December 05, 2019

Caitlin Hasenbalg Long, City Planner
Commerce City Community Development
7887 East 60th Avenue
Commerce City, CO 80022

Re: Recycling Connections Conditional Use Permit

Hello Caitlin:

On behalf of the owner/applicant, RCI Investments, LLC, it is our pleasure to submit this application and associated materials for the renewal of a Conditional Use Permit (CUP) originally approved in 2015 for Recycling Connections, a metal recycling business operated in Commerce City, Colorado.

In addition to this this cover letter, a Development Plan is included that depicts the previously approved CUP and the required conditions of approval. In accordance with the approved CUP the property was improved and subsequent site visit by Commerce City Staff, per the applicant, confirmed conformance with the standards of the approved CUP, and the business has continued to operate successfully since that time with no issue.

Since the approval, some of the landscaping has either died or been destroyed by wildlife (prairie dogs and rabbits are prolific in the area) and the owner is committed to replacing the required vegetation and working to repel the nuisance wildlife in order to ensure compliance with the intent of the CUP and sustain the landscaping.

Another item of note is that the fence along the site's northern boundary was previously depicted as 9' tall on the Development Plan. However, the City would not permit a 9' tall fence, so RCI installed a 7' fence for screening and security, which is consistent with the rest of the fencing on the property.

Aside from replacing landscaping, no other improvements are planned or requested as part of this CUP application. We believe you will find the property to be well-kept and professional, especially considering some of the neighboring business which have not met such high standards. The owner is looking forward to continuing operating his successful business in Commerce City well into the future.

Information about business operations and how the facility complies with all applicable city codes and conditions of approval is provided on the following pages. Please let us know if you have any questions or require any additional information. We look forward to working with you throughout the review and approval of this project.

Sincerely,
Norris Design

Libby Kaiser

Libby Kaiser
Associate

DESCRIPTION OF USE AND OPERATIONS

RCI' s business consists of the accepting, sorting, bailing, and shipping off-site non-hazardous metals, and employs between 10-15 persons at any one time. Except for normal permitting and inspections by the City and the Fire District, no specials permits are required for RCI's operations, and no hazardous materials are utilized on site except for minor amounts of oils and solvents utilized to maintain RCI's vehicles and equipment on the site. RCI is also fully committed to cooperating with the City of Commerce City Police Department to ensure the operation is not used for the receipt of stolen materials and will fully cooperate with all efforts on this with the City of Commerce City Police Department. To provide more details on RCI use of the property, attached are Exhibit A-RCI Materials List and Exhibit B-RCI Materials and Operation.

Small Items Recycle

This operation takes place in the metal 7,200± sq. ft. Small Items Recycle & Storage, Processing/Payment Building (westernmost building on site) where the public brings various types of non-hazardous metals (cans, etc.) for purchase by RCI in cars, pick-ups, and other small trucks. This is the biggest traffic generator of 100-150± trips/day 8:00am-4:30pm Monday through Friday and 8:00am-12:30pm on Saturday but occurs fairly uniformly throughout the hours of operation and not considered especially rush-hour driven. These customers vary from individuals who just save and bring their own recyclable materials (mostly cans) to OTS (Off the Street collectors) and small commercial business involved in collecting recyclable materials form homes and small business (cans, copper/brass/steel/etc. wire/piping/fittings, batteries, small electric motors, etc. These small items vehicles have loads of 300-350 lbs., mostly of non-ferrous metals (aluminum predominately). These vehicles enter the site from the Florence Street entrance where there is signage, and during busy periods, on-site personnel direct these vehicles to immediately turn right, and temporarily pause to have their recyclable material (mainly aluminum cans) weighed. These vehicles then pass along the west side of this building and the east side of the 7' screen fence and temporarily park in one of the parking spaces (11 regular - 9'x 19' & 1 handicap-14' x19') on the south side of this building and go into this building for payment processing to receive credit for the delivered recycled materials. Then these small vehicles either turn right and directly exit the site by making a right turn onto 104th Avenue for west bound traffic, or turn left and go around the next Small Item Processed Material Storage Building and continue left out onto Florence Street for those desiring to make a left turn onto 104th Avenue for east bound traffic. Signage will direct internal traffic flows, and during busy periods on-site personnel will further assist in directing traffic. The front (south-700± sq.ft.) portion of this building has 2 levels and handles the paperwork involved in the acceptance of recyclable material from the public, employee restrooms, offices on both floors (600± sq. ft.) and some rooms used for storage of office and other supplies used in the operations on site and some general storage of recyclable materials such as duct work. The balance of this building (6,500± sq.ft.) has a break/lunch room, but most of this area is used for storage, cleaning, sorting, and baling of cans, copper, etc. The only three machines used in this area are: (1) Bailer for baling aluminum/steel cans/other small metal items; (2) Insulation Wire Stripper that partially cuts the insulation material so that it can be easily stripped off by hand; and (3) Electric Saws for employees to cut the material either into smaller pieces to fit into boxes for packaging or to cut off foreign attachments (minor other metals, plastics, etc.) attached to the primary material being recycled.

