



Development Team Review Comments

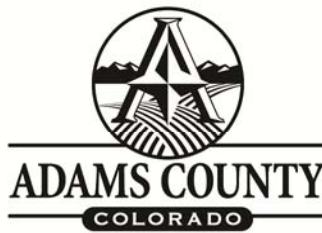
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 10/23/2020

Project Number: RCU2020-00027

Project Name: Henderson Pit Recycling

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/16/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: Request is for a Conditional Use Permit (CUP) for a Recycling facility and wholesale of recycled material in the A-3 zoned district.

PLN02: Per Section 11-02-428, recycling facilities are when operators and owners claim exclusion from the Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Community and Economic Development Department, which has been received.

PLN03: Per Section 3-07-01 a recycling facility is a use only allowed as a CUP in the A-3 zone.

PLN04: Recycling Uses shall comply with Section 4-10-02-05-07. Demonstrate compliance with each listed item.

a.) Fencing - shown on site plan.

b.) Traffic control plan and a nuisance control plan. This needs to be provided again with the new application.

c) Recordkeeping is a requirement. Can you provide documentation on this?

PLN05: Per Section 2-02-08, the Board of County Commissioners (BOCC) is the final decision authority to review and approve/deny CUPs. Also, Per Section 2-02-08-05 CUPs are reviewed by the Planning Commission (PC) and BoCC.

PLN06: The property is located in the A-3 zoning district. Per Section 3-10-01 the purpose of the Agricultural-3 District is to provide land primarily in holdings of at least 35 acres for dryland or irrigated farming, pasturage, or other related food production uses. The use is not consistent with the existing zoning.

PLN07: The property is located within the Estate Residential future land use. Estate Residential areas are designated for single family housing at a lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. The use is not consistent with this designation.

PLN08: Please provide a complete explanation of the following items:

a. what is happening with the fill? Can you provide more specifics on a current status?

b. what duration do you expect recycling operations should continue?

c. what is the expected timeline on the rezoning?

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 10/22/2020

Email:

Resubmittal Required

ENV6. The asphalt crusher location is not shown on the site plan. Given this is a listed piece of equipment in the Operations Plan, staff requests the location of such be demonstrated on the site plan.

ENV7. The applicant shall provide a copy of the renewed APCD Regulation 3 APEN as submitted to CDPHE for the crushing/recycling operations.

ENV8. Quarterly air monitoring reports shall also include meteorological data for the duration of sampling, as well as an analysis of meteorological conditions on the day of air monitoring in comparison with average conditions.

ENV9. An anemometer, or other type of wind gauge, shall be permanently installed at the location through the duration of the facility's operating life, and shown on the facility Site Plan. When wind gusts exceed 35 mph or sustained winds exceed 20 mph, all crushing operations shall cease. Records of high wind shut downs shall be maintained including date, time and duration.

ENV10. The applicant indicates that 120th Ave will be swept twice a day between the hours of 1-3pm and 6-8pm. Given the allowed business hours of 6am - 6pm, the applicant shall alter those times to better reflect tracking impacts to 120th Ave from operational truck traffic.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 10/22/2020

Email:

Comment

ENV1. What is the requested duration for continuance of the recycling operations?

ENV2. What is the estimated air space remaining within the inert landfill and what volume of material is needed to be placed in order to meet the February 2021 Certificate of Designation expiration data?

ENV3. The Operations Plan needs to be updated to reflect the Conditions of Approval for RCU2019-00003, specifically the restricted hours for crushing operations.

ENV4. During times when the facility is open after 6:00pm to accommodate highway construction projects, as proposed in the existing operations plan, no concrete/rock crushing or other material processing shall occur. The applicant shall specify this requirement within the Operations Plan.

ENV5. Staff requests clarification on the statement "Materials to be recycled will be stockpiled in the bottom of the pile as well as the processed recycled material..." within the Facility Layout section of the Operations Plan.

Commenting Division: ROW Review

Name of Reviewer: Matthew Emmens

Date: 10/15/2020

Email: memmens@adcogov.org

Complete

ROW1: Sufficient Right-of-way to access this parcel and neighboring parcels was dedicated to the County in the deed recorded under Reception No. 2011000030387. Therefore, no additional right-of-way is needed for this parcel.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 10/15/2020

Email: memmens@adcogov.org

Resubmittal Required

ENG1: The applicant has submitted a traffic impact letter that states that the closing the fill operations will decrease traffic generation from this site. However, County staff are concerned with the turning movements the trucks are making. Safety at the intersection of 120th Ave and the site entrances must be maintained. The applicant is required to submit a revised traffic impact letter that includes a signal warrant analysis.

ENG2: Flood Insurance Rate Map – FIRM Panel # (08001C0336H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG3: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG4: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-400000.

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 10/13/2020

Email: jblair@adcogov.org

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 09/29/2020

Email: gjbarnes@adcogov.org

External Agencies Selected



Brighton Fire Rescue District

500 S. 4th Ave, 3rd Floor • Brighton, Colorado 80601

Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: www.brightonfire.org.

PLANNING AND DEVELOPMENT REQUIREMENTS

Thank you for the opportunity to provide input regarding the planning processes of your proposed new development. The information contained below should be examined and utilized when designing your fire department access roads, firefighting water supplies; including fire hydrant locations, distribution and fire flow. We've also given additional guidance and fire safety information regarding addressing, and fire safety considerations.

