



# TOWN OF MORRISON

321 HIGHWAY 8 • MORRISON, CO 80465 • PHONE: (303) 697-8749  
FAX: (303) 697-8752

## COMPLIANCE REVIEW REPORT

### Planned Unit Development – Industrial (PUD-1)

### CAMAS Colorado, Inc.; Morrison Quarry PUD, First Amendment, 1998 December 18, 2020

The Town of Morrison received a Planned Unit Development (PUD) Amendment application in April of 2020 which was rescinded on October 5, 2020. Town Staff has reviewed the CAMAS Colorado, Inc.: Morrison Quarry 1998 Planned Unit Development (PUD-1), First Amendment. This report summarizes the present compliance and/or noncompliance status of the operations of the Morrison Quarry under the Town's land use regulations, and in particular, the 1998 Planned Unit Development (PUD-1). The Morrison Quarry property has been annexed into the Town of Morrison and is subject to the Town's land use requirements and the requirements of the Annexation Agreement between the Town of Morrison and CAMAS Colorado, Inc. dated October 31, 1994, as amended ("Annexation Agreement"). Aggregate Industries is successor in interest to CAMAS Colorado, Inc.

#### I. PERMITTED USES

1. Permitted Uses I.K3 – Size and location of reservoirs will be prepared in accordance with the Annexation Agreement.

**Compliance Status:** The size and locations of the referenced reservoirs were prepared in accordance with the Annexation Agreement between the Town of Morrison and CAMAS Colorado, Inc.

2. Alternative Intensive Use Area I.K.4. - Relocation of buildings or structures to the Alternative Intensive Use Area will require site plan review and approval by the Town but will not require rezoning.

**Compliance Status:** The current operation might be out of compliance as the Town does not have a record of any approvals for the relocation of buildings or structures. According to PUD Amendment Appendix A MQ PUD-I submitted to the Town in July 2020, there appears to be a building in the area designated as the 'Alternative Intensive Use Area' of the governing PUD. Please provide any documentation of site plan review and approval for this building. To the extent any building or structures are relocated to the Alternative Intensive Use Area, a site plan shall be submitted for review and approval by the Town.

3. Mineral Conservation Area I.K.5 – "The 'Mineral Conservation Area', as depicted on Sheet 1, is an area in which the Permitted Uses, except hauling and transportation, on the existing haul road or future substitute haul roads or other access roads, may not and shall not occur.

The 'Mineral Conservation Area' is currently intended to remain vacant and undeveloped for purposes of conserving commercial mineral deposits which may exist in the 'Mineral Conservation Area', as contemplated by Colorado Revised Statutes 34-1-301, et seq."

**Compliance Status:** More information is needed to determine compliance. Is mining in the Mining Conservation Area currently proposed? Please provide detailed information on Construction Materials Reclamation Permit Amendment application including the scope, scale, schedule, and future haul road, etc.

4. Permitted Building and Structures I.L.1 – "Sale Office" and "Scale house" have been added to the list of permitted building and structures but are not currently allowed.

**Compliance Status:** More information is needed to determine compliance. Please confirm if there is a scale house or sale office on site. Are these names references to the same building? Please confirm whether a scale house and/or sale office currently exists on the property. If not, an amendment to the 1998 PUD is required.

5. Permitted Structures I.L.2 – "Truck Wash" has been added to the list of permitted structures in the rescinded PUD Amendment but is not included in the 1998 PUD.

**Compliance Status:** More information is needed to determine compliance. Please confirm if there is a truck wash on site. If a truck wash exists on site, please so state. If not, an amendment to the 1998 PUD is required.

6. Building Square Footage I.L.3 – Current PUD states the buildings in aggregate shall not exceed 10,000 square feet.

**Compliance Status:** More information and site inspection are needed to determine compliance. Please provide documentation of all building square footages. If the buildings in aggregate exceed 10,000 square feet, a PUD amendment is required.

7. Maximum Building Height I.L.4 – The maximum height of buildings shall be 35 feet and the maximum structures shall be 90 feet.

**Compliance Status:** More information and site inspection are needed to determine compliance. Please provide documentation of conformance with the maximum building height standards as set forth in the 1998 PUD.