After cleaning, sorting and bailing/cutting, bailed materials are placed aside for loading onto trucks for shipment off site. Other items, such as electric motors, copper transformers, sealed units, non-PCB ballast, power supplies, floppy drives, and mixed low-grade copper content items are placed on Gaylord boxes that are specially designed for transport. Batteries are secured by placing cardboard sheets in between each level on a pallet to prevent any acid leaks and so that posts do not touch one another and then are completely secured with shrink-wrap for transport off-site. Loaded pallets and bailed materials may be temporarily stored in this building or moved and stored in the adjacent to the east Small Item Processed Material Storage Building (450± sq.ft.), until shipped off site by either a company vehicle or by prior arrangement with a commercial hauler. The maximum load being hauled off on any one vehicle is 40,000 lbs. Some loads are hauled directly to mills for direct processing, and some loads are shipped to larger recyclers that collect recyclables for shipping by truck or

rail, but virtually all materials are processed and shipped off site within 24-72 hours.

Large Items Recycle
RCI also uses its own trucks, or by prior arrangement other commercial firms' trucks, to pick-up and metal material products from remodeling and construction sites that contract with RCI, and has a scale between the Small Items Recycle & Storage Processing/Payment Building and the Small Item Processed Material Storage Building to determine the amount of this metal material on the loaded trucks (400-1,500+ lbs). These larger loads also use Florence Street to enter the site, pass over the scale between the 2 buildings, tum left around the Small Item Processed Material Storage Building, unload on the northeast portion of the site for sorting, and then pass back over the scale unloaded to determine the amount of recyclables, and exit the site in the same manner as the small load vehicles. Traffic generated from these larger trucks is 2-3 multi-unit trucks/day, and 3-single unit trucks/day Monday through Friday only, and is not considered rush-hour traffic. In fact, RCI generally strives to schedule this during the non-rush hours.

Other Buildings
Two other buildings exist on site: (1) General Administration & Manager's Office / Visitor's Building (easternmost office building) is 1,500 sq. ft. with 9 regular 9'x19' and 1 handicap 14'x19' parking spaces on the south side of this building for employees and visitors; (2) Vehicle Shop for Minor Repair & Maintenance Building (easternmost building on site) is 4,500± sq.ft. These buildings and the Small Items Recycle & Storage Processing/Payment Building are the only ones generating traffic that would be considered peak-hour driven and the traffic from these buildings is included in the traffic study's figures.

Trash Generated and Trash Collection
Over 95% of the material brought into the site is recycled and shipped off the site. The remaining 5% generated as waste from the recycle operations (wire insulation stripping, etc.) and general office trash is disposed of in a 22'x7'x6' roll-off trash container located just south of the Florence Street entrance. Cardboard waste is also generated on-site but is baled and shipped off site to a paper recycler.

Parking
Between 10-15 people are employed at any one time. Hard-surface parking is provided on-site for employees and visitors with a total of 20 regular 9'x19' and 2 handicap 14'x19' parking spaces, which complies with the City's parking requirements.