*Code references are found in the 2012 International Fire Code, unless otherwise specified.

Applicant Information

Name:	Title:
Phone:	Email:

Project Information

Name:	Address:
Description/Scope:	

FIRE DEPARTMENT ACCESS

When is fire apparatus access roads or a water supply for fire protection required to be installed?
Prior to and during time of construction. Except if approved alternative methods of protection are provided.

- 503.1 Access within 150 feet of any portion of building.**
- 503.2/D103.1 Dimensions for fire access roads:**
1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
 2. Where a fire hydrant is located on a fire apparatus access road, the minimum unobstructed road width shall be 26 feet and a vertical clearance of not less than 13 feet 6 inches.
- 503.2/D102 Surface requirements for access roads:**
1. Fire apparatus access roads shall support an imposed load of a Minimum of 75,000 pounds.
 2. Road surface to be all-weather, asphalt, concrete or other approved driving surface.
- Turning radius:**
Determined by FCO. Minimum not less than design limitations of the Fire Department's apparatus.
- Brighton Fire Rescue District Tower 51 specifications are attached to this document.**
- 503.2/D103.2 Fire apparatus access road grades (approved by FCO):**
1. Fire apparatus access roads shall not exceed 10% in grade.
 2. Exception: grades steeper than 10% as approved by the fire chief.

D103.5

Fire apparatus access road gates:

1. The minimum gate width shall be 20 feet
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access.

505.1/505.2

Premises identification:

1. New and existing buildings shall have a proved address numbers that are legible and visible from the street or road fronting the property.
2. Address numbers shall be a minimum size of 4 inches high and stroke width of 0.5 inches.
3. Streets and roads shall be identified with approved signs.

506

Key box requirements:

1. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or fire fighting purposes.
2. An approved lock shall be installed on gates or similar barriers when required by the FCO.

503.1.2/503.1.3

FCO is authorized to require an additional access road based on:

1. Potential for impairment of a single road by vehicle congestion, condition of terrain, climate conditions or other factors that could limit access.
2. During construction, alteration or demolition.
3. High-piled combustible storage.

D107

One or two-family residential developments:

1. Developments where the number of dwelling units exceeds 30, shall be provided with two separate and approved fire apparatus access roads.
2. **Exception:** Where there are more than 30 dwelling units on a single apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required.
3. The number of dwelling units on a single apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D106.1/106.6.2

Multiple-family residential (apartments etc.):

1. More than 100 dwellings units will require a minimum of two separate and approved access roads.
Exception: one road when up to 200 dwelling units have approved automatic fire sprinkler system in all buildings.
2. More than 200 dwellings shall be provided with two separate and approved access roads regardless of whether they are equipped with an automatic fire sprinkler system.

503.1.1

Exceptions can be modified by FCO (fire code official) where any of the following applies:

1. Automatic sprinkler systems.
2. Not more than two group R-3 one and two-family dwellings or U's – utility and misc. accessory buildings or structures.
3. Buildings location on property, topography, waterways, nonnegotiable grades, etc.

D104.1-104.3

Fire access for commercial and industrial developments:

1. Buildings exceeding three stories or 30 feet high shall have at least two means of fire apparatus access for each structure.
2. Gross building area exceeding 62,000 square feet shall be provided with at least two separate and approved access roads.
Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

3. Remoteness- Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

D105.1/105.3

Aerial fire apparatus access roads:

1. Aerial apparatus access roads are required when the vertical distance between the grade plane and the highest roof surface exceeds 30 feet.
2. Width for aerial apparatus access roads shall have a minimum unobstructed width of 26 feet.
3. Proximity to building- at least of the required access routes meeting those condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

503.2/D103

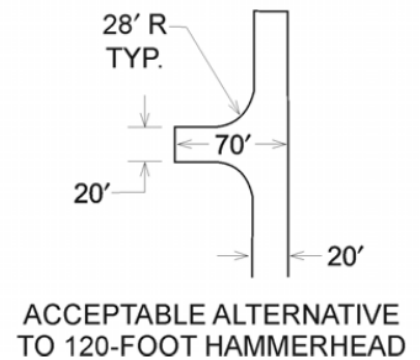
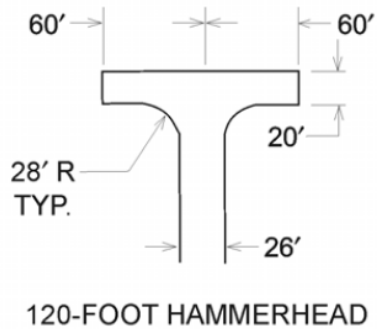
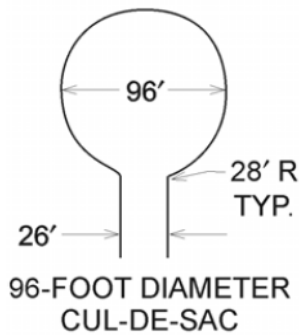
Dead-end roads in excess of 150 feet require turnarounds.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

