

PLANNING COMMISSION STAFF REPORT

Sustainable City Code Initiative Recycling and Construction Waste Management Petition PLNPCM2010-00614 March 23, 2011



Planning Division
Department of Community and
Economic Development

Applicant

Salt Lake City Mayor Ralph Becker

Staff

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Current Zone

City-wide

Master Plan Designation

City-wide

Council District

City-wide

Community Council

City-wide

Affected Ordinance Sections

21A.36.XX
21A.26.010
21A.28.010
21A.30.010
21A.31.010
21A.48.120

Notification

- Notice mailed on March 10, 2011
- Published in newspapers March 8, 2011
- Posted on City & State Websites March 14, 2011

Attachments

- A. Proposed Ordinance
- B. Departmental Comments
- C. Focus Group Comments
- D. Public Comments
- E. Waste Management Plan

REQUEST

On September 16, 2010 Salt Lake City Mayor Ralph Becker initiated a petition to amend the Salt Lake City Zoning Ordinance to include regulations promoting recycling and construction waste management.

The proposed Sustainability City Code Initiative project includes many topics. This petition is focused on the following:

1. Require new construction or expansions to provide indoor or outdoor recycling service areas.
2. Require new residential subdivisions to provide a centralized recycling, refuse and composting station.
3. Allow the conversion of existing parking spaces to accommodate a recycling/refuse collection area and
4. Require a construction waste management plan for new construction and demolitions which indicates how debris and construction materials will be sorted to encourage reuse and recycling.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the proposed amendments to the Salt Lake City Zoning Ordinance, conduct a public hearing, and table the decision to a later April, 2011 Planning Commission meeting for further discussion and review as well as provide direction to staff on what aspects of the proposal to include in the draft ordinance.

Background/ Project Description

In September 2010, Mayor Becker initiated a petition for the purpose of amending the Salt Lake City Zoning Ordinance to encourage practices of sustainable living. The City hired Clarion Associates as a consultant on the project, with the goal of creating appropriate zoning, subdivision and site development regulations that will make Salt Lake City a sustainable community. A portion of those regulations pertain to facilitating the recycling practices in new construction, conversion of parking stalls to retrofit for recycling areas and requiring the sorting of waste in new development or demolitions to promote recycling and reuse of the materials.

The purposes of the recycling and waste reduction provisions are to:

1. Preserve natural resources for future generations;
2. Help Salt Lake City better manage and extend the life of its landfill by encouraging recycling and waste reduction practices that will reduce the amount of materials entering the landfill;
3. Minimize the impact of waste on the natural environment by reducing pollutants, greenhouse gases (notably, methane), and chemicals;
4. Reduce the need for raw materials by creating the “civic infrastructure” for buying and utilizing recycled materials and products;
5. Reduce energy consumption by recycling materials instead of using raw materials for new products, which uses more energy.
6. Reduce personal financial expenditure in the economy through the availability of cheaper recycled products;
7. Reduce municipal expenditures and save taxpayer dollars through more efficient and reduced refuse collection services; and
8. Encourage the expansion of jobs in the area of recycling, reuse, and product reconstitution from increased recycling operations and land uses to accommodate such jobs and businesses.

Currently the City provides hauling of trash, recycling and green waste to single-family, two-family and three family residential units. It also allows for multi-family of more than three units and non-residential uses to sign up for City hauling services if the waste stream of those uses is such that they can accommodate the typical bins on site and have enough frontage for curb-side service. Currently, some smaller businesses have signed up for City recycling services.

The proposed regulations do not require multi-family or non-residential uses to recycle. The proposal does require that new development and expansion of a certain size of existing development accommodate recycling facilities to encourage recycling. The regulations also require a construction waste plan for all new construction and demolition as a way to encourage recycling but again, the ordinance is not mandating that it happens.

During the public input process, several in the development community stated the city should focus on incentivizing rather than regulating.

In addition, the Sustainability Division is working on various other ways to encourage recycling. The proposed regulations are one facet of a larger, more comprehensive program. The Sustainability Division is in the process of working with private haulers to encourage them to provide better recycling options for their customers as well as other types of programs.

Proposed Code Changes

The following is a discussion of the issues that have been raised during public outreach and are specific to the certain areas of the four main proposed regulations.

1) Requiring recycling service facilities in non-residential, multi-family or mixed use buildings (the size of the facilities is based on the size of the building, or its expansion).

Issues: Expansion size, multifamily and mixed use buildings, ordinance flexibility and incentives.

A) Expansion size. For non-residential uses, the ordinance as written would trigger any expansion of 1,000 square feet of footprint size or more to comply with the specific sizes corresponding to indoor or outdoor recycling and refuse facilities. 1,000 square feet, can be an insignificant addition to a building but could potentially prevent building renovations if a new set of requirements, such as the recycling facilities, are required. Staff has explored increasing this threshold for expansions that are 10% or 25% of the total building footprint instead. If the ordinance reads that if an expansion constitutes 10% of the total building footprint, it may have the same effect as the 1,000 sq ft number, especially for smaller buildings. It would virtually require any expansion to provide extra space for the recycling facilities which can be difficult in downtown buildings, or in small commercial buildings around the city. On the other hand, if an expansion constitutes 25% of the total building footprint, it would trigger larger buildings or structures to accommodate these recycling facilities in buildings that may produce much more waste than smaller ones.