## **II. Traffic**

8. Noise Level II.D. – Noise shall be monitored at the haul road and shall be recorded. Tapes documenting noise levels shall be kept on file for 12 months. Violations shall be logged by the Operator, and the logs shall be provided to the town within 3 business days after written request.

**Compliance Status:** Pursuant to the governing PUD, the Town is requesting the tapes documenting noise levels from the last 30 days.

9. Noise Level II.E. – All trucks shall be equipped with proper mufflers. If the level of noise resulting from night hauling measured at Forest Avenue has exceeded 50db(A), approval for nighttime hauling may be terminated by the Town Board, after hearing.

**Compliance Status:** Pursuant to the governing PUD, the Town is requesting the tapes documenting noise levels from night hauling over the last 30 days.

10. Screening II.I The Operator shall maintain the fence along the access road above the scale house to screen the headlights from Forest Avenue.

**Compliance Status:** Staff has not confirmed the condition of the fence. A site visit is required to ensure compliance.

11. Truck Pull Off II.K. Prior to December 1, 1999, the Operator shall install and thereafter maintain a truck pull-off on the haul road sufficient to accommodate at least 4 parked trucks at a location west of Colorado Highway 8. The pull-off shall be for the principal purpose of allowing truck drivers to tarp their loads prior to entering Colorado Hwy 8. The Operator shall assure that all drivers operating haul trucks at the Morrison Quarry are aware of the need to tarp their loads prior to entering Colorado Hwy 8.

**Compliance Status:** The Town has received several complaints of broken windshields due to trucks not tarping their loads. Please provide the operational procedures that ensure all drivers operating haul trucks are tarping their loads prior to entering Colorado Hwy 8. A site inspection is required to confirm compliance.

12. Truck Wheel Wash Facility II.L - Prior to December 1, 1999, the Operator shall install and thereafter maintain a truck wheel wash facility at or near the scales on the property and shall establish a procedure for its use by drivers hauling materials from Morrison Quarry.

**Compliance Status:** A site inspection is required to confirm compliance.

### **III. AIR QUALITY AND DUST CONTROL**

13. Measurement of Wind Velocity and Information III.D - The Operator has installed and shall maintain an anemometer to measure wind velocity and information and data from the anemometer shall be included and maintained on video tapes for a period of one year. This tape will be provided to the town within three (3) business days after the receipt of written request. The Operator is directed to close down the mining operation at any time that the wind velocity measured over an hour period averages 35 miles per hour or greater. Data and information concerning closures as a result of wind conditions will be included and summarized in the annual report.

**Compliance Status:** More information is needed to determine compliance. Please provide the information and data from the anemometer maintained on video tape within three (3) business days from the date of this written request. Additionally, please submit the Annual Report for 2019.

14. Dust Monitoring III.F - The Operator shall, during all hours of operation, maintain and operate a camcorder-type system that shall allow the Operator's personnel to visually monitor dust in the Quarry and on the haul road. Visible dust on the haul road shall be noted in a log and promptly corrected. The film shall be kept on file for one year and provided to the town within three (3) business days after receipt of written request. The paved haul road shall be maintained as a paved road from highway 8 up to the scale house and kept dust-free.

**Compliance Status:** On December 8, 2020, the Morrison Police Department responded to a complaint from an adjacent property owner, Michael Thyne, about the dust clouds coming from Aggregate Industries (See attached Incident Report 200575). On December 9, 2020, the Police Department responded to a complaint from Gale Sanger about heavy dust coming from Aggregate Industries. Upon arrival, the Police Officer could see a large plume of dust coming from Aggregate Industries. Two other Morrison residents Elizabeth Burris and Shari Raymond filed a dust complaint as well. Pictures taken by Shari Raymond are attached.

Please provide dust monitoring film from the past three (3) months within three (3) days of receipt of this request.

#### IV. UTILITIES

15. Water IV.A - Water for the activity at the Morrison quarry shall be provided from two Existing wells. Permit for the wells have been obtained from the state engineers office (SEO) and are current as to force and effect. The Operator also utilizes water rights at the quarry in a substitute supply plan under the direction of the SEO. The Operator agrees that any additional water required will be purchased from local communities as needed. The water storage reservoir(s) located on the property will be maintained to allow storage of raw water it owns, said water will be utilized in its operations pursuant to any agreements between Operator and the town.

