

**From:** [Greg Barnes](#)  
**To:** [Jen Rutter](#)  
**Subject:** FW: Henderson Aggregates Pit [EXG2019-00002]  
**Date:** Thursday, June 25, 2020 3:01:58 PM

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**From:** lisa colbeck <lisa\_colbeck24@yahoo.com>  
**Sent:** Friday, June 19, 2020 1:35 PM  
**To:** Greg Barnes <GJBarnes@adcogov.org>; ehannah@adcogov.com; CommissionersMailbox <commissioners@adcogov.org>  
**Subject:** Henderson Aggregates Pit [EXG2019-00002]

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

Dear Planning Commission and Board of County Commissioners,

My name is Lisa Colbeck, I have a different relationship and perception of Albert Frei and Sons than most. My husband of 19 years, Forrest Colbeck JR, has worked for AFS for 21 years. We are also now a neighbor of the Bennett Gravel Pit.

Over the years my husband has worked in several of AFS gravel pits and in every single one AFS has made it a priority to take care of their neighbors. My husband has been part of the work done for the neighbors over the years and has relationships with them and it is no different here in Bennett. They make any and all efforts to include the people around the pits and let them know what is going on while also helping them with anything from material needed on their property, to up-righting a building that was blown over in the wind, just to name a few things. If myself or any other neighbor has a problem AFS has made themselves available day or night.

They also make sure to shop and use the local businesses for parts and services and develop relationships with the community, sponsoring events such as Bennett Days and they have reached out to the local schools to provide monetary donations for varies programs. Also, it can't be ignored how the money they put into the City and County through permits and taxes which in turn better funds the varies organizations that receive that money.

I have seen their family-owned business grow over the last 20 years through hard work and effort. Albert Frei and Sons have always been helpful and conscientious as a neighbor. Their success is not limited to the gravel pit, it includes the people around them.

As such, I respectfully request that you approve the above referenced application.

Respectfully,

Lisa Colbeck

49950 E 72nd Ave  
Bennett, CO 80102

**From:** [Greg Barnes](#)  
**To:** [Jen Rutter](#)  
**Subject:** FW: Planning Commission Meeting June 25, 2020 Adams County Henderson Aggregates (Case # EXG2019-00002 formerly RCU2019-00040)  
**Date:** Wednesday, June 24, 2020 2:35:52 PM  
**Importance:** High

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**From:** Elva Munoz <[sanfran1227@me.com](mailto:sanfran1227@me.com)>  
**Sent:** Wednesday, June 24, 2020 10:14 AM  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Cc:** Maggie M. Barringer <[MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)>  
**Subject:** Fwd: Planning Commission Meeting June 25, 2020 Adams County Henderson Aggregates (Case # EXG2019-00002 formerly RCU2019-00040)  
**Importance:** High

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

Good Morning Greg,

I'm forwarding my email "addressed" to Jen Rutter for it appears my initial email rejected. Probably an error on my part. Sorry for the confusion and possible duplication. Please consider comments in this email for the upcoming Planning Committee Meeting on June 25, 2020.

Have a wonderful day and we hope to tune in on Zoom tomorrow.

Sincerely,

Elva Munoz  
(602) 300-2868

PS (Maggie thank you so much for the followup phone call)

Begin forwarded message:

**From:** Elva Munoz <[sanfran1227@me.com](mailto:sanfran1227@me.com)>  
**Subject:** Planning Commission Meeting June 25, 2020 Adams County Henderson Aggregates (Case # EXG2019-00002 formerly RCU2019-00040)  
**Date:** June 22, 2020 at 4:19:50 PM MDT  
**To:** [jrutter@adcogov.com](mailto:jrutter@adcogov.com)

Good Afternoon Jen,

In reference to the upcoming Planning Committee Meeting on June 25, 2020, as a

resident on Provost Road, I would like for you folks to consider a couple of concerns:

As mentioned in previous notices, Air Quality and noise pollution from the enormous amount of diesel traffic they are projecting to come through the 1 mile stretch of road from Highway 79 to the entrance of AFS pit is a great concern.