Discussion topics:

- a. What is the appropriate size where the requirement kicks in?
 - b. 1,000 square feet is used in other parts of an ordinance. However, if the size is too low, the expansion may just be needed to accommodate the recycling container requirement.
 - c. Will this requirement decrease the desire of businesses to expand in the City?
 - d. Should the provision only relate to new development and not to expansions as a “pilot program” to see how the regulation impacts the desire to develop in the City?
-
1. Multifamily and Mixed Use Buildings. Multifamily buildings are considered commercial from a business licensing standpoint and therefore contract with private waste management services. The new regulations for this type of residence will require that additional and or designated space is provided for recycling and refuse, its size is subject to the number of units the building contains. The proposed ordinance does not specifically consider multifamily building expansions which are related to square footage additions and also intensification of use. Multifamily building expansions are usually an addition to the square footage but could also be intensifying the use. The latter is usually the conversion of units into additional ones, for example, converting 10 (two bedroom) units into 20 (one bedroom) units. 25% of the total building square footage expansions for or intensification of use has the potential to be a good number to require providing recycling facilities.

B) Flexibility. During meetings with developers and development community, it has been discussed that while the proposed ordinance is trying to achieve goals of sustainability, stewardship and good

environmental practices, it can be too restrictive, especially in areas like downtown or for older multifamily buildings and mixed use building that have little yard areas. Moreover, many new developments are LEED projects, therefore obtaining points through their Materials & Resources point system. Staff is of the opinion that flexibility is possible. The ordinance could include a provision to grant the Planning Director the authority to modify the requirement, where certain criteria are met and it is demonstrated that the overall intent of the ordinance for recycling is met. For example, a proposed expansion is required to provide certain size of recycling facilities. The lot or building size prevents the addition of such facility, but the applicant proposes an alternative size or location to facilitate recycling. The zoning administrator will have the ability to verify that the proposal meets the recycling goals and the intent of the ordinance. It has also been mentioned that private haulers offer off site waste sorting and provide records of the materials recycled and other waste. The zoning administrator can determine if these records are enough evidence to modify the designated space requirements.

C) Incentives. The City does not require the waste / recycling disposal for multi-family of four or more units nor for non-residential uses. This ordinance would require property owners to recycle where there has not been a requirement before. This would be a cost to property owners who already have to pay for a service to haul garbage away. There is one private company that provides trash and recycling hauling services in separate bins. The company gives a discount for the service if the customer signs up for both recycle and trash hauling. The City does not have incentives for recycling for businesses, etc. Many have expressed that the new recycling/refuse spaces required might be an economic burden on non-residential development. Moreover, many have expressed that the outdoor recycling stations may become an attractive nuisance because they can be accessed by people that would sort through the materials, remove items and leave other wastes spread on the ground. However, the City requires that outdoor waste sites be enclosed (surrounded by a fence) so this should not be a problem for those property owners and business owners that comply with the enclosure ordinance.

Options:

1. Retain as proposed
2. Only require for new development- not for expansions.
3. Change the threshold for expansions so it is greater than 1,000 square feet (such as 25% increase of square footage for non-residential and 25% increase in number of units in residential or mixed use.
4. Provide flexibility by authorizing the Planning Director / Zoning Administrator the authority to modify the regulations where the intent is met
5. Don't require
6. Other

2) In new single family or two-family residential subdivisions, a centralized station for trash, recycling and green waste would be required for every 30 units. These new neighborhoods will not be serviced by the current curb-side service and residents would have to take their recycling and other waste to this centralized station.

Issues: Inequity between existing residential neighborhoods and new neighborhoods for waste management services, distance and maintenance of centralized stations.

A) Inequity. The City requires single-family and two-family dwellings to separate trash, recycling and yard waste and provides bins that are picked up at the curb . There is an ordinance which requires property owners to recycle and is monitored by Public Services to determine whether people are sorting the items correctly. Under the draft ordinance, a new single family and two-family 30 + unit subdivision would not be serviced by the current curb-side service but instead a truck would service the area by picking up the refuse, recycling and composting directly from a centralized station. Residents would have to bring their recycling and other waste to this centralized station. Having to do so, presents potential counterproductive actions such as people being less likely to recycle if they have to haul the items a longer distance or add the recyclables to their trash to make it easier to haul them. It will also be inconvenient and inequitable for individuals to carry their disposal into the station and inevitably individuals will likely drive their waste from their residence to the station.

B) Maintenance. Many of the groups staff has met with have expressed that such centralized collection stations can become eye sores if not maintained well. Such stations are easy targets for vandalism such as graffiti. They also pose a problem of being overfilled with waste or constantly have people sort through the recycling waste to try and remove recyclable materials for resale thus leaving waste spread throughout the station which would become a nuisance in the neighborhood. Additionally, residents who live closest to the central stations may have a benefit because they wouldn't have to haul the items as far, but they may encounter a negative impact by being so close to the station from impacts of noise and disturbance of residents constantly dropping their waste in the station. Moreover, if not picked up regularly, centralized stations that retain all sorts of waste may emit foul odors or can quickly fall under acceptable cleanliness or maintenance standards.