**Compliance Status:** Additional information is required to confirm compliance. Are the wells being used, and if so, please state the purposes for which the well water is used, how it is delivered for those uses, and any records of the amounts of water pumped from the wells. If the wells are no longer in use, please identify if there are any plans for their future use and if not, if the well abandonment work has been completed and the required well abandonment reports have been filed with the Office of the State Engineer. Also, please identify the water rights being used for quarry operations and any substitute supply plan that may be operated. To the best of our knowledge, Aggregate Industries has an interest in the Robert Lewis Ditch right that was changed for use at the quarry, an interest in the junior storage rights shared with Morrison, and an interest in the Bowles Reservoir rights



that were changed to storage in the Quarry Reservoirs in Water Court Case No. 11CW294. The Town is not aware of any approved substitute supply plans that are used to provide water for use at the Morrison Quarry. Please provide copies of such plans. Please acknowledge that Aggregate Industries is entitled to utilize up to 10% of the storage capacity in the Morrison Quarry Reservoirs, and that it may use additional capacity for storage of its water rights only pursuant to the Operating Agreement with the Town of Morrison dated January 7, 2014 or other written agreement with the Town of Morrison. Please provide the latest water meter calibration report for the meter used to record water use by the quarry from Morrison Quarry Reservoir #2.

Several monitoring wells have been drilled and utilized on the property in past and current operations. Please identify those that currently exist and their purpose and proposed duration of use. In addition, there were three monitoring wells drilled around Quarry Reservoir #2. From field observations the southern monitoring well appears to have been destroyed. Please either provide evidence that it still exists and can be used for monitoring or provide a plan for its replacement.

16. Discharge and Management of Storm Drainage IV.D - Discharge and management of storm drainage at the quarry shall be in conformity with the drainage plan dated September 19, 1994, prepared by Chang Engineering Co., Inc., updated by a letter report dated November 23, 1998, and approved by the Town in conjunction with this PUD-I. Any deviations from or modifications to the drainage plan shall be subject to Town Board Approval.

**Compliance Status:** A CDPHE Storm Water Management Plan, dated January 2020 and prepared by Aggregate Industries, was previously submitted to the Town for review. This update from the 1994 and 1998 Storm Water Plan requires approval by the Town Board. If it is decided to not amend the governing PUD, Town Staff will schedule the Storm Water Management Plan for Town Board review.

17. Final Drainage Plan IV.E - Prior to commencement of any mining in the South Quarry, a final drainage plan for the South Quarry area shall be completed in accordance with the requirements of the Town of Morrison.

**Compliance Status:** If mining is proposed in the South Quarry, please submit a final drainage plan to be reviewed by the Town of Morrison.

## **V. LIGHTING**

18. Access Road and Hwy 8 Overhead Lighting V.A - If allowed by Colorado Department of Transportation, overhead lighting shall be installed and maintained to adequately light the junction of the Morrison Quarry Access Road and Colorado Highway 8. These lights shall be photovoltaically controlled to turn on at dusk and turn off at dawn and shall be downcast.

**Compliance Status:** Town Staff has received complaints relating to lighting at the quarry. In response, Staff conducted an off-site lighting inspection in October 2019 (see attached

Code Enforcement Evaluation dated October 1, 2019). Town Staff has requested that Aggregate Industries provide confirmation that lighting was/is installed and to provide documentation that the lights are downcast and photovoltaically controlled or documentation that CDOT denied access to install such lighting. The Town concurs with Aggregate Industries' statement that the site lighting is not in conformance with the lighting standards as set forth in the PUD. This non-conformity must be remedied.

19. Shielded/Downcast Lighting V.B - Any new lighting shall be shielded and downcast and designed so as to not cast direct light or glare outside the mining and processing areas. Lighting shall not exceed 70 feet in height from the bottom of the quarry floor for either the concrete or asphalt plants.

**Compliance Status:** A site inspection is required to confirm, but at this time, the Town concurs with Aggregate Industries' statement that the lighting structures are above 70 feet in height and not in compliance with the lighting standards as set forth in the governing PUD. This non-conformity must be remedied.

20. Industry Standard Lighting Requirement V.C - Lighting of structures shall be allowed in accordance with industry standards and requirements.

