beneficial need for the construction industry and the CUP to allow recycling operations will continue to benefit the construction operators as well as the environment. The site will continue to operate in a safe and efficient manner and will be considerate to its surroundings and neighbors.

The Henderson Recycling project will continue to comply with all applicable laws and regulations relating to air pollution, water pollution, and noise while striving to maintain a clean and safe environment for both the site and the surrounding area.



Common Name	Scientific Name	Growth Season	Growth Form	% Mix	Lb/ac (PLS ¹)
6	Grasse	*5	1 3	R	
Blue grama	Bouteloua gracilis	Warm	Sod	25	1.8
Sand dropseed	Sporobolus cryptandrus	Warm	Bunch	20	0.2
Sideoats grama	Bouteloua curtipendula	Warm	Sod	20	6.3
Western wheatgrass	Pascopyrum smithii	Cool	Sod	15	8.2
Buffalograss	Bouteloua dactyloides	Warm	Sod	10	10.7
Inland saltgrass	Distichlis spicata	Warm	Sod	5	0.6
	Herbaceous/W	ildflowers	li totolit v L		
Pasture sage	Artemisía frigida	# 9'5 +61# a 9We1 0.0			0.01
Blanket flower	Gaillardia aristata			1	0.5
Prairie coneflower	Ratibida columnifera				0.1
Purple prairieclover	Dalea (Petalostemum) purpurea	v			0.3
Blue flax	Linum lewisii		ii		0.4
TOTAL PLS POUNDS/ACRE			100	29,11	

- 1. FENCING: AN EIGHT (8) FOOT SOLID SCREEN FENCE OR SECURITY FENCE, WITH ADDITIONAL SCREENING MATERIAL, AS APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, SHALL ENCLOSE
- 2. NUISANCE CONTROL PLAN: PROVISIONS OF THE NUISANCE CONTROL
- 3. APPEARANCE: ALL SITES SHALL MAINTAIN A CLEAN, NEAT, AND ORDERLY APPEARANCE. STOCKPILES OF MATERIALS MAY ONLY BE PLACED AS SPECIFIED IN THE DESIGN AND OPERATION PLAN.
- 4. RECORDKEEPING: ALL OPERATORS SHALL MAINTAIN RECORDS SHOWING AMOUNTS OF STOCKPILED MATERIALS BOTH PROCESSED AND UNPROCESSED THAT ARE CONSISTENT WITH THE AMOUNTS ALLOWED IN THE PERMIT. IN ADDITION, RECORDS CONTAINING CUSTOMER LISTS AND RECORDS SHOWING AMOUNTS OF RECYCLED MATERIAL SHIPPED OFF SITE SHALL BE MAINTAINED.
- 5. PERFORMANCE BOND: PRIOR TO COMMENCING OPERATIONS, AND THEREAFTER DURING THE ACTIVE LIFE OF THE FACILITY, AND FOR ONE (1) YEAR AFTER CLOSURE, THE OPERATOR SHALL POST AND MAINTAIN A PERFORMANCE BOND OR OTHER APPROVED FINANCIAL INSTRUMENT WITH ADAMS COUNTY. THE AMOUNT OF THE BOND SHALL BE CALCULATED TO INCLUDE REMOVAL, TIPPING FEES, AND TRANSPORTATION COSTS. SHOULD ANY CORRECTIVE ACTIONS BE REQUIRED BY THE COUNTY IN ORDER TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE WHICH RESULT FROM FAILURE OF THE OPERATOR TO FOLLOW ANY REGULATIONS, STANDARDS, OR CONDITIONS OF APPROVAL, THE PERFORMANCE BOND SHALL BE FORFEITED IN AN AMOUNT SUFFICIENT TO DEFRAY THE EXPENSE OF SAID ACTIONS, INCLUDING STAFF TIME EXPENDED BY ADAMS COUNTY INVOLVED IN SUCH CORRECTIVE ACTIONS.
- 6. REMOVAL OF TRASH FROM RIGHT-OF-WAY: OPERATORS SHALL REMOVE TRASH, OR OTHER WASTE MATERIAL, OF THE TYPE WHICH IS BROUGHT TO THE FACILITY, ALONG PUBLIC RIGHTS-OF-WAY WITHIN ONE-HALF (1/2) MILE OF THE FACILITY.
- 7. TREES TO BE WATERED BY HAND WATERING WITH A WATER TRUCK.
- 8. STOCKPILE HEIGHT NOT TO EXCEED 8' ABOVE NATURAL GRADE

LEGEND

- DISPOSAL TRUCK TRAFFIC RECYCLED MATERIAL TRUCK TRAFFIC FILL AREA LOW AREA FOR STOCKPILE TOP OF SLOPE LANDSCAPE TREE SITE PLAN/LANDSCAPE PLAN HENDERSON GRAVEL PIT
- JOB NO. 15694.00 09/03/20 SHEET 1 OF 1

J·**R** ENGINEERING A Westrian Company

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