C) Distance. The proposed ordinance requires that for every 30 units, a centralized collection station be provided. This type of centralized station is thought to cut down on emissions from the hauling trucks since they only have to stop at the central stations rather than at each house which would cut down on air pollution. However, the proposed ordinance does not specify what the minimum or maximum distances from/to a residence should be to facilitate easy waste drop off to the collection station. This poses potential issues such as inconvenience for the furthest house to drop their waste therefore promoting driving to the station which increases automobile pollution and defeats the purpose of air pollution savings of the hauling trucks. Also, there is a potential decline of the value of the properties closer to the station due to poor maintenance, odors and vandalism than those residences located further from it.

Options:

1. Retain as proposed
2. Remove
3. Retain with modifications

3) Allow the conversion of parking or common space in existing developments in order to retrofit for recycling areas (convert up to 6 stalls based on specific criteria). The property owner would not be able to reduce more than 10% of the parking to accommodate recycling container areas.

Issues: Voluntary conversion, off-site parking, and providing a solution to voiced demands.

A) Voluntary Conversion. This portion of the proposed ordinance is completely voluntary. This is not required of existing structures. It provides the opportunity for those owners of existing buildings who would like to have a designated area for recycling outdoors to accommodate the demand. Oftentimes buildings do not have enough space inside to accommodate such facility and are willing to convert outside parking space into a station. The ordinance allows up to 6 parking stalls or 10% of the parking requirement to be converted into a refuse/recycling station. In cases where the 10% equates to less than 1 parking stall, then only 1 parking stall can be eliminated. Or in the case that 10% equates to more than 6 parking stalls, only 6 parking stalls can be eliminated.

B) Off-site Parking. Other issues derived from the elimination of some parking stalls have been raised such as insufficient amounts of on-site parking therefore on-street parking has to be used. If this is the case, will there be a substantial impact on surrounding properties, specifically in multifamily residential areas?

C) Voiced Demands. It has been noted that while the conversion is voluntary and may not be possible in every case due to scarce on-site parking spaces, many multifamily building managers and owners have been asked by their tenants to provide recycling stations. This voluntary conversion will not only allow those demands to be granted but it will also encourage more people living in existing multi-family residences to recycle. This regulation tries to provide solutions to voiced demands on converting parking spaces into recycling stations.

Options:

1. Retain as proposed
 2. Remove
 3. Include specific criteria that must be met prior to allowing on-site parking to be removed. The criteria would focus on analyzing the surrounding area to determine what impact additional on-street parking may have on the surrounding land uses.
- 4) Require construction waste management plans and encourage deconstruction plans and recycling/reuse staging areas as part of issuance of development or demolition permit.**

Issues: Sorting waste on site, construction waste management plan format?, LEED material & resources standards, expansion size.

A) Sorting waste on site. The proposed ordinance enumerates the type of materials to be sorted for recycling as well as requires the sorting to occur on the development site. It is the intent of the ordinance to encourage the recycling of construction materials to the maximum extent possible.. Some current hauling companies offer sorting of materials off site or require that some materials be combined in one bin because they will be hauled to the same recycling / reuse facility. Staff proposes to eliminate the latter two provisions of this last regulation. Provisions would be inserted to allow flexibility so that the business and the hauler can work together to determine the most appropriate way to meet the intent, which they would submit to the City through the construction waste management plan

B) Construction waste management plan. A preliminary plan/checklist has been developed by the City's Recycling coordinator that is simple and easy to use. By requiring a developer to provide such a plan several goals would be accomplished: first, it would encourage contractors to explore recycling options that would be feasible for them to incorporate. Second, by not requiring minimum percentages of

recycling nor enumerate the type of materials that should be recycled, we eliminate the notion of mandating recycling that many have expressed frustration with. The recycling plan required can give the city the ability to measure over time whether this requirement is affecting the growth of recycling rates. Furthermore, the requirement for this plan may prevent subcontractors from just taking the sorted materials to the landfill rather than recycling since a detailed list of the haulers contracted as well as the final destination of the waste is required to be disclosed on the plan.

C) LEED material & resources standards. Focus development groups have expressed that many of their projects are already following the LEED standards for the recycling of construction materials. This includes, reusing the existing walls floors and roof from a deconstruction and identifying materials to be diverted from disposal and whether the materials will be sorted in site or comingled, and if 50% to 75% will be recycled. LEED standards in general have demonstrated lower energy consumption, lower construction costs and higher energy savings in the long run. As LEED standards become more popular, we should look to incorporate the material and resource standards into our construction waste management plan/checklist in order to facilitate the goals of sustainability and to prevent undue burden on development in Salt Lake City.

D) Expansion Size. Again, the question is at what size in an expansion, the requirement should kick in. Staff is of the opinion that it should be greater than 1,000 square feet. If the Planning Commission wants this requirement to apply to expansions of existing buildings, the threshold should be higher. The Planning Commission could also recommend that the provision only applies to new construction and demolitions of principal structures. If it is determined it should apply to expansions, than a similar number as determined for the first provision of the ordinance, should be used for this provision.

