

NEIGHBORHOOD INFORMATION MEETING

PROJECT: City of Fort Collins Integrated Recycling Facility

DATE: June 3, 2013

APPLICANT: City of Fort Collins (Environmental Services Department)

CITY PLANNER: Lindsay Ex

The meeting began with Lindsay Ex providing a brief explanation of the City development review process as well as an overview of the neighborhood meeting agenda.

Susie Gordon, Senior Environmental Planner from the City of Fort Collins and Daman Holland with Ripley Design presented background information and history of the project as well as information on future operations and the concept site plan:

The City has a goal of diverting half of its waste from landfills. The City began the Rivendell Recycling Drop-off Facility in 2002 for common recyclables such as cardboard, paper, glass bottles, etc. but realized there is a need for a one-stop facility that could also intake harder-to-recycle materials.

The proposed Integrated Recycling Facility was modeled after several recycling organizations in other communities, including the Center for Hard-to-Recycle Materials (CHaRM) in Boulder. We believe there is a need and appetite for a similar facility in Fort Collins.

The new Integrated Recycling Facility would begin by accepting harder to recycle materials like heavy duty plastics, wood debris, aggregates, scrap metal, etc. with the goal of adding additional recyclable materials as the facility is established.

The current Rivendell site is unmanned and the new facility would have 1-3 staff members present who would operate the gate-house, forklifts, etc. A vendor would be responsible for haul-away of the materials to appropriate businesses and processing/recycling facilities. Recyclables would be unloaded into 1-3 yard tipper bins and then dumped into larger 40-yard open top boxes that will be emptied as soon as they are full.

There would be a free drop-off area similar to the Rivendell site, but also a gated section with a small fee to unload the hard-to-recycle materials. The free site is sloped and will utilize the slope to allow easier drop-off by situating access on the high side and setting the container storage on the low. We have walked the site with the City Forester and will be moving the large evergreen trees on the site closer to Timberline Road to create a cluster/grouping of trees for screening. The large existing deciduous trees will be located to the lawn area fronting the PRPA substation along Timberline.

QUESTIONS, COMMENTS AND RESPONSES:

Question: (Citizen) Will there be any fencing?

Answer: (Applicants, referring to the City of Fort Collins Environmental Services Department or their consultants) There will be a fence around the hard-to-recycle area for security purposes; the rest will not be fenced.

Question: (Citizen) Will there be any structures?

Answer: (Applicants) No structures.

Question: (Citizen) Will you be closing the Rivendell site?

Answer: (Applicants) Yes, we will also be placing signs and advertising the move so everyone is informed. We will need to train people about the new facility/location.

Question: (Citizen) With the grade on site, has there been any discussion on lowering the drive aisles so you have an extra buffer for noise, pollution, etc?

Answer: (Applicants) The free to drop area is below grade. About 5 to 6 feet difference between the bins and the unloading area. Site is 4 feet below the Timberline Star property.

Answer: (City) It is important to point out this is also an area designated the Industrial Zone District and this is a low intensity use for this zoning designation. From a land use code perspective, placing industrial uses adjacent to existing industrial land uses is compatible.

Question: (Citizen) On a windy day, what will prevent litter from drifting off site?

Answer: (Applicants) This will not be the same type of operation as the landfill, who closes operations when winds are over 40mph. What you may see drifting from the landfill comes from waste that is not yet covered with dirt at the end of the day. We will shut down the facility if weather becomes an issue.

Answer: (Applicants) The types of recyclables, such as yard waste or wood debris won't be flying out of the bins and it is too heavy. The cardboard would likely go into a compactor, similar to the Rivendell Facility. It is not in our interest to be losing material off-site.

Answer: (Applicants) The bins for paper will have tops and you will be unloading into them through doors.

Question: (Citizen) What will the seepage consist of in the detention center? E.g. paint spills.

Answer: (Applicants) Handling of any hazardous materials will be per State of Colorado statutes/codes. They will be placed in appropriate containers to handle these materials.

