

Community & Economic
Development Department
www.adcogov.org



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Development Review Team Comments

Date: 5/5/2022

Project Number: EXG2022-00002

Project Name: Stagecoach Inert Fill Certificate of Designation

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 04/19/2022

Email:

Complete

ENV6. Inert landfill Operation Standards (required in addition to General Standards):

a. Materials Acceptance Plan: Operators shall develop and implement a Materials Acceptance Plan detailing procedures for certifying incoming loads as inert, including material acceptance, load inspection, and load rejection procedures for all waste material brought to the fill site. Loads containing trash, organic material, metal material, and other waste material not meeting the definition of inert fill for landfilling shall be rejected and documentation of hauler, source, and haul date shall be kept onsite for at least one-year. A visual inspection screening shall be made where loads are offloaded and incidental amounts

of materials not meeting the definition of inert material shall be removed.

All materials removed from the waste stream shall be disposed of at an approved waste disposal facility and records kept of such disposal.

b. Fencing: An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.

c. Traffic Control Plan: Provisions of the traffic control plan shall be followed

d. Nuisance Control Plan: Provisions of the nuisance control plan detailing measures to mitigate those off-site impacts as specified in Section 4-13, General Operations, shall be followed.

e. 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.

f. Performance Bond: Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be \$2,000.00 per acre. 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.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 04/19/2022

Email:

Comment

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ENV1. Applicant should be aware that the documents required for second public hearing submittal must be provided to the Director of Community and Economic Development 230 days prior to the scheduled public hearing date. These documents include the Operations Plan and Technical Document.

ENV2. An Operations Plan meeting all applicable CDPHE regulatory requirements will need to be reviewed and accepted by staff.

ENV3. A closure plan and estimate of the closure costs must be provided for review to determine the required performance bond (see General Operating and Performance Standards below).

ENV4. Storage of inoperable equipment or vehicles, stockpiles of metal not specific to the site's operation, and trash/debris stockpiles will not be allowed on the property. All approved material stockpiles must be maintained with proper dust suppression and nuisance control measures.

ENV5. Section 4-11-02-03-02.1 General Operating and Performance Standards: The following General Operating and Performance Standards are applicable to all Solid Waste Disposal Sites and/or Processing Facilities:

a. Compliance with Colorado Solid Waste Act: Operators shall comply with the Colorado Solid Waste Act (C.R.S. 30-20-100 et. seq.), and all regulations promulgated pursuant to said Act by the Colorado Department of Public Health and Environment.

b. Compliance with State Standards and Regulations: Operators shall comply with all adopted State and Federal regulations, whether such regulations are adopted prior to, or after, approval of a Certificate of Designation under these standards and regulations.

c. Performance Bond Required: Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County.

d. Liability Insurance in the amount of one million dollars shall be maintained; evidence of such insurance must be submitted upon request.

f. User Service Charges Required: All solid waste disposal site and/or processing facility operators shall collect service charges from users for the purpose of solid waste management in the County. Such charges shall be collected pursuant to the Board of County Commissioners Resolution of August 28, 1985, as amended.

g. Uncovered Loads: All uncovered loads shall be charged double the normal disposal rate. Records of uncovered loads to include haul company, license plate, and rate collected shall be maintained for the life of the inert landfill facility.

h. Waste Along Public Rights-of-Way Control: Operators shall remove trash, or other waste material, disposed of or treated at their facility, along all public rights-of-way within one (1) mile of the facility and up to five (5) miles along the approved haul routes, or as otherwise specified.

i. Odor Control: At no time shall a waste disposal site or waste processing facility create malodorous conditions.

j. Erosion Control: At no time shall a waste disposal site or processing facility allow soil loss or erosion beyond that provided for in the erosion control measures approved in the design and operations plan.

l. Screening: All allowed accessory outside storage shall be concealed by an eight (8) foot solid screen fence or other effective screening material as approved by the Director.

m. Right-of-Way Screening: All new facilities shall provide and maintain attractive visual screening from any public right-of-way from which the facility is visible.

o. Certification of Special Structures and Equipment: Special structures not addressed in these standards and regulations, and processing equipment which has the potential to create external environmental impacts (through air emissions, groundwater impacts, etc.), shall be certified.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/19/2022

Email: glabrie@adcogov.org

Complete

Comments

ENG1: The applicant will be required to submit a grading, erosion and sediment control plan to be reviewed and approved by Development Engineering before any construction permits are issued.

ENG2: The applicant will be required to obtain a floodplain use permit.

ENG3: There is enough existing right-of-way at the Brighton Road and E. 136th Avenue for the applicant to build a westbound to southbound left-turn acceleration lane on Brighton Road departing E. 136th Avenue to mitigate the background traffic growth and improve the expected LOS F to a LOS D.

ENG4: The applicant shall also consider making some improvements to the intersection of Brighton Road, Henderson, and 124th Avenue by adding a south to eastbound left turn lane on Brighton Road, a west to northbound left turn lane on Henderson Road, and an east to southbound left turn lane on 124th Avenue.

Time Tracking Start Date

Est. Completion Date

In Possession Time (hrs)

Display E-mail Address in ACA

No

Display Comment in ACA

Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Estimated Hours

0.0

Action

Updated

Workflow Calendar

Commenting Division: Planner Review

Name of Reviewer: Layla Bajelan

Date: 04/19/2022

Email:

Complete

Section 02-02-04-05

At the first hearing concerning a certificate of designation, the Planning Commission shall conduct a preliminary fact finding and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. This hearing shall include, but not be limited to, information of the impact on the surrounding land uses, access and traffic impact, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan. At such hearing, the Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether or not the proposed land use is in accordance with the criteria. The Board of County Commissioners shall then conduct a preliminary fact finding public hearing and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. If the Board of County Commissioners finds the proposed land use is not in accordance with the criteria, it shall make a finding of fact, and such findings may be the basis of a denial at future hearings should the applicant wish to proceed with the remainder of the permitting process.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/14/2022

Email: glabrie@adcgov.org

Comment

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Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 04/05/2022

Email: gmoon@adcgov.org

Complete

There are no OPEN violations at this location at this time. NO COMMENT

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