Measures have been recently implemented to improve East 72 Avenue mitigating dust and road damage. Thank you. It's pretty accommodating for the amount of current traffic but I hesitate to say it will enough or should I say pushed to the limits and beyond with the proposed amount of traffic that AFS is requesting. Prior to the recent improvements on 72nd Avenue, we always had to "give the-right-of-way" to the diesel trucks or risk being crushed or severely damaged cars on the narrow road. The amount of trucks that ran through 72nd Avenue has been extreme prior to the recent road improvements. The request is for 120 "more" trucks within a 24 hour period and an increase of 6 in and 6 out during peak periods in the morning and the afternoon is outrageous. Prior to the road improvements, one would see at least 5-6 trucks lined up coming and going for several hours a day. That's approximately 48 trucks coming in and 48 trucks coming out which equals 96 trucks minimum an 8 hour period plus the additional 6 in and 6 out during peak periods that's an additional 24 trucks on top of the 96 for a total of 120 "per day" not per a 24 hour period as stated by AFS request. We're talking about a 1 mile stretch of an additional 120 diesel trucks per day of what's already being traveled plus residential traffic, U.S. Post Office traffic, delivery Amazon traffic, UPS traffic, FedEx traffic and not to mention school bus traffic twice a day when school is in session and AFS is requesting to increase this by another 120 diesel trucks per day. I believe folks may or may not have considered the total amount of traffic and safety concerns involved with this. The mere number of 120 "additional" diesel truck and 6 in and 6 out in the A.M. and P.M peak periods, seems extremely high and extremely dangerous for a 1 mile stretch of road. I also have concerns along with the resident comments on the amount of right-of-way a deceleration lane on Highway 79 and how it may cause along the frontage of their property. For residents turning onto 72nd Avenue through Highway 79, they too will have to use the right-of-way in order to go with the flow of traffic in entering 72nd Avenue.

Many agencies were contacted on their approval of this permit approval. It was also indicated that some of the agencies had not responded and it was "as favorable response". We're in a world crisis with COVID 19 and many agencies are closed, furloughed, or simply overwhelmed with duties for those who are still working whether working from home or the office. Several of us have called and left voice messages with the planning committee and have not received returned calls. I'm under the impression that Bennett Schools 29J and Bennett Parks and Recreation to name a few are under the listing of "notified but not responding, as favorable response". Favorable to whom?" In addition to all the diesel traffic which is sometimes extremely careless in their speed, the lane issue used to be an issue but the road have been widened. Prior to the paving improvements the speed of the diesels caused so much dust that it was difficult to see. One had to stop at least 500 feet prior to approaching the 72 Ave stop

sign to Highway 79 to be certain a diesel truck(s) was't making a wide turn onto us while entering off Highway 79. The paving has improved but the traffic volume is a huge safety concern. It's only 1 mile long but its a dangerous 1 mile long. Any measures to decrease the requested approval amount, would be greatly appreciated and a smart thing to do.

It's been noted that AFS has informed it's mining staff that they are directed to be aware of wildlife that may enter the mine during operating hours and what to do if they find any on active mining area that come after hours. Please note, that numerous times 4-5 residents have heard gun shots after hours in the dark coming from AFS Bennett Pits. Seriously don't believe they are "target practicing" at night for that's illegal. In several meetings both formal and informal, hunting on and especially off the property of AFS (neighboring property) no hunting is allowed and it is illegal unless permission is given by the resident. Please note the permission is "not" given. AFS has said they don't hunt but there's a general concern that there is shooting on the property and the surrounding areas especially at night.