**Compliance Status:** Based on recent lighting complaints, Staff suspects the existing structures are lit beyond industry standards and requirements. Data related to industry standards and requirements, and a site inspection are required to evaluate compliance. If the lighting is not compliant, this non-conformity must be remedied.

21. Free standing Pole Standards V.D - Free standing pole lights shall not exceed 20 feet in height and shall be downcast halogen lights.

**Compliance Status:** Although a site inspection is required to confirm, the applicant has verbally stated that existing free standing light poles greatly exceed 20 feet on site. Please submit documentation of free standing pole light heights and light shielding. If they do not conform to the PUD requirements, this non-conformity must be remedied.

## **VI. SECURITY FENCING**

22. The entire area of the Morrison quarry is presently and shall continue to be surrounded by a security fence made up of four strands of barbed wire shown by the mining plan accompanying the Operator's application to the Colorado Division of Mineral and Geology. This fence shall be maintained by the Operator.

**Compliance Status:** A site visit is required to confirm compliance.

## **VII. ASPHALT AND CONCRETE PLANTS**

23. Air Quality Control Permit VII.A - The Morrison Quarry State Air Quality Control Permit shall be amended, as required by the Colorado Department of Health to show the addition of

concrete and asphalt plants, if and when those plants are installed, and a copy of the amended Permit shall be forwarded to the Town Board. These plants shall be removed within one year of the termination of open mining at Morrison quarry.

**Compliance Status:** To the extent there has been the addition of concrete and asphalt plants since 1999, a copy of an amended Permit shall be forwarded to the Town Board. Please confirm that this has been done.

24. Screening of Asphalt and Concrete Plants VII.B Asphalt and concrete Plants shall not be visible from Highway 8, 285, existing residentially-owned areas south of Morrison, as well as Willow Brook and Willow Springs. All concrete and/or asphalt stockpiles and washout areas shall be in the Quarry (or appropriately screened as determined by Town review and approval), and drainage shall be contained and not leave the plant site.

**Compliance Status:** A viewshed Analysis was submitted within the recently rescinded PUD Amendment. The analysis was limited to evaluating the disturbance area to adjacent public land, which was Mt. Falcon Park. Please submit a viewshed analysis that evaluates visibility of asphalt, concrete plants, stockpiles and washout areas from Highway 8, 285 existing residentially-owned areas south of Morrison, as well as Willow Brook and Willow Springs.

25. Site Plan Review and Approval Required for Asphalt and Concrete Plants VII.C - Asphalt and concrete plants shall be subject to site plan review and approval by the Town. Both the asphalt and concrete plants shall be painted an earth tone color to blend with the surrounding landscape.

**Compliance Status:** To the extent there have been asphalt and concrete plants added since 1999, please file for site plan review by the Town.

### **VIII. BLASTING**

26. Test Monitoring Stations VIII.A - Test monitoring stations shall be established and operated on a portable basis to verify the structural integrity of the improvements adjacent to the Morrison quarry.

**Compliance Status:** A site visit is required to confirm compliance. Please provide documentation that test monitoring stations have been established and are operated.

27. Seismic Monitoring VIII.B.3 - All seismic monitoring shall be conducted under the supervision of Aggregate Industries-WCR, inc., or its successors (the Operator) or other qualified independent seismograph consultants. The resulting data from the blasting operation shall be retained by the Operator for two (2) years and specific date/time data shall be furnished to the Town of Morrison within three (3) business days of receipt of written request.

**Compliance Status:** Please submit seismic monitoring data to the Town.

**X. ANNUAL REPORTS**

28. Annual reports on operations related to noise, complaints, truck traffic/routes, days of operation, progress report on reclamation, seismic monitoring, and violation of air quality standards shall be submitted, in writing, by the Operator on or before February 1st of each year.

**Compliance Status:** To our knowledge, no annual reports related to the above have been submitted to the Town for many years. Please submit 2019 Annual Reports per Sec. X Annual Report (A) 1-7 of the 1998 PUD.

**XII. MISCELLANEOUS**

29. Shape, Setback and Safety Requirements XII.A - The Operator agrees to comply with the excavation shape, setback, and safety requirements as set forth in the reclamation plans approved by the Colorado Division of Minerals and Geology.

