

PETITION FOR APPROVAL OF CONDITIONAL USE
SOLID WASTE TRANSFER STATION
IMPACT STATEMENT SUBMITTAL

A. Description of Proposal

The proposed solid waste transfer station will enable the City of Grand Junction Sanitation Department to make tank-to-truck transfers of compacted trash to facilitate efficient hauling of solid waste to the Orchard Mesa Land-fill. Due to the permanent loss of use by the City of an existing transfer station located at 1620 27 $\frac{1}{2}$ Road, a new replacement location is required in order to maintain in-City solid waste transfer capabilities. As such the conditional use will enable the City to operate a facility which is essential to providing the public with cost-effective sanitation services. The City operates a transfer station on Orchard Mesa and is planning to locate one in the north-west area of the City.

The transfer station will be located near the northeast corner of the intersection of Wellington Avenue and the Grand Valley Canal. This area includes a parcel known as the Old Brickyard, of which the Southwestern portion, consisting of approximately two acres, will be utilized as a transfer station.

The general nature of the conditional use will be to make daily exchanges of compacted solid waste from small to large hauling trucks. Approximately three EVO trucks (28 ft. long, 20,000 lbs. gross weight) carrying eight yard drop tanks will make four trips per day to the site. Those trucks will transfer their contents to a Lamm truck (38 ft. long, 76,000 lbs. gross weight) which will make four trips per day to the site. It is anticipated that normal operations will be conducted between 8:00 A.M. and 2:00 P.M. on Monday, Tuesday, Thursday and Fridays. Three drop tanks will be temporarily stored on-site until the large truck can load their contents and the small trucks return. Transfer operations will be conducted inside of a large fence or screen known as a trap pen. Management plans call for daily cleanup of all loose trash within the trap pen and upon the transfer station site.

Access to the transfer station will be from Patterson Road, south along 15th Street to Wellington Avenue, and then east off Wellington and along a dirt road which is an extension of 17th Street. Management plans also will prohibit solid waste truck access to the site from the 17th Street bridge to the south.

The 15th Street access section is located within a proposed Street Improvement District, which if approved will result in paving of this street. All gravel access roads and the transfer station will be maintained by grading. Dirt roads and the station itself will be sprinkled three to four times per week in order to minimize fugitive dust.

Adjacent land uses and zoning are summarized as follows:

South: PR-20; undeveloped

West: PR-8; presently undeveloped except for a single-family house on a knoll overlooking the proposed site.

East: PR-8; undeveloped, owned by Intermountain Bible College.

North: PR-8; undeveloped up to Patterson Road

B. Impact on Services and Facilities

There are no anticipated impacts or new service demands in the following categories:

Schools, sewer, water, traffic (capacity utilization), Police and Fire Protection.

Fiscal impacts are estimated as follows:

Without the use of the proposed transfer station, for each day after the closure of existing station, the City will incur expenses for additional truck trips to the landfill (including gas, labor, and depreciation) in the amount of \$164.00 per day. Loss of use of the transfer station would bring this total up to \$169.00 per day. The central location will also facilitate pick-up truck routing, resulting in greater efficiency and lower overall operation costs.

All information presented in this report is derived from the City/County Development Department (Karl Metzner), the City Utilities Department (Bill Reeves), and a Memorandum of Agreement establishing a license for the City to utilize the Old Brickyard as a drop-site until a formal lease is executed by the City.

Actions to mitigate and avoid impacts to the public include:

- 1) Access from Patterson Road and not 17th Street;
- 2) Operation hours commencing after school children attending Orchard Avenue Elementary School have arrived, and ending before they walk home;
- 3) Water sprinkling for dust control;
- 4) Screening to avoid blowing litter;
- 5) Conducting all transfers inside the trap pen area;
- 6) Daily cleanup of any loose solid waste.

C. Relationship to existing Goals and Policies

The Grand Junction Zoning and Development Code includes Goal 3-16-1; which reads as follows:

Provide public facilities and services in an efficient and economic manner.

Objective 3-16-2 (B) provides that in order to meet this goal, the City should

Design, construct, maintain and/or upgrade facilities (e.g., water, sanitary sewer, storm sewer, streets, etc.) to establish a base to accommodate existing and future residents and meet environmental guidelines.

Objective 3-16-2(C) furthermore provides that the City should

Encourage cooperation and planning among governmental jurisdictions to provide facilities and services (. . . solid waste disposal facilities and utilities) which are advantageous and economically feasible.

Policy 3-16-3(C) states in part that:

The provision of utilities should . . . be supportive of planned land use patterns.

The proposed conditional use will, if approved, authorize an essential solid waste facility which will merely replace an existing transfer station (that is being closed for other reasons). The transfer station concept is designed to ensure economic and efficient delivery of solid waste collection services by reducing the number and expense of solid waste truck trips to the local landfill, fulfilling the primary public service goal.

In order to continue to accommodate existing residential demand for solid waste collection, multiple replacement sites were evaluated. The lack of substantial development immediately adjacent to the proposed site will minimize potential impacts from both site location and operation.

Environmental guidelines for noise, air pollution, and traffic impacts are addressed through access limitations, operations scheduling, and management plans for mitigation or avoidance of other impacts.

GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING

DATE: September 13, 1983
TIME: 7:30 p.m.
PLACE: City Council Chambers

The following items will be presented at this public hearing of the Grand Junction Planning Commission for their consideration. Having satisfied the requirements of a public hearing, the Planning Commission will formulate a recommendation which will be forwarded to the City Council. The week following this public hearing, the Development Department Staff will schedule these items for presentation at a second public hearing before the City Council. If you have an interest in an item on this agenda, please call the Development Department approximately 5 days from this date to inquire as to the date and time of the City Council hearing. Your appearance at both hearings is necessary to assure a satisfactory process in the interest of all.

NOTE: The petitioner should understand that when the Grand Junction Planning Commission makes a recommendation of denial, it will automatically be scheduled for a public hearing before the City Council. This will occur unless the petitioner asks that their petition be removed from the City Council agenda.

- I Approval of minutes. (Amend minutes of April 26, 1983)
- II Announcements, presentations, and/or visitors.
- III Full Hearing:

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

Petitioner: City of Grand Junction. Location: East of 17th Street, North of the Grand Valley Canal. A request for a final plan for a trash transfer station on approximately 5.88 acres in a planned residential zone at 8 units per acre.

2. Election of Vice-Chairman

3. ADJOURNMENT

Tlach PD P/U 1st

16th/Wellington

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CITY - COUNTY PLANNING

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(303) 244-1628

STAFF COMMENTS
September 13, 1983

As stated in the impact statement for this proposal, this transfer station will save the City about \$169.00 per day. This would have a positive benefit to the City's attempts to reduce operating costs and could also benefit the taxpayers who ultimately have to pay those expenses.

A major concern is the additional traffic being generated on the two unpaved roads (15th and Wellington east of 15th) and possible hazards to others driving or walking along these substandard roads.

A possible compromise might be to allow the operation for a specific period of time on a trial basis with the operation carefully monitored. After that time, a rehearing should be held to receive input on the impacts of the operation.



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TO ALL CONCERNED PARTIES:

An application for a final plan for the City Trash Transfer Station on property adjacent to yours has been scheduled for a public hearing before the Grand Junction Planning Commission on September 13, 1983 at 7:30 p.m. in City Council Chambers.

If you have any questions concerning this request, please contact the City Planning Department at 244-1628 and refer to file number #43-83. Any comments for or against this request must be in writing.

Thank you

Mailed 9/1/83