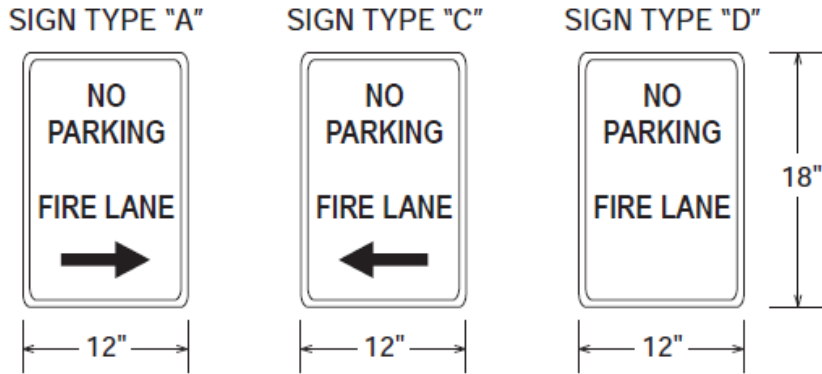
Approved turnaround options:



503.3/D103.6

Markings and signs:

1. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for the fire apparatus access roads to identify such roads or prohibit the obstruction thereof.



**FIGURE D103.6
FIRE LANE SIGNS**

FIRE DEPARTMENT WATER SUPPLY REQUIREMENTS

When utilizing this form please insert the information needed within the blanks.

507.4

Water supply test:

1. The Fire Code Official shall be notified prior to water supply test
2. Test shall be performed prior to final approval of water supply system
3. Test must be witnessed by the Fire Code Official or approved documentation shall be provided showing proof of the test

507.4

Required water supply and fire flow:

According to Table B105.1(2) the required water supply for fire suppression shall be _____ gallons per minute at 20 psi residual pressure for _____ hours. This flow requirement is based on Type _____ construction not to exceed _____ square feet. If the buildings are to have fire sprinklers installed per NFPA 13 - which allows for a reduction in fire flow requirements, but in no case shall the resulting fire-flow be less than 1500 gallons per minute at 20 psi residual, please provide this information.

For existing sites – please provide information regarding the available fire flow. Once this information is provided, we can determine if the fire flow is adequate.

Appendix B

Required fire-flow for one-and two-family dwellings, group R-3 and R-4 buildings and townhouses:

When designing fire-flow and water supplies for the occupancies listed above refer to Table B105.1(1). Based upon the information in Table B105.1(1) the minimum fire flow required is _____ gallons per minute for a duration of _____ hours.

Appendix B

Fire-flow requirements for buildings:

No commodities, furniture, goods, merchandise, wares, materials or possessions shall be stored or used within this structure until the fire sprinkler or suppression system is completed, tested and operational, unless otherwise approved by both, the Fire Marshal and Building Official.

903.3.7/NFPA 14

Fire department connections:

If fire department connections are needed/required - these locations need to be discussed.

507.5 Appendix C

Fire hydrants:

The minimum amount of fire hydrants needed on this site shall be _____ spaced no more than _____ feet from the most remote portion of the building measured by an approved fire access route around the exterior of the facility or building. Fire hydrants shall be provided where required by the fire code official.

507.5.4-507.5.6/312

Obstruction & protection of fire hydrants:

A 3-foot clear space shall be maintained around the circumference of fire hydrants. When exposed to vehicular damage, concrete curbing, sidewalks, or 4-inch concrete filled bollards placed 3 feet from hydrants shall suitably protect fire hydrants. No parking within 10 feet of any hydrants.

FIRE SPRINKLER AND FIRE ALARM

903/NFPA 13, 13R, 13D Automatic Sprinkler Systems:

Approved automatic fire sprinkler systems shall be installed in accordance with chapter 9 in the IFC and the NFPA standard pertaining to the system.

907/NFPA 72

Fire alarm and detection systems:

If fire alarm systems are to be installed, construction documents for these systems shall be submitted for review and approval prior to system installation. These plans need to be submitted to the building department for review. Installation and maintenance of fire alarm systems shall be in accordance with Section 907 of the OFC and NFPA 72.

FIRE SAFETY DURING CONSTRUCTION

Chapter 33

Fire safety during construction:

This chapter of the fire code prescribes minimum safeguards for construction operations to provide reasonable safety to life and property from fire during such operations.

- Smoking shall be prohibited except in approved areas.
- Storage of flammable and combustible liquids shall be maintained in proper containers and labeled or have the appropriate placard.
- Fire watch is required when operations involving the use of cutting and welding shall be done.
- Electrical power and wiring shall comply with NFPA 70.

906

Portable fire extinguishers (general):

Fire extinguisher ratings and size shall be addressed during the building permit process.