Options:

1. Retain as proposed, including draft of construction waste management plan/checklist.
2. Change the ordinance to allow flexibility in how the items are sorted
3. Require that the expansion at a certain threshold, also meet the construction waste management plan requirement.

Related Proposed Code Changes and Amendments

As part of this process, the refuse control sections in the 21A.26.010, 21A.28.010, 21A.30.010, 21A.31.010 will be combined into one general section to reflect the proposed recycling and construction waste management regulations. Table 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS will be amended to reflect the location of the refuse and recycling dumpsters. Lastly, the language of section 21A.48.120 Screening of Refuse Disposal Dumpsters will be amended to reflect the proposed changes as well.

The Staff also believes that recycling dumpsters for public use (such as glass recycling dumpsters, book depositories for charity and clothing depositories, should be exempted from the location and screening provisions that are required for private facilities. The reason for this is that if the public dumpsters are not visible, they are not likely to be used.

Public Participation

Because the petition is a text amendment and applies city-wide, the Planning Staff has used various methods of collecting public input. Those methods include:

- Mayor's Breakfast with Community Council Chairs - February 3, 2011
- Business Advisory Board - February 17 and March 9, 2011 (see attachment C for notes of meetings)
- Planning Division monthly Open House. Positive feedback received from two constituents - February 17, 2011
- Planning Division website- Includes fact sheet summarizing the proposed regulations, the draft ordinance, timeframe that lists all the opportunities for public input, video summarizing the proposed regulations - February and March 2011
- Topic on Open City Hall since February 15, 2011 (see attachment D for comments)
- E-mailed information to various interested groups through various list serves including: Sustainability Division, Developer list, Planning Division, Sustainability Interested parties list.
- E-newsletter articles - February 2011
- Developer focused meeting. Eleven members of the development community attended. The notes of the meeting were sent out-via e-mail to a group identified as representatives of the development community - March 3, 2011. (see attachment C for notes of meetings)
- Downtown Development Committee (Chamber of Commerce) - March 15, 2011

City Department Comments:

Staff sent information regarding the proposed text changes to applicable City Departments. Department responses are included in Attachment B.

Attachment A Proposed Ordinance

SITE DEVELOPMENT ORDINANCE AND ZONING ORDINANCE2
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DRAFT

Site Development Ordinance (Chapter 18) and Zoning Ordinance (Chapter 21)¹

21A.26.01: RECYCLING AND WASTE REDUCTION

Background/Commentary:

In a sustainable community, waste is considered as a resource to be used and reused, not a problem to be disposed of. Communities, not just buildings or the operations of homes and businesses, should be designed to minimize and manage solid waste. A comprehensive solid waste management program should incorporate:

- Reduction of the amount of waste produced,
- Reuse of waste materials where possible, and
- Recycling of wastes.

Recycling and waste reduction means fewer materials enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. For Salt Lake City, reducing waste will result in more efficient trash collection services, long term cost savings, and extended landfill life.

Salt Lake City has made great strides with its recycling programs by implementing private contractor service for approximately 8,000 residential homes per day/5 days a week, variable refuse rates based on container size, and municipally funded composting and waste operations. Recycling for single-family (1-3 units) is mandatory in the city with all other recycling being on a voluntary basis and private haulers handle the commercial and industrial outlets within the city.

However, there is much more that can be done, especially with the zoning ordinance which has very few provisions that address or encourage recycling. For example, the zoning ordinance currently does not require recycling service areas or stations in either business/mixed use/industrial developments or within major TOD, residential and multifamily developments. These are the types of developments where, especially in Salt Lake City's dense downtown business core, planning for recycling efforts could be very effective. Another area for improvement in the city's code is in the construction management arena where recycling of construction waste and the encouragement of "deconstruction" versus demolition would yield much less debris being hauled to the land fill. Moreover, the current commercial and industrial zone districts can be tuned-up to allow more recycling-related uses. (For the purposes of introducing the different code provisions, the goals of the separate sections of Recycling and Waste Management are stated at the beginning of each section. These goals are not intended to be codified but could be used as part of a purpose statement.)

A. PURPOSE STATEMENT

The purposes of the recycling and waste reduction provisions are to:

1. Preserve natural resources for future generations;
2. Help Salt Lake City better manage and extend the life of its land fill by encouraging recycling and waste reduction practices that will reduce the amount of materials entering the landfill;

¹ Amendments will need to be made to various sections of the Site Development Ordinance and Zoning Ordinance in order to implement the proposed provisions contained in this document.

3. Minimize the impact of waste on the natural environment by reducing pollutants, greenhouse gases (notably, methane), and chemicals;
4. Reduce the need for raw materials by creating the "civic infrastructure" for buying and utilizing recycled materials and products;
5. Reduce energy consumption by recycling materials instead of using raw materials for new products, which uses more energy.
6. Reduce personal financial expenditure in the economy through the availability of cheaper recycled products;
7. Reduce municipal expenditures and save taxpayer dollars through more efficient and reduced refuse collection services; and
8. Encourage the expansion of jobs in the area of recycling, reuse, and product reconstitution from increased recycling operations and land uses to accommodate such jobs and businesses.