On-Site Equipment and Company Vehicles
On-site equipment involved in the recycling operations are: (1) Bailer for baling aluminum/steel cans/other small metal items; (2) Insulation Wire Stripper that partially cuts the insulation material that then can be easily stripped off by hand; and (3) Electric Saws for employees to cut the material either into smaller pieces to fit into boxes for packaging or to cut off foreign attachments (minor other metals, plastics, etc.) attached to the primary material being recycled. All of these are located in the Small Items Recycle & Storage Processing/Payment Building. Company vehicles on the site at various times are: (1) 2 Medium size Flatbed Trucks; (2) 1 Small Loader and 1 Large Loader: (3) 1 Small Sheer to cut larger metal pieces, beams, and sheets of metal; (4) 3 Excavators each with a grapple to load and unload material; and (4) 3 Forklifts.

Outdoor Storage, Export of Recycled Materials, Screening, and Dust/Mud Generation Controls
The northeast portion of the site is used for unloading of the large recycled metal loads, usually from the metal building demolishment and remodeling of buildings with metal studs, ceiling tile supports, etc. Unloaded material is compacted to 10' or less in height, separated into different types of metals that are then cut/crushed/compacted by company equipment and loaded onto semi-trucks with end dump trailers for export to metal processing companies. Trucks with flatbeds are used for exporting secured small containers, bailed material, pallets, and local sale small loads. The on-site buildings, screen fencing, berming, and landscaping will

be used to accomplish screening, and hard-surfacing (asphalt or concrete) and compacted recycled asphalt material will be utilized to minimize dust generation during dry periods and mud during wet period.

DESCRIPTION OF COMPLIANCE

The property is located in the Industrial Enclave of the Irondale area on the City's Comprehensive Plan, which is a designation for heavier industrial uses, and both RCI's use and most of the other industrial users in the area certainly fit this designation. Some of the existing uses that abut or are in the vicinity of the property include a tanker truck operation, drilling services, pipeline supply company, auto repair/exhaust services, lumber supply company, and similar companies with extensive unscreened parking of large vehicles or outside storage of equipment, etc. The South Adams Fire Protection District also has a fire station abutting the property immediately on the north.

As the use is in harmony with the character of the neighborhood, it has no negative impacts upon adjacent property owners that would require mitigation. Nevertheless, an opaque fence surrounds much of the property to provide screening and security. Operations have complied with applicable city codes and conditions of approval, as described below. There have been no violations since the facility opened and the operations have not changed since the initial approval. Demand for the facility remains high among area residents, businesses, and jurisdictions, demonstrating a continued community need for the use. Some of the primary customers include:

- Anadarko oil services
- Great Western oil services
- Adams County
- Brighton Ford
- City of Lochbuie
- City of Brighton
- City of Thornton
- City of Northglenn
- Holy Family High School
- South Adams Water District
- Big O Tire
- Les Schwab Tires

Conditions of Approval

RCI has complied with the following conditions of approval:

A. RCI is seeking renewal of the conditional use permit to extend operations beyond December 21, 2018.
The applicant contacted the City earlier this year to begin the CUP process and subsequently hired Norris Design to help compile the required materials.

B. The materials accepted for recycling are limited to those listed in Exhibit A – RCI's Materials List. Any additional materials will require an amendment to the CUP.
The materials accepted for recycling continue to be limited to those listed in Exhibit A – RCI's Materials List. If the applicant considers recycling any additional materials, they will apply for an amendment to the CUP.

C. Whole crushed cars can be stored on the site for no longer than 72 hours. No vehicle crushing will be allowed to occur on the site, and no storage of inoperable vehicles will be permitted.
RCI has complied and will continue to comply with this condition.

D. Except for landscaping, the site must be developed according to the approved development plan dated October 29, 2015, including fencing and paving, prior to commencement of the expansion to the east side of the property. Separate fencing and grading permits will need to be submitted, and final inspections approved, before such expansion can occur.
The site has been developed according to the approved development plan dated October 29, 2015, except for fencing. While the development plan dated October 29, 2015 depicted a 9' tall fence on the north side of the property, the City would only permit a 7' tall fence. The development plan has been updated to reflect the installed 7' tall fence. Separate fencing and grading permits were approved prior to expansion to the east side of the property and final inspections were approved.