Answer: (Applicants) Will be modeling after programs and best-practices used elsewhere. Used oil as an example will be placed in a container so it doesn't leak. The runoff and detention we spoke of earlier will be for rain/stormwater.

Answer: (Applicants) We will not be accepting pesticides, herbicides or toxic materials. We will only be accepting lower toxicity materials, such as electronics (inert), batteries, latex paints (not oil-based), used motor oil, antifreeze.

Question: (Citizen) What will the yard waste look like?

Answer: (Applicants) Hard to say at this point. We're looking into putting it into a 40-yard roll-off container which will be removed as soon as it is full. This may then end up with local companies who may use it for compost – the company or vendor running the site will be in charge of marketing the

materials. There is also the potential the waste may be placed in a 3-walled “bunker.” One bunker may be for glass so the large volume can be efficiently moved to the glass bottling plant in Wheat Ridge – we’re working with local breweries on this.

Question: (Citizen) What are aggregates?

Answer: (Applicants) Rubble, cement, asphalt, etc. The aggregates will go to City’s crushing facility on Hoffman Mill Road.

Question: (Citizen) Are you going to be taking business away from Hageman’s?

Answer: (Applicants) We are going to be in a similar business and they view it as competition.

Question: (Citizen) Can people bring Christmas trees?

Answer: (Applicants) That is not known at this time. The Christmas tree program is a long established program in Fort Collins with 4 locations. There is the potential but don’t want to promise at this point.

Question: (Citizen) When you mentioned the \$3.75 per yard – you’re talking about the vehicles coming in?

Answer: (Applicants) Yes.

Question: (Citizen) What will be the effect on Timberline? (Access)

Answer: (Applicants) The facility is designed so you can exit to the right (southbound Timberline) and you can left-in and right-in from Timberline, but you cannot left-out and head north on Timberline. The access options are still under design.

Question: (Citizen) Is there a left turn lane now? Will lanes be added?

Answer: (Applicants) As Timberline is improved you can see where Timberline will be. I understand there will be a center turn lane. Portions of Timberline will have a median as you see further south, but here I believe there will be a center turn lane. In terms of trips, the morning peak is 30 trips per hour (1 car = 2 trips) or about 15 cars per hour, and similar in the evening. Currently on Timberline you have 28,000+ trips going on a day. On the weekends the trips double. A consultant did a traffic analysis. Those peak times people worry about (e.g. 7:30 a.m.) there are 3,000 cars going past and 16 or so will be going to the recycling facility.

Question: (Citizen) Will vehicles coming in be required to be covered?

Answer: (Applicants) Haven’t talked about this yet but it will be considered. I believe the Landfill requires covered loads or they charge you extra.

Question: (Citizen) Will there be acceleration and deceleration lanes? There are going to be large, slow trucks with trailers.

Answer: (Applicants) Do not believe there will be either.

Question: (Citizen) Is there someone on staff who made this determination (traffic study)?

Answer: (Applicants) There was a traffic consultant. Development applications are required to do a traffic study. Bill Fox out of Boulder did the study. Traffic studies are reviewed by our traffic operations department and look at the level of service and any changes from added trips.

Comment: (Citizen) I think we need to get to a point where high-paid consultants don’t have to do what we have trained staff that is being paid for can do. We need to wean ourselves from high-paid, outside consultants.

Question: (Citizen) When is the roadwork on Timberline going to occur?

Answer: (Applicants) I believe it will occur in 2015 now; may have originally been scheduled for 2014.

Question: (Citizen) Will that be BOB (Building on Basics) money?

Answer: (City) Yes, some of the last of the BOB money.

Comment: (Citizen) Any decision made to delay any longer really affects me; I can't get anyone to tell me when it's coming.

Italicized text below is information added after the neighborhood meeting

The project, identified as "Timberline Road – Drake Road to Prospect Road" from the 2005 ballot language is funded through the Building on Basics (BOB) quarter cent sales tax.