Please also add my name to the mailing list:

Elva Munoz  
7550 Provost Road  
Bennett, CO 80102

Sincerely,

Elva Munoz  
Resident  
(602) 300-2868  
[sanfran1227@hughes.net](mailto:sanfran1227@hughes.net)

**From:** [Kelsey Magnuson](#)  
**To:** [Jen Rutter](#)  
**Subject:** CASE NAME: HENDERSON AGGREGATES PIT  
**Date:** Monday, June 22, 2020 4:08:56 PM

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

Hello Jennifer,

First of all I want to thank all of you for listening to our concerns and the work ADCO has done to improve 72nd.

I read through the application and still have concerns with approving the conditional use permit for gravel mining.

Truck volume and speed is still a concern for all of the neighbors who use 72nd Avenue. When it was previously owned by Dave Lincoln and was Bennett Sand and Gravel, all of us thought that permit allowed only 20 trucks per day. We could live with this and it wasn't that noticeable. Almost tripling the amount of land that will be mined for gravel will have a huge impact on the truck traffic, noise, air quality, wildlife, etc.

In reading through the 119 pages I did not see the results of the traffic study. Is that public knowledge? When was it done and what were the results? If this conditional use permit is approved, I think there has to be a maximum number of trucks that can come and go into the pit per day. It cannot simply be based on supply in demand.

This also brings up another point of concern, the proposed hours of operation. 6am-10pm Monday through Saturday is ridiculous in a country community where the gravel pit is surrounded by private homes. As a nurse, I work various days/weekends and I can tell you there have been trucks flying down Provost Road way before 6am. Trucks have also been parked at the entrance waiting for them to open the gates. There has to be a balance between their business and our quiet livelihood.

Another concern for us is the speed limit of 55 mph on the dirt roads. First of all that is way too fast for any vehicle and should be reduced with the increased number of trucks.

Finally with concerns with truck traffic, 72nd Ave was supposed to be the main entrance to the pit. In some sections of the permit it says Provost Road will be used? Will this be the case? If so we have never had a water truck drive by to keep the dust down.

Other things listed in the permit that I have questions about I have listed below:

Under the findings of fact #4 states:

The conditional use is compatible with the surrounding area, harmonious with the

character of the neighborhood, not detrimental to the immediate area, not detrimental to

the future development of the area, and not detrimental to the health, safety,

or welfare of

the inhabitants of the area and the County

How is this measured and are the concerns of the neighbors have a say in this?

Under public comments it is stated, "Since the initial referral period, the applicant entered

into the Roadway Maintenance Agreement with the County and made improvements on East

72<sup>nd</sup> Avenue to mitigate dust and road damage concerns. Staff has not received any further

updates from the five commenters since those measures were implemented."

I am not sure when the Road Maintenance Agree went into effect, because in the application it is not signed or dated, but I have been in contact with ADCO via emails and phone calls in January, February and April requesting updates and reporting things that were not being followed by the permit. Although Ben Frei has been very nice and things have been fixed or taken care of, it appears that all of this is done because of us complaining that they were not following the permit in the first place. And if they are trying to get the permit extended 10 years they will do everything now to be compliant, but what happens once the permit is granted? How do we know they are following the rules?