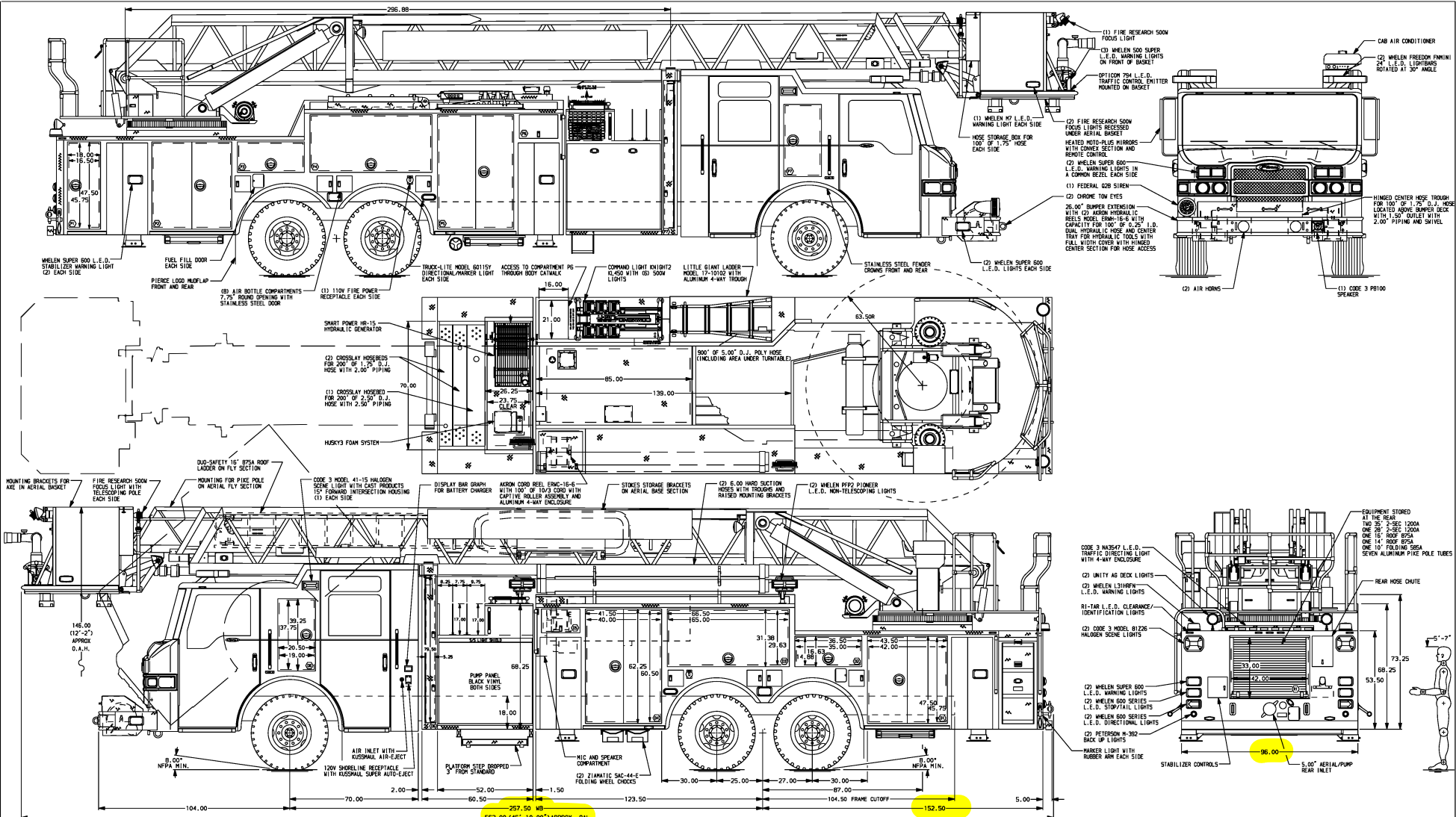
304.3.3

Dumpsters (general):

Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, or combustible roof eaves unless area is protected by an approved automatic fire sprinkler system.

Again, thank you for the opportunity to provide comment; we look forward to working with you.

If you have any questions or concerns, please reach out to the Brighton Fire Prevention Team at 303-659-4101.



ALUMINUM BODY

SIDE ROLL AND FRONTAL IMPACT PROTECTION

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION.
MINOR DETAILS NOT SHOWN.

1. MOUNTING BASE FOR ANTENNA LOCATED PER SHOP ORDER
2. WHEEL LIME SYSTEM PUMP LOCATED PER SHOP ORDER
3. BATTERY CHARGER LOCATED IN COMPARTMENT D4
4. ONE 1000 WATTED 150-000 THERM IN COMPARTMENT D1
5. TWO ADJUSTABLE SLIDE-OUT TOOL BAYS IN COMPARTMENT P5
6. ONE ADJUSTABLE SHELF IN COMPARTMENT D4 AND TWO IN D1, P1, P2
7. PERIMETER SCENE LIGHTS LOCATED PER SHOP ORDER
8. CROSSLAY BRACKETS IN COMPARTMENT D4
9. ONE 120V DUPLEX RECEPTACLE LOCATED ON TOP OF CENTER REAR FACING STORAGE COMPARTMENT AND ONE IN PASSENGER'S SIDE ENG COMPARTMENT
10. AIR OUTLET LOCATED ON DRIVER'S SIDE PUMP PANEL (TOWARD REAR OF PANEL)
11. AERIAL WHEELS (M100) 3" Ø
12. ONE 240V RECEPTACLE IN COMPARTMENT P6 ON TANK WALL TOWARD REAR CORNER WITH SWITCH UNDER FRONT BUMPER COVER
13. AERIAL WATERWAY SHUTOFF VALVE

CUSTOMER APPROVAL

APPROVED BY:	
DATE:	
CHASSIS DATA	
MODEL	100A10
REV	DATE
BY	CH
VEL	7010

PIERCE MANUFACTURING INC.	JOB NO.	23784
	SCALE	DATE
TITLE 100 AERIAL PLATFORM & BODY ASSEMBLY (PAP100A) 330 GALLON TANK, 300 GAL. WATER/30 GAL. FOAM FOR GREATER BRIGHTON FIRE PROTECTION DISTRICT BRIGHTON, COLORADO	DESIGN BY	SHU
	CHECKED BY	JBL
DWG NO.	23784AD	SHEET SIZE
		SHEET NO.

