

**A1 ORGANICS
PLANNING COMMISSION HEARING
MARCH 3, 2026**



A-1 ORGANICS

- Provides organic composts, soils, mulches and organic recycling services
- Diverts more than 500,000 tons of waste per year from CO landfills
- Family-owned & operated since 1974
- Four CO locations: Eaton, Keenesburg, Englewood, & Commerce City



Grinding & screening



Coloring



PROJECT SITE



PROJECT SITE

- 31 acres
- Zoned Industrial-2:
use allowed by right
- Borders gravel ponds in Thornton to north and west
- Borders low-density residential / agricultural and industrial uses in Adams County to east and south



PROJECT SITE

- 22% floodplain
- Grade drops westward, making piles less visible from Monaco St.
- Opened in July 2015
- Zero Public Health or safety violations
 - South Adams Fire (annual visits)
 - Adams County Health Department



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
- During high winds, facility operations are shut down



CONDITIONAL USE PERMIT

- No changes proposed since previous approvals in 2015, 2019, and 2021.
- An organic recycling facility is allowed by right in the Industrial-2 zone district
- Zoning limits pile heights to 8'
- This CUP requests piles be up to 25' high
- In taller piles:
 - Materials stay moist and compact
 - Are less sensitive to weather, wind, and erosion
 - Allow more efficient use of space



CONDITIONS



CUP APPROVAL CRITERIA

	CRITERIA	JUSTIFICATION
✓	The proposed use will not result in a substantial or undue adverse effect...	<ul style="list-style-type: none">• Use allowed by right• Taller piles will not adversely affect surroundings
✓	Any adverse effect has been or will be mitigated...	<ul style="list-style-type: none">• Existing topography & trees mitigate visual impacts• Additional setbacks and an 8'-mesh net will further limit dust• Traffic, parking, and infrastructure unaffected
✓	The characteristics of the site are suitable...	<ul style="list-style-type: none">• Surrounding land uses are compatible• 22% of site is conserved floodplain
✓	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...	<ul style="list-style-type: none">• In operation since July 2015• Existing improvements, facilities, and services adequately serve the facility; no undue burden upon the city or its residents



CUP APPROVAL CRITERIA

	CRITERIA	JUSTIFICATION
✓	The applicant has provided adequate assurances of continuing maintenance...	<ul style="list-style-type: none">• Dust control and mitigation plan• Most intensive uses on “back” of site• Regular trash/debris removal
✓	There is no evidence to suggest that the use violates any federal, state, or local requirements...	<ul style="list-style-type: none">• Use allowed by right in I-2• No violations of federal, state, or local requirements
✓	There is a community need for the use at the proposed location...	<ul style="list-style-type: none">• Provides natural, non-toxic compost and mulch• Diverts yard waste from local landfills
✓	The use complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan...	<ul style="list-style-type: none">• The comprehensive plan envisions the area where A-1 Organics is located, called the Irondale Focus Area, as remaining predominantly industrial• Retains industrial uses and associated jobs that contribute to the City’s fiscal stability



2019 & 2021 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
A ✓	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.
B ✓	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 & 2021 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
C ✓	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.
D ✓	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.
E ✓	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 & 2021 CONDITIONS OF APPROVAL & COMPLIANCE

CRITERIA

JUSTIFICATION

F



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.



G



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 & 2021 CONDITIONS OF APPROVAL & COMPLIANCE

CRITERIA

JUSTIFICATION

H



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.



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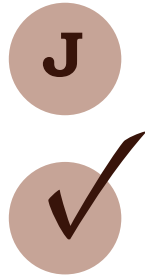
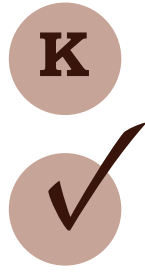


Due to the nature of the operations, the applicant will maintain the premises to be free of garbage, trash, and excessive woodchip debris at all times.

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 & 2021 CONDITIONS OF APPROVAL & COMPLIANCE

	CRITERIA	JUSTIFICATION
	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
	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

- Recommendation of Approval for this Conditional Use Permit Renewal
 - Allows continuation of a successful business
 - Supports reinvestment and continued improvement
 - No formal complaints associated with operations
- Application reviewed by City staff; full compliance with all prior conditions confirmed
- All required approval criteria for the CUP renewal have been satisfied
- Development Review Team recommends approval

Thank you and we would appreciate your support today