Thank you for your time,

Kelsey Magnuson

To: Adams County Community and Economic Development Department

From: Jennifer Curtis

49850 E 72<sup>nd</sup> Ave  
Bennett, CO 80102  
(720) 936-2348

Date: June 22, 2020

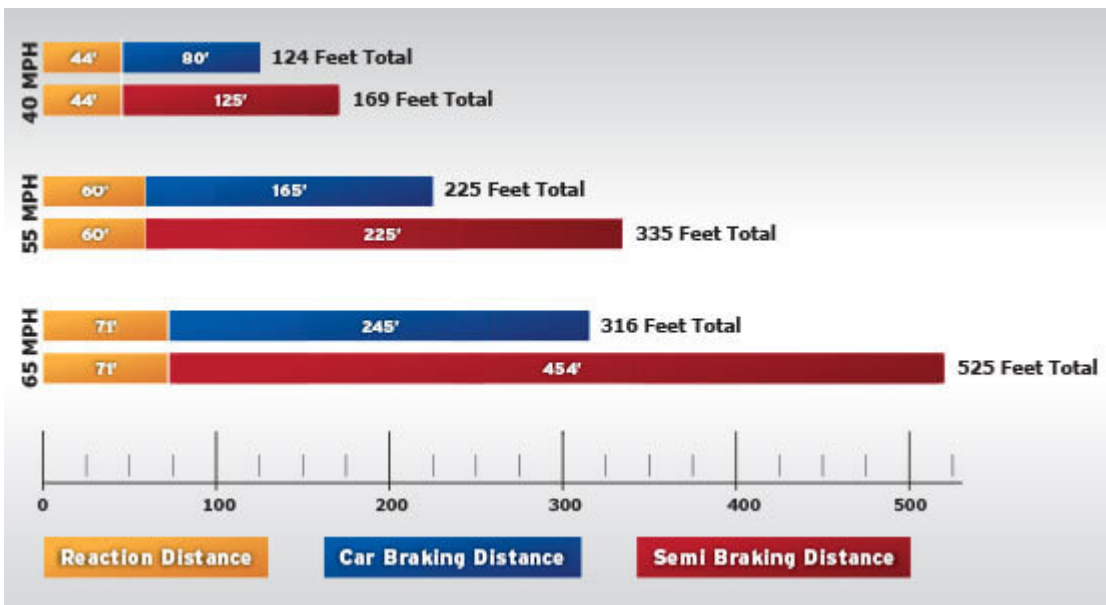
Subject: EXG2019-00002 Henderson Aggregates Conditional Use Permit Comments

#### Traffic Comments

1. AFS Bennett Pit has been operating under Conditional Permit # M-2001-038. Until the new Conditional Permit is approved, AFS is still obligated to adhere to EXG-2005-00006 which states "Traffic from SH79 and 72nd Avenue is estimated to be less than 20 trips per day." AFS traffic has increased dramatically prior to the requested changes to the permit being approved. It is hard to have confidence with AFS and the permitting process when violations to the current permit have been allowed since AFS purchased Bennett Sand Pit.
2. What are the projected truck trips per day AFS is requesting?
3. "LSC Traffic Consultants has completed the Traffic Study. A copy of the LSC Traffic Study is attached. Chris McGranahan with LSC has described how the estimated traffic volumes were determined and that they were based on high traffic volume records provided by the applicant." What is the traffic volume from the sand pit on E 72<sup>nd</sup> Ave?
4. "Trip Generation 1. **The expansion is projected to generate about 120 additional one-way truck trips on the average weekday**, with about half entering and half exiting during a 24-hour period. During the morning peak-hour of the site, about 6 additional trucks will enter and about 6 additional trucks will exit the site. During the afternoon peak-hour of the site, about 6 additional trucks will enter and about 6 additional trucks would exit the site." What does AFS expect truck traffic to be on a daily basis? What would the make level be?
5. I have observed convoys of trucks of 5-8 that park on E 72<sup>nd</sup> Ave preventing me from exiting my property to gain access to E 72<sup>nd</sup> Ave. I have observed trucks lined up on E 72<sup>nd</sup> Ave in the mornings prior to the opening of AFS and the trucks idle which wakes me up (I am a shift worker). As stated in AFS' Conditional Permit, "**Trucks entering or exiting the AFS Bennett Pit are instructed to not stop and are not permitted to be standing or idling along 72nd Avenue.** Trucks that arrive at the AFS Bennett Pit, prior to opening hours, will be allowed to wait to be loaded or unloaded along the entrance road on the AFS Bennett Pit property. No other standing, stopping or idling in

the neighborhood, other than on AFS Bennett Pit property is permissible by AFS.” It appears as if AFS’ customers should be educated and adhere to their procedures.