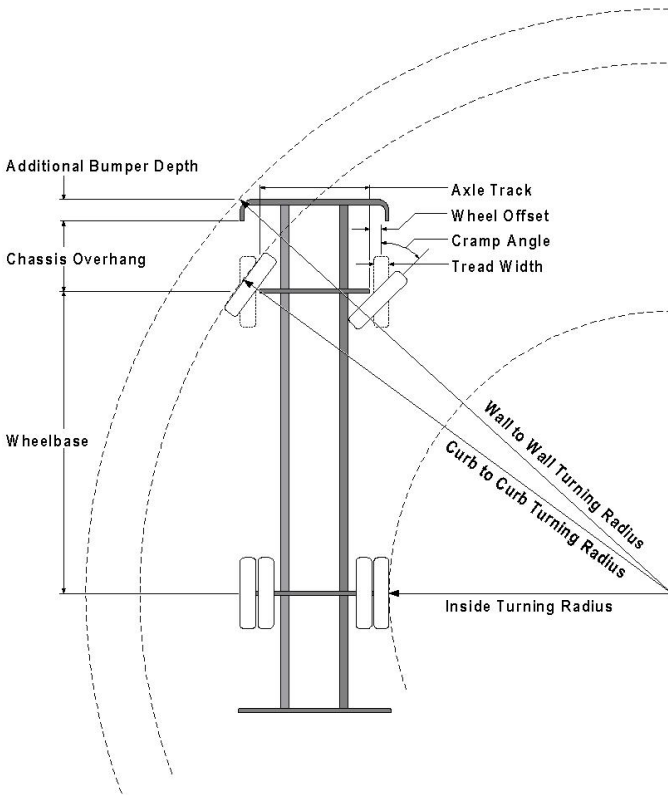


Turning Performance Analysis

01/14/2016

Bid Number: 219
Department: Brighton Fire Rescue District

Chassis: Velocity Chassis, PAP/SkyArm/Midmount (Big Block)
Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	13.5 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	26 in.
Front Overhang:	146.1 in.
Wheelbase:	257.5 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 7 in.
Curb to curb:	39 ft. 11 in.
Wall to wall:	47 ft. 6 in.

Comments:

Category	Option	Description
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0123627	Bumper, 26" Extended, Imp/Vel
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Greg Barnes

From: Jason Bradford <jbradford@brightonco.gov>
Sent: Wednesday, September 30, 2020 9:49 AM
To: Greg Barnes
Subject: Re: For Review: Henderson Pit Recycling (RCU2020-00027)

Please be cautious: This email was sent from outside Adams County

Mr. Barnes,

The City of Brighton received a copy of the proposed use for the above referenced property and appreciate the opportunity to make comments about the proposed use on behalf of the City of Brighton.

The City of Brighton is opposed to the proposed use of this property for an asphalt, concrete, and steel recycling facility. This proposed use belongs in high-intensity industrially zoned land. The property in question is not appropriate for this type of high-intensity industrial land use.

The property is currently zoned as A-3 (Agricultural) and is shown on Brighton's Comprehensive Map as being appropriate for Agricultural uses and businesses. Recycling asphalt, concrete, and steel is not an agricultural business, it is a high-intensity industrial business and incompatible with the surrounding uses and the surrounding area. This type of business should be placed in an area zoned for high-intensity industrial uses.

This property is located adjacent to the Adams County Riverdale Regional Park, residential uses, agricultural uses, commercial retail uses, and some light industrial uses. Placing this type of business that will generate vibrations, noise, air quality problems, and heavy industrial truck traffic is inappropriate in this context. In addition, this type of business is visually unappealing and is inappropriate near a major regional commercial intersection such as US-85 and 120th Avenue.

The City of Brighton opposes the proposed land use in the strongest of terms, at this location. However, should the land use be approved by the County, the business should make several improvements to the property, roadway network, and surrounding area to mitigate the negative impacts of this type of heavy industrial use in this location.

First, the City would require that a traffic report be provided to the City in order to determine the roadway network improvements that would be required to ensure the safe and efficient flow of traffic in the area, including improvements to the US-85 and 120th Avenue intersection. The City would request a traffic report to address whether a traffic signal would be warranted at the entrance to the site from 120th Avenue. Already, this access point does not operate effectively and is very dangerous. The amount and frequency of heavy industrial vehicles entering and exiting this site is problematic and very dangerous to other drivers and to traffic in the area. Adding any additional traffic to and from the site will require significant traffic network improvements and mitigation efforts.

Second, the City would require a densely planted and well-maintained landscape berm and fencing to be installed around the entire site to mitigate the incompatible and negative visual impacts of this land use on adjacent passenger vehicle traffic as well as the surrounding land uses.

Third, the City would require that a noise and vibration study and an air quality mitigation study be provided to the City of Brighton to determine the methods that will be used to mitigate the impacts of this incompatible, high-intensity industrial use on the surrounding land uses.

