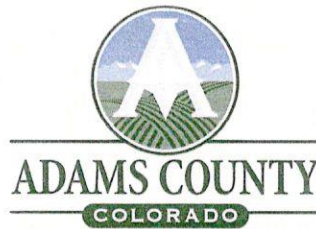


Abel Montoya
DIRECTOR



Planning & Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
PHONE 720.523.6800
FAX 720.523.6998
www.adcogov.org

June 21, 2013

Alan Scheere
Waste Management
Conservation Services, Inc.
41800 East 88th Avenue
Bennett, CO 80102

**RE: PRE2013-00019, 41800 E. 88th Avenue, Request to Add Processing Equipment at Existing Industrial Landfill
PD# 4713469**

Mr. Scheere:

I am writing to follow up on our meeting of May 21, 2013, and provide written comments pursuant to the Adams County Development Standards and Subdivision Regulations. This is not intended to be an all inclusive list since additional issues may arise during the referral period for your application. However, completion of these items is required to ensure your application is determined complete. Please review the enclosed land use applications for the exact submittal requirements. During our meeting we discussed a variety of issues outlined below and marked with an "X":

- <X> Attending staff
 - Jay Garcia, Planner
 - Chris LaRue, Senior Planner
 - Ian Cortez, Public Works Right of Way
 - Matt Emmens, Public Works Engineering
 - Craig Tessmer, Environmental Analyst

- <X> Addresses or specific site locations:
 - 41800 E. 88th Avenue (Approximately 383 Acres)
 - Parcel numbers: 0172700000157, 0172700000158, and 0172725200001

- <X> Existing Zoning
 - A-1, Agriculture

- <X> Existing Comprehensive Plan
 - Agriculture

- <X> Applicant/Owner's Preliminary Proposal(s)
 - Request to add processing equipment at their industrial landfill. "Dolphin Unit" is proposed to be added to allow Conservation Services to essentially treat exploration and

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

production wastes into three phases: water, oil, and solids. Process will create marketable water for re-use and oil as a saleable commodity. No increase in traffic or change in waste streams is proposed.

<X> Application(s) to be submitted / required

- Option 1: Certificate of Designation (CD)
 - Renewal of Certificate of Designation Original Case #86-88-CD
 - Amended CD Case #93-52-CD / Amended CD Case #EXG2001-00009
 - CD Permit expires August 14, 2014
- Option 2:
 - Major Amendment to an existing Certificate of Designation (CD) to change operations and process of the waste stream

<X> Relevant Planning Issues

- <X> Water: Proof of adequate water required.
- <X> Sanitation: Proof of adequate sanitation required.
- ◇ Soils:
- ◇ Public Land Fees:
- <X> Traffic Impact Fees: Due at the time of building permit for any new traffic generating construction. This fee is assessed at the time of building permit.
- <X> Setbacks: Must be consistent with the A-1 Zone District.
- <X> Height: Must be consistent with the A-1 Zone District.
- <X> Bulk: Must be consistent with the A-1 Zone District.
- <X> Animals: Governed by the Animal Keeping regulations
- <X> Landscaping: Must be consistent with the landscaping regulations. Please review section 4-16 and demonstrate how you will meet code.
- <X> Parking: Must be consistent with the Parking regulations. Please review section 4-12. Keep in mind, depending upon the design of your parking lot there are minimum standards for stall size, landscaping, lighting, etc. You shall be responsible for demonstrating how you would meet the parking requirements.
- ◇ Schools:
- ◇ Open Space/Parks
- ◇ Airport Overlay:
- ◇ Municipal Growth Area:
- ◇ Other:

<X> Relevant Engineering Issues (Contact Public Works at 720.523.6875)

- <X> Drainage: Contact Engineering for any concerns related to the site drainage. This proposal could require an amendment to the Stormwater Management Plan.
- <X> Traffic: A traffic study may be required especially if trips will be added due to the additional hauling of material that has been separated out through the newly proposed process. Contact Public Works to determine the type of study necessary.
- <X> Roads/Transportation/Right-of-Way: Assuming there will not be any changes to the existing access, Public Works Right-of-Way has no comments at this time.
- ◇ Easements:
- ◇ Utilities:

- ◇ Floodplain:
- ◇ Other:
- ◇ Other issues

The following is a short summary of the meeting and the staff recommendation:

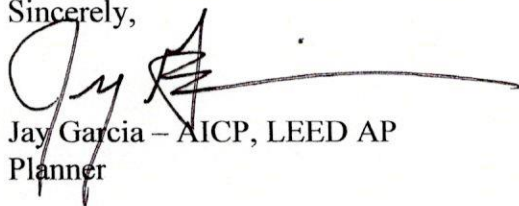
During our meeting you stated you wished to add a Dolphin unit to the existing landfill located at 41800 E. 88th Avenue. You requested that this request be processed administratively. The currently approved Certificate of Designation (CD) for a non-hazardous liquid waste solidification facility which allows for treatment to occur as part of the operations. The proposed Dolphin unit will be a change in the process and will require a Major Amendment to the approved CD, subject to final approval by the Board of County Commissioners.

Based on the fact that the current CD expires on August 14, 2014, staff recommends that you address this change in process with the renewed CD application. Based on the timing of your current request and the upcoming expiration date of your CD, staff recommends that you incorporate this change into your renewal application for a more efficient process which will only require one application. Alternatively, you could elect to pursue a Major Amendment to the existing Certificate of Designation. This Major Amendment Application would allow you to request a change in process to allow the Dolphin Unit operation at the CSI Landfill.

As previously stated in a letter from Adams County Planning and Development Department dated July 9, 2012, the process for a Certificate of Designation involves a two-step public hearing process, which is heard by the Planning Commission and the Board of County Commissioner's. Upon completion of each hearing by the Planning Commission, the application for a certificate of designation and the recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the certificate of designation based on its consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the certificate of designation's compliance with the criteria for approval.

This letter is only a reaction to the meeting and discussion we had on June 4, 2013. The initial staff review is only valid for six (6) months and is subject to change with new regulations and/or policies adopted by the County. If you have questions, or if we can be of further assistance, please do not hesitate to contact me in our office at (720) 523-6820.

Sincerely,



Jay Garcia – AICP, LEED AP
Planner

cc:

correspondence file
PD # 4713469