Right-of-way acquisition is planned for July-December 2013 with construction starting in 2014/2015 (right-of-way dependent). Tim Kemp, Capital Projects Engineer is the contact for the project at 970-416-2719 or tkemp@fcgov.com. For more information please visit the project webpage at <http://www.fcgov.com/engineering/prospect-timberline.php>.

Question: (Citizen) So the trucks (unloading the bins) won't be exiting off Timberline?

Answer: (Applicants) It's an option we're still talking about with the southern neighbor. If the trucks can exit via the property to the south then the trucks have access to a full movement intersection at Nancy Grey.

Comment: (City) The roll-off units we tried to tuck behind some of the existing buildings seen on the southern property. I notice when I drive-by you can't really tell what's going on due to the rise of the land.

Comment: (Citizen) I'm concerned about the yard waste and it blowing, seeding and the way it smells as it is decomposing on a west-wind day.

Response: (Applicants) The Boulder site has a much different set-up. We will be using a company that manages composting. The yard waste will not stand in those bins any longer than it takes the bin to fill. It will not be decomposing or seeding. We expect we'll be receiving plenty of yard waste so the bins will full quickly and be moved off site quickly as well.

Question: (Citizen) What kind of metal scrap? A broken down grill – can someone bring that over?

Answer: (Applicants) Metal has a very strong market and is another area where we may be in competition with some of the scrap metal processors. If you know you can sell your scrap metal and get paid for it you will go there and not pay the City to drop it off, but we will be accepting it to create the one-stop drop-off spot as a convenience factor.

Question: (Citizen) Where do plastic bags come into this?

Answer: (Applicants) Can't say exactly what will happen at this point. We are talking with some of the industry groups, but there are some vested interests in seeing us use plastic bags. You may remember the recent talk of banning or charging a fee on it plastic bags, both locally and in communities over the country. Two months ago Council decided not to apply a fee on bags, but the issue may come back up on the Council's agenda in the future. It's a very sensitive issue. In a perfect world there will be fewer

bags to recycle. There are collection barrels at many supermarkets currently, although they may not be very well marked.

Question: (Citizen) Isn't there a place on Riverside (to recycle plastic bags)?

Answer: (Applicants) A lot of people collect and bring their recyclables to the Rivendell site in a plastic bag, but if it gets into the container it becomes a contaminant. Had a collection at Rivendell and was overwhelmed by the usage. Not sure what the answer is to it, but talking with the plastic manufacturers about pilot programs.

Comment: (Citizen) I've noticed the plastic bags are loose and on a windy day they can go flying.

Response: (Applicants) It is a dilemma, but the contents of our bins are much better now.

Question: (Citizen) Will that be brought to this facility?

Answer: (Applicants) This is up for discussion. If we do it, we'll need to find a better way to do it.

Comment: (Citizen) My concern is with the neighborhood right across the street. Want to make sure you had trees and conscious of how it looks for neighbors – I like your plan. I didn't want to have some big stinky area where people are dumping stuff.

Comment: (Citizen) I want to echo the comment. My concerns are having dinner at the restaurant right across the street. Hope there is some consideration to those living around the new facility.

Question: (Citizen) Have you worked with Bucking Horse or that developer?

Answer: (Applicants) I have talked with the developer and they are aware of it. There will be an interesting balance. It is industrial-zoned and we have to have good places to do it. This is almost transitional. A lot of people will come here and get introduced to recycling. It's a valuable experience to see this. Recycling creates a lot more jobs than putting that into a landfill. The children at Rivendell really connect with that facility.

Comment: (Citizen) I'd rather have this than maybe another industrial use.

Comment: (Applicants) Hopefully this is helping your neighborhoods too and is a convenient location to bring yard wastes to.

Question: (Citizen) Is all the gray (on the site plan) concrete or are you using asphalt?

Answer: (Applicants) Concrete under the heavy equipment and unloading bins. Largely will be asphalt and where we can, permeable surfaces in some of the other areas.