Thank you for providing the City of Brighton with the opportunity to provide comments on behalf of the City of Brighton. Please let me know if you have any questions or would like to discuss this matter further.

Cordially,
Jason Bradford, AICP
Planning Manager
303.655.2024

City of Brighton
500 South 4th Avenue
Brighton, CO 80601

jbradford@brightonco.gov | www.brightonco.gov

On Tue, Sep 29, 2020 at 8:34 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

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.



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

Greg Barnes

From: Likes - DNR, Jordan <jordan.likes@state.co.us>
Sent: Wednesday, October 14, 2020 7:37 AM
To: Greg Barnes
Subject: For Review: Henderson Pit Recycling (RCU2020-00027)

Please be cautious: This email was sent from outside Adams County

Dear Mr. Barnes:

Thank you for the opportunity to comment on the proposed conditional use permit to allow for recycling operations to be conducted at the Henderson Pit, which is in an Agriculture-3 zone district. The 39-acre property is bounded on the south by East 120th Avenue and East 120th Court, and on the east, north and west by various parcels of private property.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

CPW would expect to find small passerine birds and small ground dwelling mammals near the property. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

If you have any questions or concerns on this project, please feel free to contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Jordan Likes
District Wildlife Manager
Westminster - Area 5



P 303.291.7135 | F 303.291.7114
6060 Broadway, Denver, CO 80216
jordan.likes@state.co.us | cpw.state.co.us

Greg Barnes

From: Gosselin, Steve <SGosselin@northmetrofire.org>
Sent: Wednesday, September 30, 2020 9:29 AM
To: Greg Barnes
Subject: RE: For Review: Henderson Pit Recycling (RCU2020-00027)

Please be cautious: This email was sent from outside Adams County

Good morning, Greg.

The North Metro Fire Rescue District's Fire Prevention Division has no comments on this application for conditional use permit. I believe that the Henderson Pit property sits just east, and outside of, North Metro's jurisdiction.

Have a great day!

Steven Gosselin
Division Chief - Fire Prevention
North Metro Fire Rescue District
101 Spader Way
Broomfield, CO 80020
Phone: (303) 252-3540
Fax: (720) 887-8336
E-mail: sgosselin@northmetrofire.org
Website: www.northmetrofire.org



"Excellence Through Each Individual Act."



Be safe. Stay healthy. Stay happy!

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, September 29, 2020 8:35 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Henderson Pit Recycling (RCU2020-00027)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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



October 14, 2020

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Henderson Pit Recycling, ARP2020-00009
TCHD Case No. Insert TCHD Case Number 6538

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the conditional use permit application for recycling operations in the Agricultural-3 zone district located at 10925 E. 120th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Construction and Demolition Recycling Facility

Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. The Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) regulates recycling facilities. This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1. More information can be found at <https://www.colorado.gov/pacific/cdphe/recycling>.

Fugitive Dust – Permanent uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry>.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that

Henderson Pit Recycling
October 14, 2020
Page 2 of 2

the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Your Touchstone Energy® Cooperative 

October 19, 2020

Adams County Community & Economic Development Department
4430 S. Adams County Pkwy 1st Floor, Suite W200A
Brighton, CO 80601

Re: RCU2020-00027 – Henderson Pit Recycling

Dear Greg Barnes:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Henderson Pit Recycling. After review of the information, United Power has no concerns or objection to the proposed conditional use permit application to allow for recycling operations in the A-3 zone district; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

A handwritten signature in black ink that reads "Samantha Riblett".

Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 21, 2020

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Henderson Pit Recycling, Case # RCU2020-00027

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit documentation for **Henderson Pit Recycling** and has **no conflict**.

Resubmittals are not necessary for this plan review.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Adams County
Community & Economic Development Department
Development Services Division
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO. 80601-8218

Case Name: Henderson Pit Recycling
Case Number: ARP2020-00009

Every person is entitled to live and work in a clean and safe environment. I feel Adams County has now taken away my right by allowing the continuation of filling and recycling operations at the Henderson Pit whose address is 10925 E. 120th Ave.

I moved to 10888 E. 120th Ave 20+ years ago after having the upper half of my left lung surgically removed and wanting to exit the city's pollutions.

The arrival of the Henderson Pit 5-6 years ago has made life a nightmare and brought a very unneighborly faction.

- Little or no fencing has created a poor visual impact.
- Traffic impact of congestion, delays, accidents, dust, and safety concerns.
- Nuisance impact of excessive noise, vibration, parking in front of driveways on 120th.
- No wind barriers erected.
- No reduction of speed limits.
- No reduction of work during high winds or inclement weather.
- Stockpiles exceed the height of their berms.
- Stockpiles are not maintained or watered down
- Sweeper is used primarily when meetings are scheduled and even then with very little water.

They agreed at the last meeting to close on Saturdays and Sundays, however I have videos and pictures of work on Saturdays that may be called "maintenance" or whatever but it's the same dust, dirt and "in your face attitude." This causes an inability to enjoy our home and property.

I've read their Operation Plan and all I can say is it's the biggest crock of you know what I've ever seen. They take no steps to mitigate the potential adverse impacts on the environment or human health.

The amount of time each truck is on their property wouldn't allow them to cover any of their so called "checklists".

The impact to water and vegetation from sediment and fines.