6. I am aware there is no posted speed limit on E 72<sup>nd</sup> Ave thus it is assumed to be 55 mph. E 72<sup>nd</sup> Ave is approximately one mile long. I have often observed trucks traveling over 45 mph and having to use their “Jake brakes” to slow down to turn south bound into the sand pit. I have observed trucks having to back up to prevent an accident due to another truck leaving AFS’ service road. The speed of the trucks has been observed by Adams County Road personnel, as well as residents. The speeds are so dangerous, Adams County had to close the road several times just to work on it safely. Prior to the widening of the road, I was almost run off the road due to a speeding truck.
7. “AFS will request and pay for Adams County to provide and post a roadside sign stating that Jake Brakes are expressly prohibited along 72nd Avenue.” When will E 72<sup>nd</sup> Ave and Highway 79 be posted with these signs?



This graph depicts stopping distances on pavement with appropriate brakes. A safer option would be a posted semitruck speed limit of 25 or 30 mph on E 72<sup>nd</sup> Ave. This will greatly reduce vehicle accidents, road damage and dust.

I have observed trucks with loads not covered. This allows the sand to blow into the air causing dust and air pollution. “Further, all trucks entering and exiting the AFS Bennett Pit are required to have a covered load to prevent rocks and debris from flying off of their trailers. Truck drivers are required to obey traffic laws and respect school bus stops and signals, as they are on all roadways.”

### Road Comments

1. The improvements to E 72<sup>nd</sup> Ave have been appreciated. The improvements have included widening the road, new culverts and soil stabilizer. This has helped with the road rutting, dust mitigation and improved road safety.



2. "A fully executed roadway maintenance agreement has been approved by Adams County BOCC on November 12, 2019. A copy of the Adams County BOCC resolution is attached as well as a signed copy of the Road Maintenance Agreement. The Agreement with Adams County provides for roadway maintenance and paving and deceleration lane construction, if the expansion of the AFS Bennett Pit is approved." What is the projected date E 72<sup>nd</sup> Ave will be paved?
3. **"AFS has agreed to pay for the paving of 72nd Avenue**, an unimproved gravel road. The Road Maintenance Agreement was approved by Adams County BOCC on November 12, 2019. **AFS believes this is the best way to manage the road safety from the mine entrance at Provost Road to Highway 79."**

#### Air Quality Comments

1. Does AFS have a wind meter installed and monitored to ensure they cease operations during high winds? "The applicant shall install a wind gauge, such as an anemometer, at the site of active mining to monitor wind speeds and shall stop all mining and material management activities when wind speeds exceed a sustained 25 mph and when gusts exceeding 35 mph occur."
2. "A wind gauge will be installed and used to monitor wind speeds. Mining activities and other mining management activities will stop when wind speeds exceed a sustained 25 mph or gusts exceeding 35 mph. Loading of stockpiled aggregate into trucks will not stop unless wind speeds interfere with safety concerns of the truck driver or equipment operator." If mining activities should be halted due to wind speeds, why would loading of trucks continue? The dust from loading trucks will still occur.
3. Can the berms be seeded to assist with wind erosion? I have observed sand being blown from the berms during windy conditions around 20 plus mph. "AFS is committed to constructing and using berms along the edges of the property boundaries. The berms would be built at a time that screening from surface mining in the area is needed or desired. These berms are designed to mitigate concerns of noise and dust from the AFS Bennett Pit to adjacent property owners."
4. The dust on E 72<sup>nd</sup> Ave has improved due to the addition of soil stabilizers. What is the projected date to pave E 72<sup>nd</sup> Ave as approved? "Adams County Board of County Commissioners (BOCC) have approved plans to improve 72nd Avenue between State Highway 79 and the AFS Bennett Pit entrance at Provost Road. f) AFS agreed to escrow the funds to pay for the paving project on 72nd Avenue and the Adams County Board of County Commissioner (BOCC) approved the project on November 12, 2019."
5. I have observed trucks idling on E 72<sup>nd</sup> Ave and on AFS' service road. "Truck deliveries and loads will all be performed by outside parties that would be required to maintain a fleet diesel control program. AFS Bennett Pit site personnel will advise truck drivers to limit idling of their vehicles when not in use to further reduce diesel exhaust emission."

