NARRATIVE: Applies to CUP 23-0001 and S23-0002

Rocky Mountain Recycling (RMR) – this Request is for a new Conditional Use Permit (CUP 23-0001) for 6425 Brighton Blvd. (the former Easton Property) to utilize this adjacent new property as a part of our existing Recycling Facility. The RMR site is located at 64th and Brighton Blvd, in an area zoned I-3 (one of the most industrialized areas of the City.) The facility is one of the most active recycling operations in the State of Colorado and is a significant local employer for the City. This facility has been in business and continuous operation since 1936 servicing hundreds of accounts across the Denver metro area. They are known as the 'go to' scrap metal recycler in the region. S23-0002 is a parallel 'Subdivision' submittal, with the other required City information included.

Permit Approval Criteria:

1) The proposed use will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, either as they presently exist or as they may exist in the future as a result of implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program, or ordinance adopted by the City. This new site is immediately adjacent to the existing RMR operations in Commerce City and will follow all the same conditions as approved in prior CUP's for these sites. A detailed Traffic Study was done indicating no impacts, a local on-site Neighborhood meeting was held, and comments were incorporated into the proposed plans.
2) Any adverse effect will be mitigated to the extent feasible, including sufficient landscaping and screening to ensure harmony for adjoining uses. Appropriate controls for environmental, safety, and site security for the new site will match those approved and currently utilized on the adjacent site. Landscaping and screening along the roadway and visible areas is included. The previously approved, 'Rocky Mountain' fence design, which included approved variances for extra height, closer setbacks, and a unique 'trellis' design with special Trumpet flowering vines, will be extended a short distance along the new property's extended fence line to maintain a consistent appearance, and to provide the increased safety, security, use of recycled materials, and attractive green look. The irrigation systems will also be extended and maintained to keep this looking good in an otherwise very industrial region of the City.
3) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features. The new site is immediately adjoining the existing site to the south and west, which makes this a natural addition to the operation. For example, all on site storm water drainage on the new site can easily be accommodated in the existing storm water basin located on the adjacent RMR site.
4) The proposed use will be adequately served by, and will not impose an undue burden on, any of the existing improvements, facilities, and services of the City or its residents. No new infrastructure upgrades will be needed, water, power, sewer, and most utility connections are existing or available at the site already.
5) The applicant has provided adequate assurances of continuing maintenance. The existing operational and maintenance practices at the RMR site will be incorporated into this new site as well.
6) There is no evidence to suggest that the use violates any federal, state, or local requirements. The adjoining and adjacent existing RMR facilities and operations are currently in compliance with all applicable regulations.
7) There is a community need for the proposed use at the proposed location and the use complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan

and similar plans and programs adopted by the City. Recycling of scrap metal and other materials is a vital and sustainable business for Commerce City and the region. It is a large and stable local employer and helps to meet the comprehensive recycling needs of Colorado. RMR hopes to continue to operate and maintain its role and long history as a significant and positive part of the City of Commerce City.

Key elements of the Proposed Plan:

- RMR plans to extend and retain the previously approved 'Rocky Mountain' style fence and landscaping design along the West site of Brighton Blvd to aid in continuing to provide site safety, security, and environmental protections to the area, utilizing our unique landscaping approach and variable fence heights. Photos are provided that show the flowering 'Trumpet Vine' and associated low- water or Xeric planting and trellis landscaping which help the visual impacts in an otherwise very industrial area.

- The existing ROW will be maintained to provide the existing internal parking, existing fencing, off-road drainage, existing gates and current CDOT approved entrances, from the roadway. No additional road widths, accesses, or easements will be required or necessary, as use of the existing gate at the former Easton property site has been approved by CDOT.

- Work at this new RMR site will follow the approved conditions of the adjacent RMR site, with general working conditions of daylight hours, noise and lighting levels within City approved standards, and environmentally responsible operations with staff training and continuous checks to ensure no hazardous materials are introduced onto the site or incorporated into the recycling streams. Reviews have been completed by the Adam's County Environmental Dept. It is RMR's intent to meet all of the City's Standards and Requirements, where possible.

Current status:

The former Easton site has been cleared and made ready for use. The historic nature of the existing buildings and equipment have been documented and recorded. The site was cleared following all State required reviews, testing, and environmental inspections. All the buildings, debris, and structures, including an underground fuel tank were removed, all contaminated soils excavated, previously occupied areas inspected and tested to confirm that they were clean, prior to backfilling and grading. Any recyclable materials were salvaged, some of the historic equipment was sold, and have been diverted from the landfill, to the extent possible.

The existing block wall separating the new property from the adjacent RMR operations will be relocated to the South and West property boundaries, a new access driveway and a new heavy duty, internal fire access road will be installed to improve traffic flow thru the site and to provide improved emergency responder access to all of the RMR West Brighton Blvd operations. Regrading will also include drainage systems to ensure that the site storm water drains appropriately during storm events.

Future improvements may include a new truck scale and scale house, with associated utilities. These will be designed to meet the City's Industrial Design Guidelines of the Land Development Code, Article VII, Division 6 (G) as noted in the Site Development Plans.

A variety of photos and Site Plan details have also been provided to the City Planning Staff. (See the ETRAKiT files.)

Comments from other referral agencies, including Adams County, PSCO, E3, GIS, CDOT, and SACFD have also been received and incorporated.

Photos : Example photos of the ‘Rocky Mountain’ fence design.