B. PROPOSED AMENDMENTS TO THE ZONING CODE AND SITE DEVELOPMENT ORDINANCE

1. The purpose of this regulation is to designate a certain amount of space and the installation of recycling service facilities (storage receptacles, staging, separation, etc.) in developments in all zones except Single-Family, R-2 Single - and Two - Family Residential Districts in order to efficiently accommodate recycling activity and allow for easy pick-up servicing to be on site.

a. Applicability

These provisions apply to new development and remodels/expansions of non-residential and mixed-use development when site plans are required in all zones except Single-Family, R-2 Single - and Two - Family residential districts.

b. Uses

"Recycling collection station" and "Recycling container" (These terms are currently listed as definitions in Ch.21A.62, Definitions².) These uses shall be allowed in all zones except Single-Family, R-2 Single - and Two - Family Residential Districts.

c. Standards

- (1) Site plans for development shall include a recycling collection station(s) as part of the development that will be of appropriate number and size listed below in light of the recyclable, compostable, and trash quantities reasonably anticipated to be generated at the location.
- (2) The recycling collection station shall be accessible to collection services, including adequate vehicular pick-up service to be on site and subject to the location provisions of Ch. 21A.36.020³
- (3) Non-residential, mixed-use, and multi-family buildings with less than one thousand (1,000) square feet in aggregate floor area shall include a refuse and recycling room 4 feet in width and 4 feet in length or an equivalent space available in a centralized area or an outdoor enclosure that shall conform to the same dimensions.

² "Recycling collection station" means a use, often accessory in nature, providing designated containers for the collection, sorting, and temporary storage of recoverable resources (such as paper, glass, metal, and plastic products) until they are transported to separate processing facilities. "Recycling container" means an enclosed or semi-enclosed container used for the temporary storage of recyclable materials until such materials can be efficiently collected and processed.

³ "Recycling collections station" needs to be added to list in Section 36.020, Conformance with Lot and Bulk Controls

- (4) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area between one thousand (1,000) and five thousand (5,000) square feet shall include a refuse and recycling room 5 feet in width, 9 feet in length, and 8 feet in height or equivalent space available in a centralized area or an outdoor enclosure that shall conform to the same dimensions.
- (5) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area above five thousand (5,000) square feet but equal to or less than ten thousand (10,000) square feet shall include a refuse and recycling room 9 feet in width, thirteen (13) feet in length, and 8 feet in height in a centralized area or an outdoor enclosure that shall conform to the same dimensions.
- (6) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area above ten thousand (10,000) square feet but less than or equal to twenty thousand (20,000) square feet shall include a two hundred fifty (250) square foot refuse and recycling room or outdoor enclosure of same size with eight-foot-high walls.
- (7) Non-residential, mixed-use, and multi-family buildings with an aggregate floor area above twenty thousand (20,000) square feet shall include a four hundred fifty (450) square foot refuse and recycling room or outdoor enclosure of same size with eight-foot-high walls.⁴

2. The purpose of this regulation is to require centralized neighborhood recycling, refuse, and composting stations to be installed in new residential developments.⁵

a. Applicability

These provisions apply to new residential development including single-family, multi-family, and residential components in mixed-use developments and subdivisions in all residential or mixed-use districts.

b. Uses

“Recycling collection station” and “Recycling container” (These terms are currently listed as definitions in Ch.21A.62, Definitions, and these uses shall be allowed in all residential districts.)

c. Standards

- ~~(1) Single-family and multi-family residences shall include a built-in kitchen recycling center to include 2 or more bins with at least one designated for recyclable collection with a minimum size of 13 gallons.~~
- (2) Multi-family residential developments containing less than five (5) units shall include a recycling and refuse room five (5) feet in width, six (6) feet in length, and six (6) feet in height, or an outdoor enclosure which shall conform to the same dimensions. The recycling/refuse collection area shall be accessible and located to be serviceable for vehicular pick-up on site.
- (3) Multi-family residential developments containing five (5) to 10 units shall include a recycling and refuse room five (5) feet in width, nine (9) feet in length, and six (6) feet in height, or an outdoor enclosure which shall conform to the same dimensions. The

⁴Staff may want to include in this paragraph a provision to allow for an administrative decision-making process to require additional size or more collection stations based on size/type of development.

⁵ These provisions to be included in Chapter 18.28, Subdivision Standards.

recycling/refuse collection area shall be accessible and located to be serviceable for vehicular pick-up on site.

