

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- September 10, 1985  
7:30 p.m. - 8:10 p.m.

The public hearing was called to order by Chairman Bill O'Dwyer at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission were:

Karen Madsen	Susan Rush
Ross Transmeier	Bill O'Dwyer, Chairman

In attendance, representing the City Planning Department was:

Karl Metzner

Terri Troutner was present to record the minutes.

There were no citizens present at tonight's meeting.

\*\*\*\*\*

**I. APPROVAL OF MINUTES**

Chairman O'Dwyer postponed consideration of the minutes until the next regularly scheduled meeting of the Planning Commission on September 24th.

**II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

### III. FULL HEARING

#### 1. #22-85 TEXT AMENDMENT TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE

Petitioner: Jeff Ollinger

Consideration of a text amendment.

#### PETITIONER'S PRESENTATION

Jeff Ollinger gave an overview on the concept of air quality in the area, and stated that this proposal was intended to provide a means by which to gauge the effects of potential industries on air quality in the Grand Valley area.

He felt that some of the reasons for the request were that the quality of life in the Grand Valley would certainly be threatened if no control measures regarding air quality were implemented. He viewed the area as attractive for tourism and felt that this aspect would also suffer if no regulatory action was taken. Jeff cited Gary Refinery and Louisiana Pacific as being industries where non-compliance with acceptable air quality controls was prevalent.

His goal was to increase the potential for making sound decisions within the City government on matters concerning the environment. The basis behind the implementation would be to ask potential large industries questions regarding air quality, have the industries provide a statement giving specifics on the various chemical discharges, and then to compare the amount of air available to the air which will be utilized by the industry. The request for information would parallel that which would be required by the Colorado Department of Air Quality Control, and expenses would be encumbered by the applicant.

#### QUESTIONS

Commissioner Transmeier referred to the hypothetical example made of Louisiana Pacific and asked how this proposal would have affected their locating here in the Grand Junction area if such a decision had been made.

Jeff replied that the Commissioners would have a chance to look at the information supplied by the industry and potential effects of pollution expended from the industry on surrounding residents and evaluate the amount of air remaining for other industries to consume.

Commissioner Transmeier asked if their amount of pollutants would qualify for the 100 ton limit presented in the proposal.

Jeff said that he believed it would; that it would qualify as a major source. Only two or three sources in the Grand Junction area would qualify as a major source, and his proposal was concerned with these larger sources as compared to small or moderate sources which were not addressed.

Commissioner Rush stated that the EPA standards were set on a different basis and felt that the potential for smaller or more moderate industries to use up the "standard" set forth in the proposal was far greater than that of the larger industries, since there were many more small industries located in the area. She felt the intent of the proposal was understood but that its wording did not address the problem on a localized level. Layton Drum Company was used as an example of this point.

Jeff reaffirmed that this proposal was being made in order to establish a basis for decision making. Further definition could be added at a later date.

Commissioner Rush reemphasized that this would only address part of the problem; she did not feel certain that the Planning Commission would be capable of judging only the large producers without the full range of criteria being available.

Jeff said that the information received by the Commission from the State would be of an understandable nature and provide an adequate background for decision making.

Commissioner Rush gave examples of how evaluation of smaller industries should be considered as important as the evaluation of larger ones.

Jeff restated that he felt that it was necessary to begin someplace.

A discussion ensued between Commissioner Rush and the petitioner on this point, using various local examples to cite each person's view.

Commissioner Transmeier commented that there was indeed a concern over air quality.

Jeff stated that he felt elected officials were there to effect changes in the community and that local governments had the power to do so; therefore, to ignore a proposal of this type would hurt the community that had elected them.

Commissioner Rush agreed that good decisions need to be made at a local level but those decisions must be based on thorough information and not all of the information or sources were considered in this proposal. Therefore, she again questioned whether, based on this proposal alone, a sound decision could be made on a local level.

Commissioner Transmeier commented to the petitioner that if this proposal were adopted, it would seldom, if ever, be used in the City of Grand Junction since, currently, only one or two industries would even qualify under the guidelines specified, and that those industries were located in the County and not even within the city limits.

Chairman O'Dwyer stated that the proposal was definitely worth looking at but that, at this point, further study sessions should be held in order to clarify the wording.

Jeff closed by stating that "accurate analysis of the problem...is the beginning of the solution."

#### **STAFF PRESENTATION**

Karl Metzner felt that the main concern of the Planning Department was the disposition of the information once it was received. The question of the evaluation of the major producers only, excluding the smaller producers, should also be reviewed. Karl felt that text amendment was incomplete without some flexible guidelines which would incorporate some of the federal and state issues regarding air quality.

Karl recommended tabling the proposal for a period of 60 days, allowing for further study and the scheduling of workshops in order to review the potential for establishing a flexible set of guidelines for utilizing the information. A recommendation was made for a workshop to include Scott Miller from the State, and Steve DeFader from the County, along with the Planning Commission and Planning Department to go over the various aspects of air quality, discussing both the concerns and potential solutions.

**MOTION: (COMMISSIONER RUSH) "MR. CHAIRMAN, ON ITEM #22-85 PROPOSED TEXT AMENDMENTS TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE, I MOVE THAT WE TABLE THIS FOR UP TO 60 DAYS SO THAT WE CAN EXAMINE IT WITH GREATER DETAIL."**

Commissioner Transmeier seconded the motion.

A vote was called and the motion passed unanimously by a vote of 4-0.

The meeting was adjourned at 8:10 p.m.