E. Landscaping must be installed as shown on the approved landscape plan dated October 29, 2015, by September 21, 2016.
Landscaping was installed per the approved landscape plan dated October 29, 2015 and has been replaced as needed. Unfortunately, some of the vegetation has since died or been eaten by rabbits and other nuisance wildlife. RCI will replace the missing vegetation in the spring and will try to repel pests. The site is irrigated, and RCI personnel will also hand water new plants as needed until they are well established.

F. The applicant shall notify the Community Development Department in writing if the recycling facility is ever discontinued by Recycling Connections, Inc.
RCI will notify the Community Development Department in writing if it ever discontinues the recycling facility.

EXHIBIT A - RCI'S MATERIALS LIST

Acceptable Material

Copper

- Copper Piping
- Copper Sheet
- Copper Wire (insulated or bare)
- Copper Radiators
- Electric Motors
- Refrigeration Sealed Units
- Copper Content

Aluminum

- Cans
- Extruded Aluminum
- Car Wheels without tires
- Truck Wheels without tires
- Engine Blocks (without the oil)
- Painted Aluminum (Painted Signs must have legal document to sale)
- Aluminum Radiators
- Aluminum Sheet
- Aluminum Wire (insulated or bare)
- Aluminum Cast
- Aluminum Shavings

Brass

- Clean Yellow Brass
- Dirty Brass (Refinery Brass)
- Red Brass
- Semi Red Brass
- Hard Brass (Machine Brass)

Stainless Steel

- 304 Stainless
- 316 Stainless
- Stainless Turnings

Lead

- Soft Lead
- Lead Acid Batteries
- Wheel Weights
- Industrial Batteries (Steel Case Batteries)

Steel

- Prepared and Shredable
- Includes household items (Washers, Dryers, Refrigerators-No Freon, and Water Heaters)
  Whole Crushed Cars that are crushed off-site (Must have title and no liquid)

Electronic Scrap

- Circuit Boars
- CPU
- Hard Drives
- Floppy Drives
- Power Supplies
- Processing Chips
- Memory Sticks

Unaccepted Material

- Monitors or TV's
- All Plastics
- Paper
- Glass
- Wood
- Paint
- Car Oils
- Propane Tanks (unless processed off site by having a 5" whole cut in their side, or cut in half)
- Fire Extinguishers
- PCB's

Exhibit B - RCI Materials and Operation

Recycling Connections Inc. (RCI) is a scrap metal recycling yard that receives different types of metals, and some minor amount of electronic equipment. There are 6 major types of metals that are accepted and processed. These are: Aluminum, Copper, Brass, Lead, Stainless Steel, & Steel. Each different metal is broken down into several categories, separated, and then prepared for shipping as outlined below.

Aluminum

By far the most metal that RCI receives and processes is aluminum. Within the aluminum family there are over 25 different categories RCI can package together and sell. These different categories range from aluminum wire (insulated or bare), sheet aluminum, structural aluminum, radiators, and the most popular item, the aluminum beverage can. Almost every piece of aluminum received by RCI is first brought to the front scales and then weighed, except for loads of 300 lbs and greater, where the delivery vehicle will be weighed on a truck scale loaded and unloaded to determine the amount of aluminum received. These larger loads are unloaded after weighing in a designated area of the yard that won't impede traffic flow in the yard.

However, for most customers, the aluminum material is first unloaded and weighed at the small front scale area, the weight of the material is recorded on the customer's ticket, the customer parks his unloaded vehicle in the parking area in front of the westernmost building, and goes into the front of the westernmost building for payment processing. After weighing, the aluminum material is placed in a bin with similar aluminum material until that bin is full and then filled bins are brought into the westernmost building for processing. The baler inside the westernmost building is mainly used for aluminum cans, which are the easiest to process, but sheet aluminum and aluminum radiators with the ends removed, are also baled. Baled items are generally shipped off- site within a short period of time but may also be stacked neatly outside until shipped off-site. Most aluminum material not suitable for baling is "cleaned" (separated from other metals and insulation, etc.), placed in bins, and then shipped off-site. Some aluminum material that is too labor intensive to clean are placed in separate bins for shipment off-site and RCI receives less payment than for the other aluminum materials. Different types of separate aluminum material are shipped off-site in different ways, depending upon where the material is being sent. For example, aluminum material being shipped to another yard in the local area will be loaded into metal bins, put on RCI's flatbed truck, and then shipped off-site. RCI also has roll-off containers on-site that can be utilized for a large volume of a specific aluminum material that would exceed the capacity of the small metals bins to ship off-site in a timely manner. Aluminum material sold for shipment across state lines are either baled for shipping or packaged inside a "Gaylord" type box designed to be transported across state.