**Compliance Status:** Please submit a copy of the approved reclamation plan approved by the Colorado Division of Minerals and Geology. A site inspection is required to confirm compliance.

30. Ridges and Peak Width XII.B - Ridges and peaks created by the mining activity shall be greater than 30 feet in width.

**Compliance Status:** A site inspection is required to confirm compliance.

31. Lake Creation XII.C - No lakes will be created by the mining operation, except those included in the reclamation plans approved by the Colorado Division of Minerals and Geology.

**Compliance Status:** Town review of the reclamation plans approved by the Colorado Division of Minerals and Geology, along with a site inspection, is required to confirm compliance. Please provide the approved reclamation plans.

32. Noise Pollution XII.D - Mining and all associated activities and uses by the Operator must meet the State of Colorado and federal regulations regarding noise pollution. Any violations of such regulations shall be certified to the Town by the responsible administrative agency and/or the Operator upon receiving notice of such violation.

**Compliance Status:** Please submit a report of any noise violation within the last year.

33. Reclamation XIII.F - Reclamation shall be accomplished as submitted in the approved application submitted to the Colorado Division of Minerals and Geology and shall not be amended without the specific approval of the Town Board.

**Compliance Status:** Town Board will need to review and approve any change of reclamation activities.

34. Performance Bond XII.G - A copy of the performance bond provided to the Colorado Division of Minerals and Geology in an amount it may want shall be filed with the Town Board and, if possible, the Town Board shall be named on the bond. The Operator shall not request release or reclusion in the bond without approval of the Town, which shall not be unreasonably withheld.

**Compliance Status:** Please submit a copy of the performance bond provided to the Colorado Division of Minerals and Geology to the Town.

35. Insurance XII.H - A public liability, property damage and bodily injury insurance policy with limits of \$300,000 for bodily injury and \$100,000 for property damage during the period of mining operation under this PUD-I shall be kept in effect and on file with the Town.

**Compliance Status:** Please submit a current Certificate of Insurance to the Town.

36. Operate per Applicable Rules and Regs XII.I - The Operator agrees to continually operate within all applicable rules, regulations, and statutes of any town, county, state, or federal agency having jurisdiction over any aspect of the operations pursuant to the zoning.

**Compliance Status:** Based on the contents of this Compliance Review Report, there are some operations that are not in compliance with applicable rules, regulations, and zoning. Screening, dust mitigation, and Lighting, for example, do not meet Town's regulations or are not in compliance with the governing PUD. Other items of noncompliance can be found in the previous Referral Response Summary Report issued to Aggregate Industries.

37. Fire District Regulation Compliance XII.J - The Operator shall comply with the West Metro Fire Protection District's Fire Code with regard to the installation and operation of asphalt and concrete plants. If required by the Town's Building Official, building permits shall be obtained for any construction.

**Compliance Status:** To the extent asphalt or concrete plants have been installed and operated; please submit copies of building permits for any construction since 1999.

**Attachments:**

- Incident Report 200575 – Morrison Police Department
- Dust Pictures, December 2020
- Lighting Code Enforcement Evaluation dated October 1, 2019

# Incident Report #200575



**MORRISON POLICE DEPARTMENT**  
321 COLORADO HWY 8  
MORRISON CO. 80465  
303-980-7300

## Event Info

<b>Date Reported</b> 12/08/2020	<b>Time Reported</b> 10:12	<b>Time Dispatched</b> 10:16	<b>Time Arrived</b> 10:16	<b>Time Completed</b> 10:22
<b>Addr. of Occ.</b> 19271 HIGHWAY 8	<b>City</b> MORRISON	<b>Zipcode</b> 80465	<b>Date Occ. Range</b> 12/07/2020 - 12/07/2020	<b>Time Occ. Range</b> 14:30 - 14:30
<b>District</b> CITY OF MORRISON	<b>Grid</b> MORRISON	<b>Dispatch Disposition</b> RPT		

### Synopsis

On 12-08-20 around 1020 hours, (RP) Thyne, Michael called the Morrison Police Department to make a complaint about the dusk clouds coming from Aggregate Industries.