#### Aggregate Crusher Comments

1. "The applicant states within the application packet that a concrete crusher will be used up to 90 days per year to recycle aggregate/concrete at the proposed mining and inert fill site. Concrete recycling operations are a conditional use in the A-3 zone district and

is not covered by the current excavation and hauling permit application. A separate conditional use permit is required for aggregate recycling operations. "A crusher may be brought on site to crush concrete or other aggregates as needed to recycle materials. However, a crusher will be at the AFS Bennett Pit no more than 90 consecutive days at a time (AFS resubmittal document, pg. 19)" Will AFS be crushing aggregate? Will AFS notify surrounding neighbors when they will be using it? Will there be noise mitigation utilized for the crusher like fracking panels?

2. "The applicant provided a copy of the CDPHE Construction APEN Permit for Mining Operations, which does not include concrete crushing and recycling operations as permitted processes. A separate conditional use permit for aggregate recycling operations must be obtained from Adams County that will require the submission of an accurate APEN Permit for concrete and aggregate recycling/crushing operations." Has a separate conditional permit been issued for the crusher?
3. AFS is proposing rock crushing which will prevent me from sleeping as I work shift work. I would like Adams County to consider a condition that AFS enclose the rock crusher with sound barriers (fracking panels) to minimize excessive noise. AFS is proposing to use the pit for 10 – 17 years and the noise will inhibit my ability to sleep and the enjoyment of my property.

#### Inert Fill Comments

1. "In response to public concerns regarding placement of non-inert material into the pit, the applicant indicates that a handheld photo-ionizing detector (PID) will be used to field screen incoming loads for volatile organic compounds (VOC), the presence of which would indicate contamination from petroleum or other organic based chemicals. The applicant goes on to state that if VOCs are detected, the load will be rejected. This procedure is not identified in the Inert Fill Plan or the 'Inspection and Control Policy' addendum to the Inert Fill Plan." Does AFS utilize the PID?
2. "Authorized personnel trained to recognize non-inert material shall be present on site while filling is taking place and shall inspect and screen each load of material brought to the fill site. Loads containing trash, organic material, and other waste material not meeting the definition of inert material shall be wholly rejected and documented as such. All non-inert materials identified and removed from the inert fill location shall be segregated and disposed of at an approved waste disposal facility at regular intervals and records of disposal shall be kept." Has AFS personnel been trained in this area?
3. "Control of the fill materials, keeping records of the sources of the materials used at this site, shall be the responsibility of the applicant. Records concerning sources of fill materials and certifications shall be made available to Adams County inspectors upon request." Are records available for review?
4. "An amended Inspection and Control Policy which is contained in the Supplement to Inert Fill Plan as approved on **October 9, 2020** is attached hereto and includes descriptions for use of a PID and load rejection. The use of these procedures will be implemented for inert fill operations prior to the first delivery of inert materials." This amendment is dated in the future. Is this correct?

5. "In accordance with the amended Inspection and Control Policy, records concerning source of fill materials and certifications will be available to Adams County inspectors upon request." Are these available for residents to review? Can Adams County inspectors advise residents on the results?

#### Water Quality Comments

1. "The applicant has committed to collecting a water quality sample from the central most groundwater monitoring well one time each year. Within 15 days of receiving results of water quality monitoring, the applicant shall submit said water quality results to the County." What is the date of the last water quality sample?
2. "Results from the annual water quality sample from the central most groundwater monitoring well will be submitted to Adams County within 15 days of receiving the laboratory results." What are the results of the water quality test?

