

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- September 13, 1983
7:30 p.m. - 9:30 p.m.

The public hearing was called to order by Chairperson Susan Rinker at 7:30 p.m. in the City Council Chambers.

In attendance, representing the City Planning Commission were:

Ross Transmeier Jack Ott
Bill O'Dwyer Miland Dunivent

(Commissioner Dick Litle was absent; Commissioner Quimby resigned her post on the Planning Commission.)

In attendance, representing the Planning Department were:

Bob Goldin Karl Metzner Don Warner

There were approximately 75 interested citizens present at the beginning of the meeting.

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Chairperson Rinker called the meeting to order.

I. APPROVAL OF MINUTES

Chairman Rinker asked for a motion to approve the correction of the April 26, 1983 minutes.

MOTION: (COMMISSIONER TRANSMEIER) "MADAME CHAIRMAN, I MOVE THE MINUTES OF THE APRIL 26, 1983 GRAND JUNCTION PLANNING COMMISSION MINUTES BE AMENDED AS READ."

Commissioner Bill O'Dwyer seconded the motion.

II. FULL HEARING

1. #43-83 CITY TRASH TRANSFER STATION - FINAL PLAN

Petitioner: Jim Patterson, Utilities Director, City of Grand Junction.

Location: East of 17th Street and north of Grand Valley Canal.

PETITIONER'S PRESENTATION

Mr. Jim Patterson, City Utilities Director, indicated that several years ago the City changed the solid waste collection from a required 3 man per truck to a 1 man operation with two types of equipment. He stated the change had made trash collection fast and effective but required use of transfer stations, one of which had recently become unavailable for use. Mr. Patterson described the project by discussing these points:

1. Considered and evaluated 9 transfer sites; the best site would be the old brickyard on 17th Street.
2. The location has been leased for a 9 month period.
3. Transfer station would contain 3 or 4 metal containers until contents were transferred.
4. Fenced in area with grading to control dust and maintain roads.
5. Access would be F & 15th Street; bridge at 17th Street would not be used.
6. Mileage saved would be equal to \$56,000 a year and 11 hours per day of productive time gained.

QUESTIONS OF THE PETITIONER

Commissioner Transmeier asked Mr. Patterson about the visibility of trash in the loader.

Mr. Patterson indicated that there is a 2 ft. gap between the upside-down Evo and the open lids of the large loader.

Commissioner Transmeier asked if the cost of the lease of the land and of the road maintenance was included in the overall cost figures.

Mr. Patterson replied that the lease cost was included but that the maintenance was not figured because the road is currently being maintained by the City and will continue to be.

Commissioner Transmeier asked how many trucks a day would go to the dump site.

Mr. Patterson replied there would be about 12 trips per day with the Evo trucks and 4 trips with larger trucks, 3 1/2 days per week.

Commissioner O'Dwyer expressed his concern about loose trash that falls when being dumped and the durability of the enclosing fence.

Mr. Patterson indicated that the fence would be a chain link fence and any loose trash is picked up by the truck operators.

Commissioner O'Dwyer asked if the fence was "cat" tight.

Mr. Patterson replied that the trash does not stay at the site overnight, so there should be no trouble with animals getting into the trash.

Commissioner O'Dwyer expressed his concern about the children who live near the site.

Commissioner Ott asked Mr. Patterson if the containers are sanitized.

Mr. Patterson replied that the units on the trucks are cleaned on a daily basis.

Commissioner Dunivent expressed concern about the sprinkling of the roads.

STAFF PRESENTATION

Karl Metzner indicated that with the cost saving to the City and the tax payers, this proposal is a positive approach. He did state that there were major concerns with the additional traffic being generated on the two unpaved roads on 15th Street and Wellington. Stating all the pros and cons, Mr. Metzner did suggest a compromise to allow the situation for a period of specific time and evaluate it at a later date. Mr. Metzner passed around letters of opposition.

PUBLIC COMMENTS

COMMENTS IN FAVOR OF THE PROJECT:

Mr. Art Brodack, owner of the property, pointed out the fact that the traffic had not been as heavy as in past years, and he also stressed the need for more road maintenance.