- Gutters are full of dirt and drains are left wide open.

- No inlet protection or wattles around drains.

Air quality is impacted by their equipment emissions, the hauling equipment emissions, as well as the dust.

Chemical Contaminants (which are probably the worst and most dangerous of them all) when you crush concrete, asphalt, and steel.

- Salts
- Heavy Metals
- Polycyclic Aromatic Hydrocarbons
- Lead
- Asbestos
- Other chemicals

All are issues when recycling off site and commercially sources concrete, and most are

1. Toxic to Humans
2. Harmful to our ecosphere.
3. Interstitial Lung Disease is a Death Sentence.

Years ago the Adams County Planning Commission voted to deny the continuation of the Henderson Pit and one commissioner bullied the others into letting it pass. Maybe it's time to stand by the initial decision you once made.

Some locals won't say anything because they have financial gains from the pit. Well believe me it is a financial and physical hardship for me. In addition I've had to hire extra labor and work countless hours to clean my property, leaving no time to enjoy it. I'm not sure how much longer I can do this.

I can be reached for further questions and appreciate your time.

Sincerely,

Barbara Barron

Barbara Barron
10888 E 120th Ave
Henderson, CO 80640
303-981-6341



SAT. WORK directly in front
of 10888 E. 120th Ave. almost
as if to intentionally irritate
us.

* We cancelled our invited guests
and had to go out instead, too
dusty to use our patio.

* Complete video available
to view, & additional dated
photos showing SAT. activity,
also available.

Supposed to be closed SAT.

Sat. July 11, 2020

? Open or doing maintenance
but same noise, vibration,
dust & irritation.





This is what we live with on a non-windy day.

Please note road markings even become obscured to the moving traffic.



Greg Barnes

From: Ronnie Fisher <ronnief@dec-us.com>
Sent: Tuesday, October 20, 2020 9:26 AM
To: Greg Barnes
Subject: Recycling pit

Please be cautious: This email was sent from outside Adams County

To: Adams County Planning commission;

My name is Ronnie Fischer 3rd generation that has lived at the address of 10990 E 12th Ave. since 1923. My 2nd great grandfather owned most of the area in question, I take care of my parents at the house my father was born in. The pit across the street has taken a toll on their health and wellbeing, my mother's asthma has gotten worse every year that the recycling pit has been in service. My father is concerned about the dust it creates on everything, he sees it on plants and garden and he has started to give up. I myself have seen my parents get lung illnesses a lot easier now with the air pollution. They can't live any of their golden years outside in their yard or gardens all over revenue that Adams County gets for this terrible recycling pit. My parents feel it is inhumane to do this to people that have lived her for over 75 years and it means nothing to the people making money off this plant and lives somewhere else, where their families don't have to breathe in this terrible dust and pollution. For the sake of all the people in the area please move this recycle pit to another location, you would not want your families breathing in this pollution 24 hrs. a day. We live right across the street; how can we not be affected? They have broken laws and all they get is fines all in the name of money and greed.

Any Questions please call 720-347-8660

Get [Outlook for iOS](#)

Adams Co.

Concerning the Henderson P.T.

I live at 11,000 E. 120th Ave since 2005.
Enough is enough. IF it's not the dust, its the
TRUCK TRAFFIC & NOISE. Your sweeper does NOT
even use any water when it sweeps, which
creates more dust. I am 65 years old & have
a right to breathe fresh air, NOT DUST.
Its 6 days a week with this pit! Dust
everywhere where the wind blows. This
is very old, close the pit. There is so
much dust & debris that you have eroded
the lines on the road. I don't even open
the windows until Sunday, if the wind isn't
blowing, there its peaceful around here. NO
DAMN NOISE FROM TRUCKS. Close the pit.

Elle. R. Gynaker R

P.S. I do receive your notices, but since
I work full time for my living, I can't always
attend your meetings concerning the pit.
Would you have this pit next to your
house, I think NO.

Adams City

To Whom it may Concerned

The dust bowl across the Road from me
is detrimental to people's Health. There's
Always dust in the air it gets in EVERYTHING!
u can't open your house Windows to get
any fresh Air on a calm day there's dust
ALlover; God Help us when the wind picks up
u don't EVEN want to get in your car
to go some where BECAUSE too much dust
Blowing around outside u CAN SEE dust
in the sun lite when it shines in your window
it's not healthy for man, women, or pets!

your truly

Bill Wolfe ————— 11000 E. 120th Ave.

Adams County
Community & Economic Development Department
Development Services Division
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO. 80601-8218

Case Name: Henderson Pit Recycling
Case Number: ARP2020-00009

The following is in response to the Request for Comments regarding a conditional use permit application to allow for recycling operations in the Agricultural-3-Zone District.

I live at 10888 E 120th Ave, Henderson, CO. 80640. This property is across the street from the pit. We have lived in constant dust, dirt, debris, poor air quality, and noise from this operation for 5 + years. While there has been some mitigation efforts in the form of street sweeping it is a far cry from improving the loads of dust, from the pit that blows into our yard, on our vehicles, outdoor patio furniture, and decks that are hundreds of feet from 120th itself. As traffic continues on the street it continues to churn up the remnants of particles and continues the viscous cycle. In addition the truck traffic is constant.

