

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS  
PUBLIC HEARING  
APRIL 14, 2026  
9:30 A.M.**

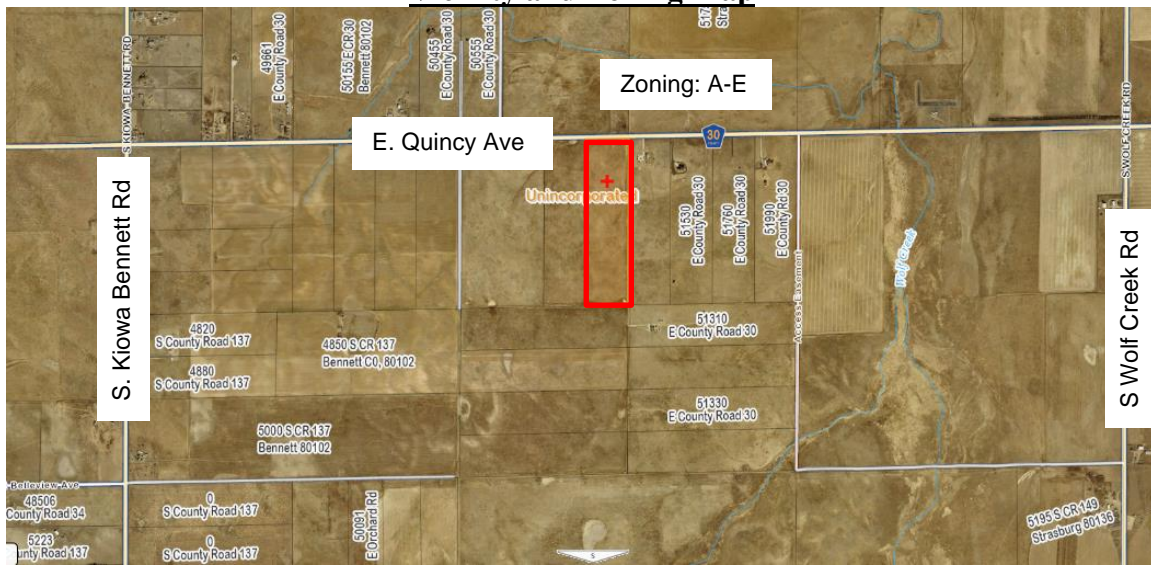
**SUBJECT: USR25-001 – KIOWA CREEK COMPOSTING FACILITY – USE BY SPECIAL REVIEW**

**RAYE FIELDS, PLANNER II**

**LOCATION:**

The proposed project, Kiowa Creek Composting Facility, is located on a 40-acre parcel on the south side of Quincy Avenue, east of Kiowa Bennett Road (CR 137) and west of Wolf Creek Road (CR 149) in Strasburg. The property is zoned Agricultural Estate (A-E). This property is also located within District No. 3.

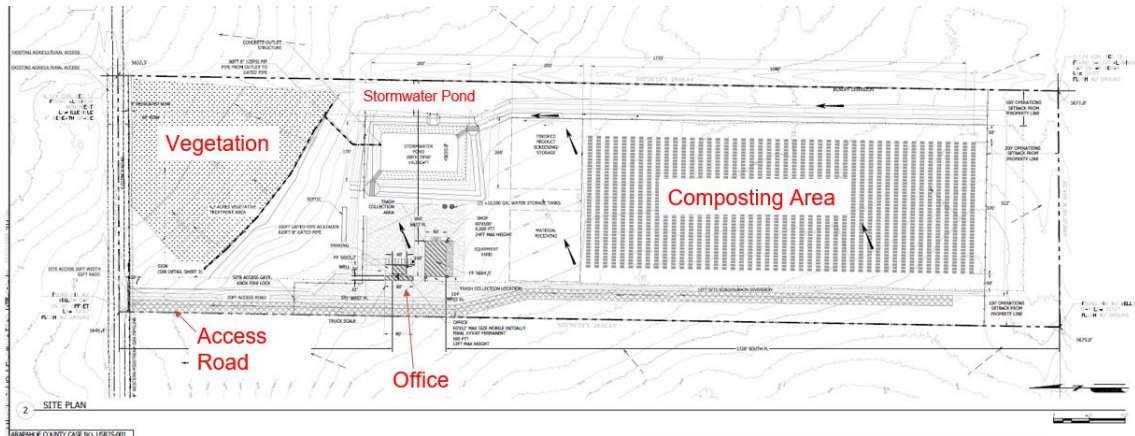
**Vicinity and Zoning Map**



**ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:**

North: Agricultural; Zoning (A-E)  
South: Agricultural; Zoning (A-E)  
East: Residential with Agricultural; Zoning (A-E)  
West: Agricultural; Zoning (A-E)

## Site Plan, USR25-001, Kiowa Creek Facility



### **PROPOSAL:**

The applicant, KJK Properties, LLC, is seeking approval to develop a Class 1 composting facility within unincorporated Arapahoe County. The parcel is 40 acres with a project size of approximately 24 fenced acres.

The facility will have green waste materials (i.e., grass, leaves, mulch) hauled in via semi-trucks from Aesthetic Alternative Recycling's existing location in the Four Square Mile area of unincorporated Arapahoe County. This green waste material will then be processed to specifications of a Class 1 compost facility. The green waste will be placed in 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. A future office and shop building is planned on the west side of the property which is abutted by agricultural uses.

### **BACKGROUND**

The applicant's company, Aesthetic Alternative Recycling, has an existing recycling center located in the Four Square Mile area of Arapahoe County. This location operates as an intake facility (Material Recovery Facility) where customers can dispose of and recycle green waste materials. The applicant is looking to create a Class 1 compost facility in order to create a product from these recycled materials to sell to vendors.