- (4) Multi-family residential developments containing 11 to 20 units shall include a recycling and refuse room one hundred twenty (125) square feet in area and six (6) feet in height, or an outdoor enclosure of the same dimension. Recycling/refuse collection area shall be accessible and located to be serviceable for vehicular pick-up on site.
- (5) Multi-family residential developments containing over twenty-one (21) units shall include a recycling and refuse room one hundred fifty (150) square feet in area with 9 foot high walls or an outdoor enclosure of equal area with six-foot-high walls.
- (6) New single-family and two-family residential subdivisions over 30 units in size shall provide free-standing or attached neighborhood-wide recycling/refuse stations (minimum of 150 square feet in size and nine (9) feet in height) at the rate of one (1) recycling/refuse station per 30 units in the subdivision. Recycling/refuse stations shall be accessible and located to be serviceable for vehicular pick-up on site. Stations shall be evenly spaced within the subdivision to allow for easy use by all residents. Stations may be co-located with mail stations, bus stops, or other neighborhood-serving facilities. In developments where multi-family buildings are located within predominantly single-family subdivisions, the recycling/refuse stations may be shared by all residences.

3. The purpose of this regulation applies to existing developments and is to allow for the conversion of parking or other common space, under certain conditions, in order to promote the retrofit of the site for recycling facilities.

a. Applicability

These provisions apply to existing developments in all zones except Single-Family, R-2 Single - and Two - Family residential districts that do not currently meet the recycling collection facility requirements of the code.⁶

b. Standards⁷

Developments as noted in subsection (a.) above, may convert up to 6 existing parking spaces in order to retrofit on-site (internal or external) parking spaces to accommodate the installation of a recycling/refuse collection area to serve the needs of the development. Such conversions may be allowed through administrative approval when the Zoning Administrator finds that the following conditions exist.

- (1) When the required or approved parking on site is not reduced by more than 10%. If 10% equates to less than 1 parking stall, then only 1 parking stall can be eliminated to accommodate the recycling/refuse collection area,
- (2) The recycling/refuse collection area is centrally located such that it is easily accessible to all residents,
- (3) Adequate space exists for the recycling/refuse collection facility to be accessed by service vehicles on site, and
- (4) That the development (building) owner or homeowner's association, whichever is applicable, provide at the time of application of the yearly business license, a valid

⁶Amendments as proposed in this document.

⁷These provisions would need to be referenced in Chapter 21A.44.060, regarding parking.

contract stipulating that the building will maintain or contract on-going recycling services to the development.

4. The purpose of this regulation is to require construction waste management plans as a part of development or demolition applications.

a. Applicability

These provisions apply to all new construction of multi-family development, subdivision developments of over 20 single-family homes/lots, and new non-residential development or expansions of 1,000 square feet or larger and for demolitions of any principal structure unless the demolition is governed by chapter 21A.034.020 of the Historic Preservation Overlay. All above-referenced development and/or demolition permit applications shall include a construction waste management plan.

b. Standards

- (1) Development applications and demolition permit applications shall show on a site plan and/or narrative how construction waste materials and demolition waste will be recycled or reused to the maximum extent practicable.
- (2) On development sites, wood and metal waste scraps shall be located in separate receptacles or piles for recycling. Any hazardous wastes shall be kept separate for proper handling.
- (3) To the maximum extent practicable, demolition of principal structures shall be undertaken with wood, metal, and concrete stored separately in receptacles or piles for recycling or reuse.

The following underlined text reflects the proposed amendments to the code and will be incorporated into a new section of 21A.36. *General Provisions: "Refuse and Recycling Control.* The strikethrough text will be eliminated from the corresponding section.

Refuse and Recycling Control: Temporary storage of refuse and recycling materials shall be limited to that produced on the premises. Refuse and recycling containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.36. XX of this title. These regulations apply to all zones except Single-Family, R-2 Single - and Two - Family Residential Districts, LO and EI districts.

21A.26.010: GENERAL PROVISIONS: Commercial Districts

~~C. Impact Controls And General Restrictions In The Commercial Districts:~~

~~1. Refuse Control: Temporary storage of refuse materials shall be limited to that produced on the premises. Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.~~

21A.28.010: GENERAL PROVISIONS: Manufacturing Districts

~~B. Impact Controls And General Restrictions In The Manufacturing Districts:~~

~~1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title.~~

21A.30.010: GENERAL PROVISIONS: Downtown Districts

~~D. Impact Controls And General Restrictions In The Downtown Districts:~~

~~1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.~~

21A.31.010: GENERAL PROVISIONS: Gateway Districts

~~I. Impact Controls And General Restrictions:~~

~~1. Refuse Control: Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty five percent (25%) or more by an expansion to the building or change in the type of land use.~~

The following text amendments in red text correspond to additions, and the strikethrough text will be eliminated:

21A.48.120: SCREENING OF REFUSE AND RECYCLING DISPOSAL DUMPSTERS:

All refuse disposal and recycling dumpsters, except those located in the ~~CG, M-2~~, LO and EI districts shall be screened on all sides by a solid wood fence, masonry wall or an equivalent opaque material to a height of not less than six feet (6') but not more than eight feet (8'). ~~This requirement shall not apply to recycling containers and devices.~~

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

**TABLE 21A.36.020B
OBSTRUCTIONS IN REQUIRED YARDS**

Porches (attached, covered and unenclosed) projecting 5 feet or less			X
Recreational (playground) equipment			X
Refuse and Recycling dumpster			X
Removable ramp for persons with disabilities (when approved as a special exception)	X	X	X
Satellite dish antennas		X	X
Signs, subject to the provisions of chapter 21A.46 of this title	X	X	X
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from the property line. Window mounted refrigerated air conditioner units and "swamp" coolers less than 2 feet	X	X	X

from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title

Window wells not over 6 feet in width and projecting not more than 3 feet from structure

X	X	X

Attachment B Departmental Comments

Valdemoros, Ana

From: Walsh, Barry
Sent: Wednesday, March 09, 2011 10:48 AM
To: Valdemoros, Ana
Cc: Young, Kevin; Weiler, Scott; Brown, Jason; Itchon, Edward; Butcher, Larry
Subject: Pet PLNPCM2010-00614

March 9, 2011

Ana Valdemoros, Planning

Re: Petition PLNPCM2010-00614 Sustainability Code Amendment: Recycling and Construction Waste Management.