## Classification

<b>Class</b> MISCELLANEOUS	<b>Subclass</b> Miscellaneous Incidents
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## Rptg party

Name Type		Name			Address		City	State
RPTG PARTY		THYNE, MICHAEL FRANK			19271 HIGHWAY 8		MORRISONN	CO
Zip	Sex	Height	Weight	Hair	Eyes	Cell Phone		
80465	M	509	192	BLK	BLU	(303) 204-4747		

## Rptg party

<b>Name Type</b> RPTG PARTY	<b>Name</b> SANGER, GALE	<b>Address</b> 18091 HWY 8	<b>City</b> MORRISON	<b>State</b> CO	<b>Zip</b> 80465
<b>Sex</b> F	<b>Race</b> WHITE	<b>EO</b> NON-HISPANIC	<b>Cell Phone</b> (303) 358-4621		

## Narrative

<b>Written By</b> CHUNG, CHRISTOPHER	<b>Date Written</b> 12/08/2020
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### Case Information:

On 12-08-2020 around 1020 hours, I called Thyne, Michael (DOB 05-16-1949) by phone regarding an issue he has with Aggregate Industries (18131 Highway 8 Morrison, CO 80465).

### Contact with Thyne, Michael:

Thyne told me he called the Morrison Department yesterday regarding Aggregate Industries baghouse. He said around 1430 hours on 12-07-20, Aggregate Industries just dumped their baghouse in the open which created a cloud of dirt, which then, encroached on his house and the town; He said the baghouse should not be dumped like that and he wanted to report it; I then gave the case number to Thyne.

### Evidence:

Picture taken during incident by Thyne's Wife.

**Officers Involved:**

C. Chung

**Case Dispo:**

Informational

## Supplemental Narrative

**Written By**

SCHREIBER, KEVIN

**Date Written**

12/09/2020

**Event Information:**

On December 9, 2020 at 15:48 hours I, Sgt Schreiber was dispatched to 18091 Hwy 8 Morrison CO 80465 regarding Heavy dust coming from Aggregate Industries at 18131 Hwy 8. I called the (RP) Sanger, Gale DOB 09-15-1958 who stated she wanted to make me aware of the heavy dust coming from Aggregate. Sanger stated she was told by a board member of The Town of Morrison to contact the Police Department. Sanger wouldn't provide the board member's name. She asked me to come to her property to observe the dust. I explained to her I was well aware of the dust that is created from Aggregate, but I would stop by to see it and speak with her.

**Arrival at 18091 Hwy 8:**

Upon arrival, I met Sanger and could see a large plume of dust coming from Aggregate. I gathered her info and explained that it would be connected to Case Report # 20-0575. Sanger stated that Aggregate is responsible to keep dust on their side of the property. She also stated that her car was recently washed and is now dusty.

**Case Dispo:**

Information only.

## Supplemental Narrative

**Written By**

BACA, PHILIP

**Date Written**

12/13/2020

**Case Information:**

On 120920 I was informed by Town Manager Kara Winters that she has been getting multiple complaints from town residents about the dust from Aggregate Industries.

**Contact with Deuto, Jeremy**

On 120920 Officer Malave tried to speak with Shari Raymond but she did not respond to his phone calls.

On 120920 at about 1431 hours, I spoke with Deuto, Jeremy by phone regarding an issue he has with Aggregate Industries (18131 Highway 8 Morrison, CO 80465). I explained the complaints to him and he said he would look into it and get it taken care of.

**Evidence:**

Attached email from Elizabeth Burris and Shari Raymond.

**Officers Involved:**

Interim Chief of Police P. Baca

Officer P. Malave

**Disposition:**

See original report

## Case Management

<b>Initial Investigator</b> CHUNG, CHRISTOPHER	<b>Report Status</b> Submitted	<b>Submitted By</b> BACA, PHILIP	<b>Date Submitted</b> 12/13/2020 16:35
<b>Case Status</b> INFORMATION REPORT			





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## Philip Baca

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**From:** Kara Winters  
**Sent:** Wednesday, December 9, 2020 9:42 AM  
**To:** Philip Baca  
**Subject:** FW: Dust in the air

Here is Elizabeth's email.

