



Arapahoe County Public Works & Development Engineering Services Division Staff Report BoCC

Date: March 17, 2026

To: Raye Fields, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division

Cc: *Ceila Rethamel, Engineering Services Division, Division Manager
Case File*

Re: Kiowa Creek Recycling Facility
Use by Special Review
USR25-001

Scope/Location:

The project, Kiowa Creek Facility, is located to the southwest of the town of Strasburg at 51110 East County Road 30, parcel number: 2067-00-0-00-372. The parcel is 39.9263 acres with a project size of approximately 24 fenced acres. Current zoning on the parcel is A-E, Agricultural Estate.

Kiowa Creek Compost Site will have green waste materials (i.e., grass, leaves, mulch) hauled in via semi-trucks from Aesthetic Alternative Recycling's existing Denver location. This Denver location operates as an intake facility (Material Recovery Facility) where customers can dispose of and recycle green waste materials. This green waste material will then be processed to the specifications of a Class 1 compost facility at the Kiowa Creek Facility. The green waste materials are placed into long piles called windrows and turned with a compost turner until the material is completed as a finished compost product. This finished product will then be sold and transported to vendors as compost.

Items included in the application:

- Plan Exhibit – USR
- Construction Drawings
- Drainage Letter
- Engineer's Cost Estimate
- GESC Report & Plans
- O&M Plans/Manual
- Traffic Impact Study Waiver

Findings:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This development lies within the boundaries of the following jurisdiction:
 - Strasburg Fire District
 - North Kiowa Bijou Groundwater Management District
 - Strasburg Metro Park & Recreation District
 - Deer Trail Conservation District
2. This parcel is in the Wolf Creek drainage basin.
3. This property does not contain a Special Flood Hazard Area (SFHA).
4. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
7. This development is subject to the Rural Transportation Impact Fee (RuTIF). RuTIF fees to be collected at time of building permit.
8. This development will require a Subdivision Improvement Agreement (SIA) to guarantee public improvements, a draft of the SIA will be provided by Engineering Services.
9. This development will require an Ownership and Maintenance Agreement (O&M) for the detention facility, a draft of the O&M will be provided by Engineering Services.
10. This development will require a Drainage Easement and License Agreement for the detention facility and connection to overall drainage system, a draft of the Easement Agreement will be provided by Engineering Services.
11. This development will require a road damage agreement, a draft of the agreement will be provided by Engineering Services.
12. Engineering review and approval fees are paid in full for the USR.
13. Additional engineering review and approval fees will be required for agreements.
14. The following variances have been requested/granted; details and discussion are included in the attachments to this staff report:
 - a. Use of a grated pipe system to distribute flows across a vegetated buffer for stormwater infiltration.
 - b. Alternative outlet structure due to special conditions: outlet pipe size and trash rack change.

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant will make all necessary changes as indicated with specificity by the County's Engineering staff prior to final execution and approval of the following documents: Construction Drawings, Drainage Report, Ownership and Maintenance Plans, Engineer's Cost Estimate, Grading Erosion and Sediment Control Plans & Report.

Staff Comments:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. East Quincy Avenue is classified as a Rural Arterial.
Existing ROW: 60 feet
Required ROW: 76 feet plus drainage ditch
Additional 8 ft plus width required for a drainage ditch of ROW will be required to be dedicated to Arapahoe County.
3. The typical cross section for a Rural Arterial provided in the County standard detail includes a 14' traffic lane, 6' gravel shoulder, and drainage ditch (variable width) on each side.
4. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

Permits Which May Be Required

1. Street Cut- Right of Way (ROW) Use Permit
 - Required for access onto the County ROW.
 - Required for any construction and/or lane closures within County ROW.
2. Public Improvement Permit
 - For all public improvement with a County easement or ROW (stormwater facilities, sidewalks etc.)
3. Grading, Erosion and Sediment Control (GESC) Permit
 - Arapahoe County requires that a GESC (Grading, Erosion, and Sedimentation Control) Permit be obtained prior to the start of land disturbing activities within the unincorporated areas of the County. Information on the County's GESC permit requirements can be obtained in the Arapahoe County GESC Manual.
4. Building Permit
 - Building permits are not released until all land development documents are approved.
 - RUTIF fees are collected along with building permit as applicable
5. Oversize/Overweight Vehicle Permit
 - This permit governs the use of Arapahoe County Roadways where vehicles exceed size or weight limitations as established by the State of Colorado or by Arapahoe County.
6. Traffic, Signing, Striping and Signalization Permit
 - Arapahoe County requires that a Traffic, Signing, Striping and Signalization Permit be obtained prior to the placement, removal or modification to any traffic signs, striping or signals maintained by Arapahoe County.

- A Traffic, Signing, Striping and Signalization Permit is required for all signs placed within a designated fire lane. Fire Lane designation must have resolution approved by the Board of County Commissioners.