Shirley Kelly asked how many kids from Wellington go to Orchard Avenue. It was indicated that about 10 children go to Orchard Mesa Elementary and that most children are bussed from Spring Valley.

COMMENTS AGAINST THE PROJECT:

Mr. Dick Fulton, living at 1556 Wellington, indicated that there are two different needs. He also pointed out many oppositional aspects concerning the proposed site for the transfer station.

Curtis Grey, 2301 North 17th Circle, indicated he had spoke with the Planning Department and several residents at the old 15th Street site and decided in opposition of the proposed site after talking with the 15th Street residents. Mr. Grey went on to discuss some of the reasons for opposition listed below:

1. Additional traffic, dust, noise and trash.
2. Loss of pride for the community and asthetic and real value of their homes.

Mr. Grey continued with additional reasons and concerns for opposition.

Dave McKinley, an adjacent property owner, also expressed the same concerns as the other property owners in opposition. He expressed the importance of keeping the neighborhood quiet and free of heavy traffic flow. The need for a new bridge, for the safety of the drivers, was again stressed.

Terry Wakefield, representative of the Wellington Garden Apartments, pointed out that the proposed property site is worth an excess of 1 million dollars. He stated that the construction of a transfer station would have a detrimental effect on the property. He pointed out the fact that he was one of the last to know about the proposed station. He said no one consulted or approached him. Mr. Wakefield expressed the concern for the children who reside in the apartment building. Visual and noise pollution was again discussed. He ended by expressing his high degree of opposition to the proposal.

Sam Haupt, property owner, pointed out to the Commission the process he had to go through to build 24 units on 15th Street and Wellington. Before he can build additional units the bridge and road have to be improved. He pointed these things out to stress the fact that if he were a private developer proposing the transfer station, it probably wouldn't be considered.

Mary Ann Laferty, 1404 Wellington, expressed her concern for her children and mothers safety, who cross the street in front of her house.

Doris Moyer, neighborhood resident, indicated the great pride in the neighborhood. She feels that the transfer station will compound the problem of odor that already exists from the nearby canal.

Dean Halakins, 2241 North 17th Street, addressed the size of trash fence (trap pen). He indicated that they are 3 stories tall and would be very obstructive as far as visual effects. He said he could see the brickyard from his back porch and does not want to have to look at a 3 story trap pen everytime he goes to his back yard. He also pointed out the problem of loose trash inside and outside the fenced area at the station on Orchard Mesa and was concerned about the same problem at the proposed site.

Joe Able, 1212 Wellington, expressed the fact that he does not want to see the street turned into a trash hauling street.

Kerma Pray, 17 Circle, expressed the concern of increased trash trips in the future because of the fact that the City will continue to grow.

Burk Swisher, property adjacent to transfer, presented some figures and assumptions to show that with the watering of roads, drivers, and trash vehicles you come up with a factor of no savings.

Eugene Chappell, President of Patterson Garden Townhomes, expressed his opposition.

Tim McCally, asked what other sites Mr. Patteson had in mind for the transfer station.

PETITIONER REBUTTAL

Mr. Patterson responded to some of the questions and concerns of the public with the following points:

1. 15th Street will be improved and widened.
2. 15th Street was last bladed on August 29, 1983.
3. No loose trash or problem of flies has ever been observed.
4. The site will not be a landfill or dump site, the metal containers will be used until contents are transferred.
5. Future increase of trips would require a third site to the east of town or centered in the areas of pick-up activity.
6. Saturdays would be used for pick-up only when the week is shortened by a major holiday.
7. Improvements will carry into 1984.

No further comments by the Commission or Staff.

Chairman Rinker closed the public hearing and asked for a motion.

MOTION: (COMMISSIONER TRANSMEIER) "MADAME CHAIRMAN, ON ITEM #43-83, CITY TRASH TRANSFER STATION-FINAL PLAN, MY RECOMMENDATION IS TO SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF DENIAL.

Commissioner Dunivent seconded the motion.

Chairperson Rinker repeated the motion, called for a vote, and the motion carried unanimously, 4-0.

Mr. Patterson indicated that considering the public comments and the Planning Commission's recommendation, he would not pursue the project to City Council.