Class 1 compost facilities are regulated by the Colorado Department of Public Health and Environment (CDPHE) under regulation 6 CCR 1007-2, Part I, Section 14. The Kiowa Creek Facility has been in contact with CDPHE to discuss the requirements of a Class 1 composting facility and intends to construct and operate the facility in compliance with these regulatory requirements.

Processing, packaging and selling of an agricultural commodity with manufacturing is a Use by Special review in the A-E zone district, as per the Land Development Code.

## **ANALYSIS OF THE USE BY SPECIAL REVIEW APPLICATION**

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Use by Special Review Regulations in the Land Development Code; and 3) analysis of referral comments.

### 1. The Comprehensive Plan

The property is designated as the land use category of Tier 3 Agriculture/ Use by Special Review (USR) under the Comprehensive Plan.

The proposal is in general conformance with the Comprehensive Plan as follows:

*GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*

The development will be served by on-site well and septic. The applicant is working directly with the Division of Water Sources Engineer and there are no further comments on the Use by Special Review case.

*Policy PFS 4.3 - Require Adequate Wastewater Treatment*

The development will be served by on-site well and septic. Arapahoe County Public Health Department has had all comments about sewage disposal satisfied.

*GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development*

The development can be served by utility providers.

*GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*

The Arapahoe County Sheriff's Office and Strasburg Fire Department had no comment on the proposed application.

*Strategy RA GM 1.3(b) – Restrict Approvals of Uses by Special Review. The County will restrict the approval of Uses by Special Review, except for those dealing with agricultural operations or agri-tainment or agri-tourism uses.*

The proposed use involves processing, packaging and selling of an agricultural commodity.

*Strategy T1&2 GM 1.1(d) – Allow Uses by Special Review Only with Reversion to Agricultural Uses The County will consider allowing Uses by Special Review (as permitted*

*in the A-1 and A-E Zone Districts) in Tiers 1 and 2, but only with the condition that should uses or operations cease, the use of the property will revert back to agricultural.*

The proposed composting facility approval through Use by Special Review would revert back to agricultural use upon cessation of operations.

2. Land Development Code – Use by Special Review Regulations

Section 5-3.4 of the Land Development Code allows a Use by Special Review to be approved if the proposal meets all of the following criteria:

- A. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

*Infrastructure will be constructed to meet the proposed land uses, including drilling a well and installing a septic system. The well will be drilled in the Denver basin and the project has a minimal amount of water usage. Sanitary disposal will be via an onsite septic. Drainage of the site will also be improved with construction of a stormwater pond to collect runoff from the composting area. These improvements will also support any future land uses, including residential use. Site will be serviced by Quincy Ave which is an arterial road that will easily handle the minimal increase in traffic.*

- B. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

*The surrounding land uses are generally agricultural uses. There are residential homes in proximity to the site (to the east). The proposed composting facility will mitigate visual impacts by siting the composting area toward the rear of the property and 150-feet away from the east property line and 200-feet away from the south property line. A 4.7-acre native grass area will be placed on the front and east side of the property. Site access to a 20-foot access road will be located on the west side of the property. An office and shop are planned to be constructed on the west side of the property at a later date and will look and operate very similar to a typical farm shop which complements surrounding properties.*

- C. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

*Public services such as police and fire will be able to access the site if needed. The locked gate will have a knock box for emergency access by first responders. Site access road will be built with all-weather surfacing and 20 feet wide to allow for emergency vehicles as necessary.*

- D. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

*The facility will employ two full-time employees. The zoning for this parcel is A-E, and will not have any residences, leisure-time or commercial spaces.*

- E. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

*The site will be constructed to meet all applicable regulatory requirements and will be properly permitted by Colorado Department of Public Health and Environment, Solid Waste Division, and has a minimal amount of traffic associated with it. The project location is located to the rear of the parcel to reduce visual impact from the road.*

- F. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

*Access is provided off Quincy Avenue. There will be a long driveway before the gate to enter the facility so that truck traffic will not have to park on the road when accessing the site. No public transit will be used nor any pedestrians entering the site.*

- G. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

*The project area does not include any streams, lakes or notable topographical elements. Native vegetation will be maintained throughout the site where able.*

- H. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

*The project will be agricultural in nature and predominantly open space. All activities will be low profile with no high structures proposed to obstruct views. Site will look like a typical farmyard with similar style buildings, equipment and operations.*

- I. Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

*This is not a residential project and will be largely unmanned with the exception of two staff; this project will not require open space and recreation.*

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

**STAFF FINDINGS:**

Staff have reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed USR25-001, Kiowa Creek Composting Facility, Use by Special Review, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed USR25-001, Kiowa Creek Composting Facility, Use by Special Review, complies with the General Submittal Requirements contained in Section 2-4 are enumerated in the Arapahoe County Development Application Manual.
3. The proposed USR25-001, Kiowa Creek Composting Facility, Use by Special Review, meets the Arapahoe County Land Development Code and procedures, including those stated in Section 5-3.4.

**STAFF RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends approval of Case No. USR25-001 Kiowa Creek Composting Facility, Use by Special Review, with the following conditions of approval:

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.

The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Use by Special Review with conditions recommended by staff or with alternative conditions.
2. Continue to a date certain for more information.
3. Deny the proposed Use by Special Review.

**CONCURRENCE:**

The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case. Use by Special Review applications do not require a Planning Commission recommendation.

Attachments:

Engineering Staff Report

Referral Comments/Applicant's Response

Use by Special Review Plan Set