#### Property Values and Visual Impacts Comments

1. "Property values should not be affected by the AFS Bennett Pit given this location has had an existing mine site since 2001." The existing mine does not border residents on E 72<sup>nd</sup> Ave so this statement is true based upon the original sand pit boundaries. Based upon the new projected boundaries, the sand pit will not only be visible from E 72<sup>nd</sup> Ave but will adversely affect the future property value of 49850 E 72<sup>nd</sup> Ave as the sand pit will border two sides of the property. This statement becomes false under the proposed Conditional Permit, if approved.

c) "The AFS Bennett Pit does not currently have a visual impact on the neighboring properties in that it has a low profile and is below the visual horizon." This statement is also true under the original permit but will be very visible upon its expansion.

d) "AFS is committed to constructing and using berms along the edges of the property boundaries. The berms would be built at a time that screening from surface mining in the area is needed or desired. These berms are designed to mitigate concerns of noise and dust from the AFS Bennett Pit to adjacent property owners." The berms should be seeded to prevent sand and dust during windy conditions. I have observed sand flying off the tops of the existing berms. I would also suggest AFS plant trees between the fence and the berms to shield residents from visual, dust and noise generated from the sand pit.

e) "Once the permit is approved, AFS is committed to complying with the integrated weed management plan submitted and approved by DRMS." AFS should be complying with weed management as a good neighbor gesture instead of waiting for approval. I believe the original permit stipulates weed management as a condition of the permit.

#### Compliments

1. Mr. Ben Frei has asked for my input and provided information on fencing, berms and roads. I appreciate him being a "good neighbor". I realize Mr. Frei incurs expenses to fence and pave the road. These are concrete actions AFS is committed to following the constructs of the permit.

2. I thank Adams County for widening and putting soil stabilizer the road. It has been a tough process with all the traffic on the road. These actions have greatly improved road safety as well as dust mitigation. It has also improved the rutting of the road.

I am still concerned about the proposed expansion doubling the size of the sand and gravel pit by a company that has failed to abide by the Sand Pit's permit and mining plan. The Governmental agencies tasked with ensuring adherence to the permit, mining plans and environmental concerns has been lacking. The proposed Conditional Use Permit should be strictly regulated based upon AFS' current and past behavior on the proposed site. AFS has been penalized but I continue to observe violations that concern me. As a company, AFS' actions towards the environment, air quality, water quality and impact on the quality of life of myself and affected neighbors is disheartening and threatens the health, safety and welfare of myself, my neighbors and the community. I would like assurances from Adams County and AFS that the conditions in permit will be followed to ensure a safe environment for all of us.

Thank you very much for opportunity to voice my concerns and provide comments.

Sincerely,

*Jennifer Curtis*

Jennifer Curtis

Mark Faber  
Victoria Katchen  
7230 Provost Rd  
Bennett, Co 80102

Planning Commissioners  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, 1st Floor, Suite W2000B  
Brighton, CO 80601

June 22, 2020

Conditional Use Permit application for AFS-Bennett Pit

Dear Planning Commissioners  
ADAMS COUNTY, COLORADO

We are concern neighbors of Bennett Sand and Gravel, I am writing this letter in response to the permit application for Albert Frei and Sons, Inc. Henderson Aggregate, Ltd.. Kindly take these few concerns in considering your decision with granting the permit application. We are very concerned about the permit application being flied by Albert Frei and Sons, for the following reasons:

1. Concerns of the hours of operation. They are requesting from 6:00a.m. to 10:00p.m., Monday through Saturday. This is unacceptable. This is a residential neighborhood. The current operating hours are acceptable. 7:00a.m. to 3:30p.m. Monday thru Friday.
2. Truck traffic. There is already heavy semi truck traffic on 72nd Ave. and Provost Road. The truck traffic has already increased since the purchase of pit by AFS. I believe the current permit states a 20 truck limit a day. This has not been followed since the take over of AFS, I think 75 trucks a day is plenty. I think 120 is pushing the limit for a day. The pit is suppose to water the road to keep dust down within the pit and around the corner onto 72nd, This is very sporadic.  
Most of the trucks hauling sand out of pit are operating with license plates from Oklahoma. Therefore are Not Paying Colorado Road Taxes.  
There is also a safety issue for AFS trucks who fail to yield for the stop sign on their property and turn left out of pit. This has caused numerous occasions a near collision to on coming traffic on 72nd.
3. The speed limit on 72nd. Ave. With the road improvements the trucks continue to speed down 72nd Ave. The trucks travel at excessive speed and I fell this very dangerous for all other that travel this road also.
4. And last but not least, there is the weed problem, especially at the entrance of the pit which has not been mowed all summer. It is about 2 to 4 ft. high at this time. Mr Frie told me he was going to keep this area mowed during a meeting we had with him. He has not kept his word for a second year in a row. I keep my driveway mowed, spray for weeds and keep it looking tidy and I expect no more of them than what I do myself. It is hard to have confidence in this company with any more serious issues when they do not manage one as basic as this.

We feel that the expansion of this pit has affect the quality of life of our community

Thank you for taking the time to read this letter.

I will be out of cell phone service range, on the meeting date June 25 at 6:00 But wanted you to be inform of our concerns.

We can be reached at: Mark Faber 303-489-4330 or mfperformance@yahoo.com  
Victoria Katchen 303-489-5596 or at .vkatchen@yahoo.com

Sincerely,

Mark Faber

Victoria Katchen

**From:** [Andrew Granger](#)  
**To:** [Jen Rutter](#)  
**Subject:** Public comment: Case number EXG2019-00002 Henderson Aggregate Pit Expansion  
**Date:** Wednesday, June 24, 2020 10:28:00 PM

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

Dear Ms. Jennifer Rutter,

As a resident and owner of an adjacent property since 2014 here are my concerns:

Previous operations of Bennett Sand and Gravel maintained a balance of business and respect to the surrounding residential homes and rural setting of the area. In these previous operations, a small number of trucks were utilized (less than 20 per day). This previous operation appeared to be in line with its permit and most importantly did not disrupt the rural, country environment of its neighbors. After an ownership change, the impact to the surrounding neighborhood has been severe. Gone are the days of a few trucks running a day, now it can be a hundred plus. A once small operation has now given way to a full scale industrial plant. With hundreds of trucks running down the road, the subsequent level of noise, dust and pollution are unacceptable. As an owner of an adjacent property my experience over the last 5 years is in dire contrast to the findings in "Fact #4". Under the findings of fact #4 states:

"The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County."

1. How was this opinion of "Fact #4" established?

- A large industrial scale operation is NOT "harmonious" with a quiet, rural farm environment. Running a hundred plus number of trucks down a rural country neighborhood is NOT "harmonious" with the character of a rural country landscape. In fact it helps destroy it.
- A large industrial scale operation is "detrimental" to a quiet, rural farm environment.
- A large industrial scale operation could indeed be detrimental to the future development of the area – changing it from a country landscape to an industrial site. Additionally this "inert material" being brought to the site could jeopardize the local environment if contaminated.
- The health, safety and welfare of the local residents are currently in jeopardy. Health – increased pollution. Safety – too many trucks going too fast on a country road. Welfare – the disruption of the neighborhood and the potential affect on home values.

2. How can these stark contrasts outlined above possibly be reconciled?

3. What is the liability of the new ownership in the potential affect of home values in the area?
4. What is the liability of the county in potentially approving this permit?
5. What rights do we have as neighbors to limit the amount of trucks and to keep hours of operation in line with a residential, country neighborhood?

Thank you,

Andrew Granger

7490 Provost Rd.

Bennett, CO 80102