Copper

Copper is a non-ferrous metal initially processed in the same manner as aluminum by either being weighed at the front scales and placed in bins, or by weighing the loaded and unloaded truck on the scales with the material being unloaded in a designated area of the yard. Copper has several different categories as well, and next to aluminum, copper has the next most sub-categories generally as follows: sheet copper, copper pipe, copper wire (bare or insulated), and copper content items. Within each category there are many different types of sub-categories, copper wire having the most. Copper wire is the hardest category to separate, because copper wire is defined by recovery percentage of copper it contains with the percentages running anywhere from 15%- 95%, and the price is determined by the percentage. RCI's employees are trained to determine the copper percentage, and once this has been determined, placed it in the correct bin. Copper piping hast two sub-categories: Copper #1 pipe is considered clean copper pipe with no insulation, other attached material or plumbers glue; and Copper #2 pipe has insulation, other attached material, or plumbers glue on it.
Like the aluminum bins, filled copper bins are brought into the westernmost building for processing. Copper pipe with the foreign attachments has the attachment removed by RCI personnel. Copper wire bigger than ¼" in diameter has the insulation removed; otherwise it is not worth the time and effort to remove the insulation. The stripped copper wire and copper pipe are placed in a metal bin, sold locally, and transported off-site. Other

materials with some copper, electric motors for example, are packaged in a box suitable for shipping (Gaylord box) and sold for shipment across state lines to a processor who handles this type of copper material.

Brass
Brass is likewise first weighed at the front scales, and then separated as soon as they are taken off the scale into 4 different bins. Three of the bins are for brass only of different quality (clean or with attached material) and packaged directly into boxes for sale, because the volume of brass is low enough that RCI personnel can handle the packaging. The fourth bin is brass mixed with copper or plastic that is cleaned by RCI personnel in the westernmost or one of the other buildings on site, after which it is placed in one of the other 3 bins for packaging and sale, and any other material (copper forinstance) is placed in its' appropriate bin.

Lead
Just like brass, the amount of lead received at the facility is much less than aluminum or copper, but like the other metals, the first processing is at the front scale where it is weighed and then placed into a separate bin. Three different types of lead are accepted: wheel weights, mixed lead, and lead acid batteries. The wheel weights and mixed lead are put into different bins that are transported off-site when full. Batteries are kept on a pallet stored on a concrete platform and are stacked 3 levels high with cardboard placed in the middle of each level to DOT specifications for over the road hauling. As soon as there are 40,000 lbs of batteries accumulated, they are sold and shipping is arranged to a smelter for processing.

Stainless Steel
The last form of non-ferrous metal accepted by RCI is stainless steel. Like other metals, it is weighed up front, and then loaded into two metals bins of clean stainless and dirty stainless sold locally to others off-site that accept and process stainless steel.

Steel
Ferrous items (steel) are taken and processed outside at the rear of RCI's facility. Ferrous metals are broken down into different categories: scrap metal; P&S "prepared"; and P&S "unprepared". The last two are heavier types of steel like I-beams. None of the three types of steel are processed on site, other than weighed and loaded and unloaded. Unloaded steel is stored in different piles, loaded by front-end loader and similar equipment into end dumps, and then hauled off-site to local scrap metal processing facilities.

Electronic Scrap
Computer towers are the main source of electronic "E" scrap RCI receives. E scrap is also weighed on the scales up front. Once the tower is taken off the scale, it is placed on a pallet, brought into one of the other buildings on the property and taken apart. After tower disassembly, the inside parts are separated and boxed. After the boxes have been filled, they are shipped to electronic scrap recyclers for further processing. RCI has seen a decrease in volume of the computer towers, and more and more of the electronic towers are simply being placed on a pallet, shrink wrapped and then sold to a dealer that is willing to process them further.