The division of transportation review comments and recommendations for the draft 21A.36.XX are noted not to impact the public ROW as follows:

A. PURPOSE STATEMENT

B. PROPOSED AMENDMENT.....

1. The purpose of this regulation is to designate a certain amount of space and the installation of recycling service facilities (storage receptacles, staging, separation, etc.) in developments in all zones except Single-family, R-2 Single – and Two – Family Residential districts in order to efficiently accommodate recycling activity and allow for easy pick-up serving **to be on site**.
 - a. Applicability
 - b. Uses
 - c. Standards
 - (1).....
 - (2) The recycle collection station shall be accessible to collection services, including adequate vehicular pick-up services **to be on site** and subject to.....
 - (3).....
 - ...
 - ..
2. The purpose.....
 - a. Applicability
 - b. Uses
 - c. Standards
 - (1).....
 - (2) Multi-family residential The recycling / refuse collection area shall be accessible and located to be serviceable for vehicular pick-up **on site**.
 - (3)..... located to be serviceable for vehicular pick-up **on site**.
 - (4)..... located to be serviceable for vehicular pick-up **on site**.
 - (5).....
 - (6) New single-family andper 30 units in the subdivision. Recycling / refuse collection area shall be accessible and located to be serviceable for vehicular pick-up **on site**. Stations shall be evenly spaced
3. The purpose.....
 - a. Applicability
 - b. Standards
 - (1).....
 - (2).....
 - (3) Adequate space exist for recycling / refuse collection facility to be accessed by service vehicles **on site**, and

(4).....
4. The purpose.....

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Jason Brown, P.U.
Ted Itchon, Fire
Larry Butcher, Permits
File

Airport

Valdemoros, Ana

From: Nelis, Patty
Sent: Tuesday, October 19, 2010 11:08 AM
To: Valdemoros, Ana
Cc: McCandless, Allen
Subject: Petition PLNPCM2010-00614

Hi Ana,

In response to your request to have the Airport review the Sustainability Code Amendment, I have the following comment.

For each of the proposed goals, there is no reference to the A- Airport zoning designation in any of the applicability sections. Am I correct in stating that this amendment will not apply to Salt Lake City International Airport? The airport will be involved in an extensive redevelopment project; however, this ordinance does not directly address our specific situation.

Just so you are aware, the airport has an extensive recycling program, which includes "recycling stations" and specific material pick up locations that have been identified around the airport campus.

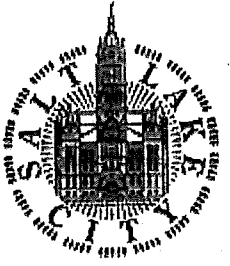
Please let me know if I have interpreted the amendment correctly.

If you have further questions, please contact me at (801) 575-3472

Thank you,

Patty

Patty M. Nelis
Environmental Programs Manager
Salt Lake City Department of Airports
p (801) 575-3472
f (801) 575-2395



Work Flow History Report

PLNPCM2010-00614

Date	Task/Inspection	Status/Result	Action By	Comments
9/20/2010	Staff Assignment	Assigned	Valdemoros, Ana	
10/7/2010	Planning Dept Review	In Progress	Valdemoros, Ana	
10/7/2010	Staff Assignment	Routed	Valdemoros, Ana	
10/13/2010	Engineering Review	Complete	Drummond, Randy	We have no concerns regarding this proposed text amendment.
10/14/2010	Public Utility Review	Complete	Stoker, Justin	This proposed ordinance does not impact the Public Utilities department. We have no objection to the proposal.
11/3/2010	Planning Dept Review	In Progress	Valdemoros, Ana	
11/8/2010	Building Review	Complete	Valdemoros, Ana	
11/8/2010	Fire Code Review	Complete	Valdemoros, Ana	
11/8/2010	Planning Dept Review	Additional Information	Valdemoros, Ana	Clarion was sent departmental comments On November 4, 2010. Awaiting 2nd draft from Clarion, possibly on November 15, 2010
11/8/2010	Police Review	Complete	Valdemoros, Ana	
11/8/2010	Transporation Review	Complete	Valdemoros, Ana	
11/8/2010	Zoning Review	Complete	Valdemoros, Ana	
1/21/2011	Planning Dept Review	In Progress	Valdemoros, Ana	
2/17/2011	Community Open House	Complete	Valdemoros, Ana	
2/24/2011	Planning Dept Review	In Progress	Valdemoros, Ana	
2/28/2011	Fire Code Review	In Progress	Itchon, Edward	<p>Please insert an additional standard and insert it at (3) of section B.1.c Standards: The recycling collection station enclosure wall shall not be closer than 5 feet of a property line or within 5 feet of an exterior wall of a structure.</p> <p>Reason: In the International Fire Code section 304 Combustible Waste Material sub-section 304.3 through 304.3.4 deals with the location of waste containers which are not permitted to be closer than 5 feet to any combustible wall, or building opening unless it has an automatic fire sprinkler protection.</p>
3/2/2011	Community Council Review	Complete	Valdemoros, Ana	
3/2/2011	Fire Code Review	Complete	Valdemoros, Ana	
3/2/2011	Planning Dept Review	Complete	Valdemoros, Ana	
3/2/2011	Staff Review and Report	In Progress	Valdemoros, Ana	
3/16/2011	Staff Review and Report	Management Review	Valdemoros, Ana	