Kara

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**From:** elizabeth burris <eburris2@msn.com>  
**Sent:** Tuesday, December 8, 2020 3:18 PM  
**To:** Kara Winters <kara@morrisonco.us>  
**Subject:** Dust in the air

Hi Kara,

I was wondering if you had a number for the quarry on Hwy 8. I would like to contact them about all the dust that they are creating. I have taken a couple of pictures to show them. I am not sure if it will do any good, but I thought I would try.

Also, I have another question on a completely different matter. Is there a way the town could put a gate in the chain link fence at the end of Bear Creek Lane (just past Gus and Jamie's house)? It is right across the street from the entrance to Red Rocks (entrance 3) and it would be so much safer to walk down Bear Creek Lane and cross there then walking along Hwy 74 up to the entrance.

Thank you,  
Elizabeth Burris

## Philip Baca

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**From:** Kara Winters  
**Sent:** Wednesday, December 9, 2020 9:43 AM  
**To:** Philip Baca  
**Subject:** FW: Visual Voicemail from 3039155558 - WIRELESS CALLER  
**Attachments:** 3039155558\_20201208\_153251.wav

Shari's voicemail.

Thanks,

Kara

-----Original Message-----

**From:** visualvoicemail@vonage.com <visualvoicemail@vonage.com>  
**Sent:** Tuesday, December 8, 2020 3:33 PM  
**To:** Kara Winters <kara@morrisonco.us>  
**Subject:** Visual Voicemail from 3039155558 - WIRELESS CALLER

Time: Dec 8, 2020 3:32:51 PM

[Click attachment to listen to Voice Message](#)

[41.06 secs] Hi karen(?) this is Sherry Raymond. It is what day is this. It is December 8. I have you seen the dust bowl up to the south of us here.

You should see it. I have pictures of it. I will see if I can get them on the Internet and show them to the planning commission tonight to the planning commission tonight that needs to be taken care of care of that is a health hazard. It is so thick you almost have to have your headlights on.

If you were to drive into it it's back you should go up there once in a while when it's like that. Thanks. Talk to you later bye.



A21























# TOWN OF MORRISON

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FAX: (303) 697-8752

## CODE ENFORCEMENT EVALUATION

October 1, 2019

Aggregate Industries

Attention: Jeremy Pritchett

18131 Hwy 8

Morrison, CO 80465

*Sent electronically to: [jeremy.pritchett@lafargeholcim.com](mailto:jeremy.pritchett@lafargeholcim.com)*

RE: AI Lighting Compliance

Mr. Pritchett,

Various complaints regarding lighting have prompted the Town to conduct an off-site lighting inspection. We have conducted an off-site inspection of the lighting as visible from the public right of way. Regarding lighting, the current approved PUD for this site requires:

- a) CDOT permitted lights at the access road and Hwy 8, which shall be photovoltaically controlled to turn on at dusk and turn off at dawn,
- b) **All new lighting shall be shielded and downcast so as to not cast direct light or glare outside the mining and processing areas;** lighting shall not exceed 70' from the bottom of the quarry floor for either the concrete or asphalt plants,
- c) Lighting of structures shall be allowed in accordance with industry standards and requirements, and
- d) **Freestanding pole lights shall not exceed 20' and shall be downcast halogen lights.**

The results of our inspection, photos from which are attached for reference, indicate that lighting may have been adjusted or moved since the original PUD

approval (see lighting locations for the approved PUD below) and that the items bolded above do not currently meet the PUD requirements. There is currently significant uplight and glare outside the mining and processing areas (*uplight* is defined as excess lighting directed up into the sky above 90 degrees and *glare* is defined as light emitted between 60-90 degrees around a luminaire) and based on the photos taken of the site at night, it appears fully shielded luminaires with downcast fixtures are not in use. Areas above the light fixture height are being lit.

The Town is requesting the following action at this time:

- 1) Additional lighting information regarding the lighting you have currently installed vs. the approved lighting and,
- 2) In addition, a night time inspection of the mine's lighting facilities as they pertain to the approved PUD. The Town's goal is to ensure zoning compliance relative to this site and use for the continued benefit of its residents and is seeking your assistance and prompt response to this issue.

I would be happy to meet with you on your property to inspect and discuss abatement procedures further, if necessary. Please call me at 303.547.0072 so we can set up a time to meet at your convenience.