This pit was originally going to be dug, then filled in, however the recycling operation began, without an authorized permit then has been extended, all with the promise that it would end February of 2021.

I knew 3 to 4 years ago that recycling was their alternative plan. It is outrageous that the County Commissioners Office and its staff could not figure this out, even after the Planning Commission recommended it not pass. If you pass this conditional use permit and allow the continued recycling operation we will have to live in constant chaos, dust, dirt, poor air quality, noise and large rock debris and concrete chunks directly in front of our property. This will continue to pose health threats to myself and my loved ones, not to mention the numerous businesses, and families that are adjacent to our property. Of great concern are the long term effects from the particulates in the air, and the Air Quality Index measures itself and how these substances will affect people's long term health. There are numerous families with little children in the Trailer Park just west of this operation. They cannot ride bikes or be out in this for any length of time. Even the approach into our yard from 120th and white fencing is being destroyed.

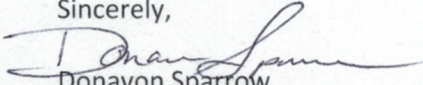
In addition there is guaranteed concern for the water quality of our private spring fed lake and its numerous inhabitants including fish, turtles, hawks, beavers, owls, bald eagles, and numerous other birds. The Environmental Protection Agency can substantiate that there are higher levels of hydrogen sulfide gases that give off the pungent smells and are known to cause severe respiratory symptoms. In addition vapors seep into the surrounding earth. Many studies have shown that recycling concrete aggregate has the potential to produce contaminants that can leach into water tables and may include polycyclic hydrocarbons and lead.

Attached are some pictures of large concrete chunks on 120th Ave related to the pit. At the time I took these pictures five cars had already collided with these concrete chunks and rendered their vehicles non

drivable. By keeping this operation in business you are endangering lives and not looking out for the best interest of your residents. A planned overpass is proposed by CDOT at 120th & Highway 85. It's planning and funding will add traffic from both 124th Ave & 112th Ave on to 120th Ave and ultimately more of the same nonsense. Let's use our heads – the pit needs to be shut down as originally permitted and promised. The tax revenue Adam's County receives is not worth loss of life.

Thank you for your time & consideration.

Sincerely,



Donavon Sparrow













Greg Barnes

From: lonsteram <lonsteram@comcast.net>
Sent: Tuesday, October 13, 2020 10:17 AM
To: Greg Barnes
Subject: Henderson Pit Recycling permit extension

Please be cautious: This email was sent from outside Adams County

Dear Mr. Barnes,

Thank you for reaching out to the residential community in regards to the Henderson Pit Recycling permit extension. I am delighted to see that our voices matter in situations such as these, as they should.

I have been a resident of Henderson for 21 years. I live in the Stillwater community at 120th & Hwy 85. I write this letter on behalf of my family and other neighbors in my community who have lived near the Recycling Pit for the last 6 years. We strongly advocate for the discontinuance of said permit which allows the pit to run in our community. According to the letters we received, this permit expires February of 2021. It is my deepest desire that the county allows this permit to expire as scheduled, and remove the company to another location further away from residential homes. This Recycling pit has caused damage to our way of life for the past 6 years. Our roads, in and out of the pit, are constantly filthy, mud packed and typically cover the lines on the road. I have seen street sweepers try to maintain this, but to no avail as they cannot keep up with it, especially during the winter months. Hwy 85 is loaded with semi trailers going in and out of the pit all day long. It is a complete nuisance when trying to leave the neighborhood. It adds to the traffic congestion, delays people at the traffic signal due to their semi's running red lights, and also adds serious amounts of exhaust pollution to an area already inundated with pollution from Commerce City's refineries. I would also like to point out their attempt to build a berm with trees has also failed miserably. Over half the trees are dead and the area is an eye sore which I believe has also decreased our land values and made our community less desirable to potential buyers.

I believe the pit should have never been allowed to open so close to residential in the first place. There are other locations more suitable for this type of business, either further north, or further east, in a less residentially populated area. Please consider this from the point of view of the many residents in the area who are living with this on a daily basis. Our neighborhood feels like we're living in a dirty construction zone with an unnecessary amount of 18 wheelers clogging the roadways. It has decreased our quality of life for the past 6 years. It is my full vote for this pit to EXPIRE in 2021 as planned, and be closed down.

Thank you for allowing our voices to be heard. If you have any questions, or if there's anything else I can do to further my stance on this topic, please let me know. Again, thank you Mr. Barnes for your time, it is truly appreciated.

Concerned Residents,

Lonnie L. Stephens
Amber L. Stephens

Sent from my Verizon, Samsung Galaxy smartphone

Greg Barnes

From: Steve Zigan <zigansteve@gmail.com>
Sent: Monday, October 5, 2020 8:39 PM
To: Greg Barnes
Subject: Case #ARP2020-00009

Please be cautious: This email was sent from outside Adams County

Sir, in reference to Case #ARP2020-00009 Application to extend the conditional use permit, I would just like to provide comments for record.

I am a resident to the north of the Henderson Pit operation. My address is 10900 E 126th Ave.

I would like to say that The operators of this site have been generous and courteous neighbors throughout the years they have been operating.

It would be my recommendation to the BOCC that this application be approved.

Thank you for the opportunity to comment.

Steven Zigan
720 244-8251
Sent from my iPhone