

A-1 ORGANICS PLANNING COMMISSION HEARING MARCH 2, 2021



A-1 ORGANICS

- Provides organic composts, soils, mulches and organic recycling services
- Diverts 350,000 tons of waste per year from CO landfills
- Family-owned & operated since 1974
- Four CO locations: Eaton, Keenseberg, Englewood, & Commerce City



Grinding & screening



Coloring



BEST MANAGEMENT PRACTICES

- Shut down operations if sustained winds reach 15 mph or higher for 10 minutes or more
- Water down and treat roads with magnesium chloride, as needed on hot or windy days
- Water material as its being grinded and screened/sized
- Equip conveyors with dust skirts to direct mulch directly onto the pile below
- Operate grinding and screening on west side of site, furthest from adjacent residential lot
- Hire contractors to clean up trash that blows onsite
- Taller piles:
 - Materials stay moist and compact
 - Are less sensitive to weather, wind, and erosion
 - Allow more efficient use of space



CONDITIONS



2019 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
A	Condition: Shall Expire after 18 months	Renewal Requested in Fall of 2020, ahead of expiration date
B	The conditional use permit is granted only for the storage of dyed mulch chips, inbound recyclable wood product, soil, mulching material stackers, and raw wood chips at a height of no greater than 25'. All other outdoor storage on the property must comply with all outdoor storage requirements that apply to a property zoned I-2, as currently adopted or amended by the city. Any deviations from this condition will require an amendment to this application.	Operated within the boundaries as stipulated within this request.
C	All mulch piles shall be a minimum of 100' from adjacent residential properties at any given time, measured from the property line.	Continues to meet and exceed this requirement. Will continue to meet this requirement into the future.



2019 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
D	A minimum setback of 500' for grinding and screening operations shall apply from adjacent residential properties, measured from the property line.	Continues to meet and exceed this requirement. Will continue to meet this requirement into the future.
E	Grinding operations will not occur on the site when wind speeds exceed 15 miles per hour for a duration of at least 10 minutes.	Continues to meet and exceed this requirement.
F	Water trucks shall be kept and utilized on site during business hours for the spraying of mulch piles and drive aisles.	Water trucks are kept and utilized on site on a regular basis to assist in dust mitigation. Water trucks will continue to be used for dust mitigation.



2019 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
G	The applicant shall construct and maintain a minimum of an 8' high net on the east property boundary to prevent any woodchips from blowing onto neighboring properties.	The applicant installed and maintained an 8' high screened fence (net) along the east property boundary.
H	The applicant shall construct and maintain a 25' demarcation pole on the subject property, in order to assist with ongoing enforcement of the 25' high pile restriction.	This required demarcation pole has been installed.



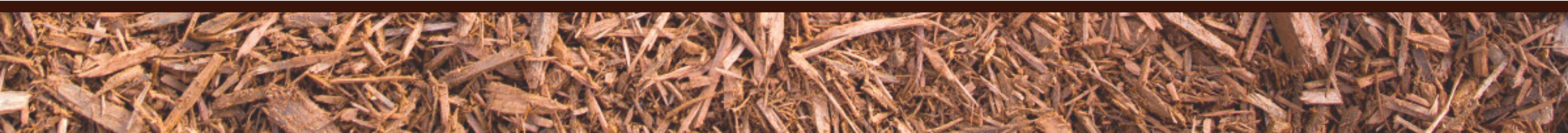
2019 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
I	Primary drive aisles of the outdoor storage area shall be paved with recycled asphalt and maintained by the applicant, as indicated in the approved development plan for case D-255-14-15-16-19	Primary drive aisles have been paved with recycled asphalt and continually maintained as required. They will continue to be maintained by A1 Organics.
J	Due to the nature of the operations, the applicant will maintain the premises to be free of garbage, trash, and excessive woodchip debris at all times.	A1 Organics has complied with this condition and is committed to meeting this condition. See Exhibit A, site photos evidencing a clean and well-maintained operation.



2019 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
K	The property shall act in accordance with the Dust Control and Mitigation plan, included as exhibit A.	A1 Organics operations have in accord with the Dust Control and Mitigation Plan previously provided. A1 Organics plans to continue to adhere to this plan
L	The applicant shall comply with all federal, state, and local law.	A1 Organics has operated the site in compliance with all applicable laws and has received no notices or complaints indicating any violation. A1 intends to continue to operate in this manner.



CLOSING

- Request Approval of this Renewal with 5 year Extension
 - Allow continuation of successful business
 - Allow reinvestment and continued improvement
- Thank you and we would appreciate your support today.