Thank you,



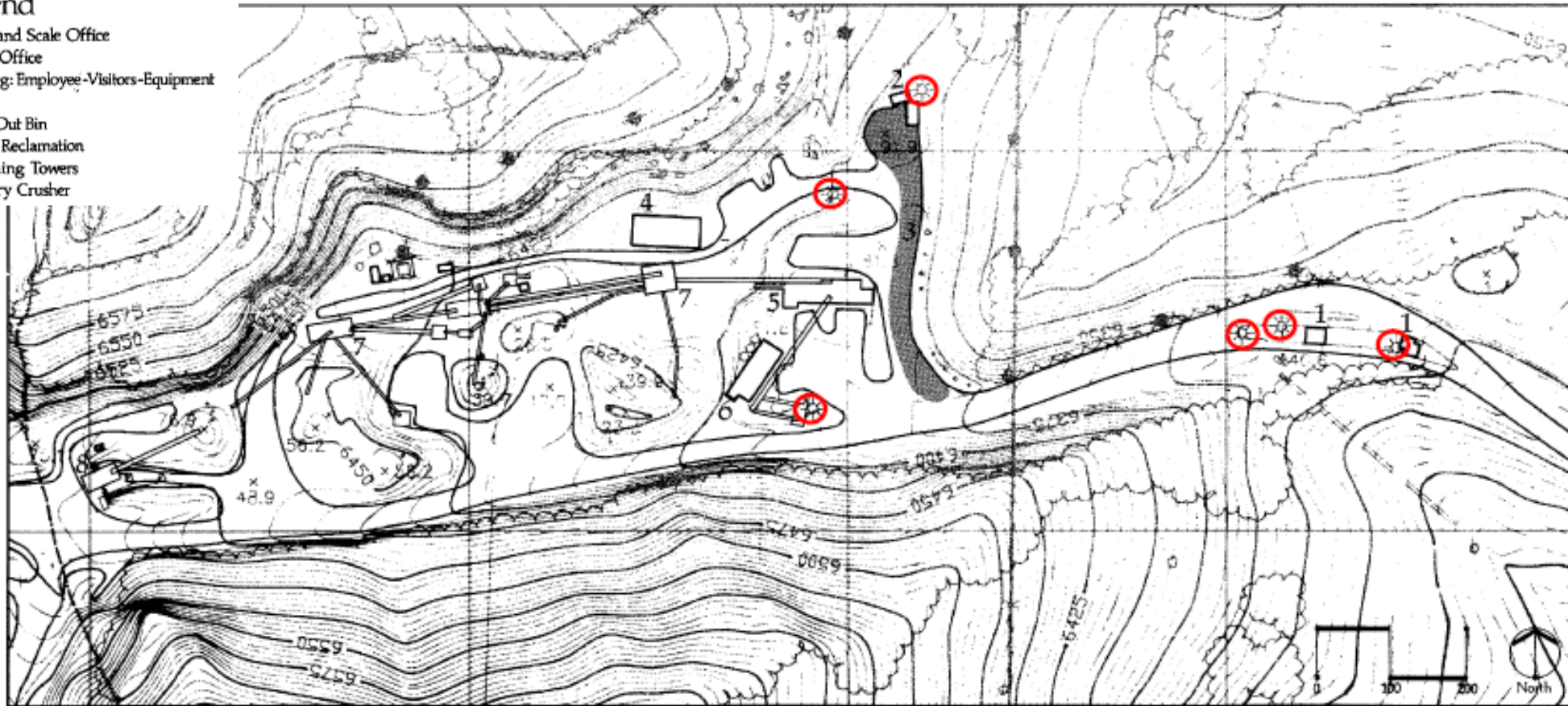
Jennifer Woods  
Morrison Town Planner

cc: Kara Winters, Town Manager  
Jerry Dahl, Town Attorney

# Excerpt from the Approved PUD

## Legend

- 1 Scale and Scale Office
- 2 Main Office
- 3 Parking: Employee-Visitors-Equipment
- 4 Shop
- 5 Load Out Bin
- 6 Water Reclamation
- 7 Screening Towers
- 8 Primary Crusher



## Off-Site Inspection Photos (9-26-19)







BEFORE



AFTER





BEFORE



AFTER



BEFORE



AFTER

