

91ST AND MONACO PUD ZONE DOCUMENT – NEIGHBORHOOD MEETING SUMMARY

A neighborhood meeting was held from 6:00-7:00pm on Monday, May 30, 2018 at the Commerce City Municipal Service Center. On April 18th, meeting invites were mailed to 10 property owners within a 500-foot radius of the site. Eight individuals attended the meeting. A brief presentation was given about the proposed rezoning, which would allow A-1 Organics to increase the height of their mulch piles from 8' to 25'. The meeting was then opened to questions, which were answered by project consultants and Commerce City Planner Domenic Martinelli. A summary of comments and responses is provided below.

Comment: How are you measuring height?

Response: Height is being measured from the ground elevation where the mulch piles are stored.

Comment: Why are the piles taller than 8' today? The process shouldn't have allowed pile heights to exceed the 8' maximum allowed in Code prior to a decision being made.

Response: An earlier interpretation of how the piles were measured was utilized that made A-1 Organics believe they were permitted the additional height. The City later provided further clarification and determined this was incorrect and the user was requested to submit an application to allow this additional height. The Neighborhood Services Department has allowed the piles to be as high as 25' without issuing Code violations due to the fact that an application to permit the additional height is in process.

Comment: What is the ordinance regarding material blowing into neighbor's yards? (On 4/17, winds blew mulch into Perry and Arla Johnson's yard, which borders the site to the northeast.)

Response: Winds that day were extremely strong, which is unusual.

Comment: You need a 20' fence around the property to prevent debris.

Response: The maximum fence height Code allows is 8', but a net could be higher. The applicant will look at the feasibility of this option.

Comment: What about ditch contamination?

Response: CDPHE said mitigation was appropriate and no comments/complaints have been received to date.

Additional Comments:

- Every time the wind blows, we can't breathe or enjoy being outside.
- I bought face masks to wear when I'm working outside on the property next door.
- Move the operation.