Attachment C

Focus Groups Comments

Developer Community- Focus Group
Sustainable City Code Initiative Project
Thursday March 3, 2011
Meeting Notes

General Comments

1. The City needs to evaluate the economic impact that regulation has on development. The result of these regulations may be decreased development within the City. (Development will go outside city-limits.)
2. The RDA requires a lot of these types of things when a developer secures a loan from them. Financial incentives work.
3. What are other incentives the City could offer if a developer included some of these regulations?
4. Could the city have a pot of money for those willing to meet the regulations, rather than require them?
5. The goals of these ordinances, relates to a vision 30 years out. This is a transition time. What are other ways to meet the objectives without such a narrow focus?
6. If the market (people who are going to purchase the residential units or lease the commercial buildings) want to incorporate sustainable practices and are willing to pay for them, then the developer will build to those standards. However, the City shouldn't dictate it.
7. Rocky Mountain Power approached Mecham Development to see if there are ways to decrease energy use. Decreased energy use = less cost for a developer so they are willing to do that.
- 8.

Recycling & Construction Waste

1. It is hard for small developments to accommodate this because it hard to get trucks in and out of the lot.
2. Construction waste recycling for demolitions would cost a lot although recycling for construction waste of new construction is not a big cost.
3. How do you keep the subcontractors on a job from just hauling the waste to the dump rather than to a recycling facility?
4. Dumpsters can be locked, which helps decrease the amount of people bringing in their waste and trying to fill the business's dumpsters.
5. Unless you make recycling convenient, they will throw the recycling in the garbage.
6. If they have to haul their recycling and trash to a central location, they are going to put it all in one bag and throw it in the trash.

Business Advisory Board

Meeting Minutes

17 February 2011

8:00 am, Room 326

Conducting: Sue Stahle, Chair

Board Members Present: Sue Stahle, Judy Reese, Ellen Reddick, Will Hamill, Peggy McDonough, Barbara Green, Lucy Cardenas

Ex-Officio Members: Camille Winnie, Joelle Kanshepolsky

City Staff: Bob Farrington, Dan Velazquez, Cheri Coffey, Elizabeth Reining, Ana Valdemoros

8:05 am Meeting Convened

8:10 am Overview & Planning Staff Intro

- Cheri Coffee- overview for the Business Advisory Board about upcoming ordinances.
- Cheri Coffee- one of the Mayor's and Council's main priorities is sustainability. In December of 2010, Planning held a discussion on regulations that might affect business. Ms. Coffee said the purpose of this project is to remove barriers and provide some incentives to fill in gaps were sustainable types of development might not be promoted.
- Cheri Coffee- stated the study on transit oriented development districts is completed and in August of 2010 and has been adopted by the Council. Council is currently reviewing ordinances related to urban agriculture, renewable energy, water efficient landscaping & tree protection.
- Cheri Coffee- current bundle of proposed sustainability ordinances includes transportation demand management, a billboard ordinance, outdoor lighting, recycling/construction waste, housing diversity and accessory dwelling units.

8:25 am Proposed Recycling and Construction Waste Ordinance

- Ana Valdemoros- City working to better manage and extend the life of the landfill. There are four ways recycling is being encouraged. The first is a requirement that all new developments (except single family residential) to add indoor, outdoor recycling service areas (business expansions would have to comply). The second requires centralized recycling, refuse and composting stations in new residential subdivisions. The third way allows for the conversion of parking spaces to accommodate the recycling refuse collection area (all zones except single family residential). The fourth requirement asks for waste management plan for new construction and demolition. This would require that developers indicate on a plan ahead of time where the demolition and construction waste is going.
- Judy Reese- asked if business owners would be able to reduce parking requirement in order to accommodate the required recycling collection area.
- Ana Valdemoros- confirmed, up to 6 spaces or up to 10% of required parking.

- Ana Valdemoros- new residential subdivision over 30 lots, according to the second requirement, call for a centralized recycling, refuse and composting station.
- Dan Velazquez- if new subdivision of thirty houses require a central recycling station, do the home owners no longer have an individual blue recycling bin? Who would be in charge of picking up the recycle bin?
- Ana Valdemoros- City would coordinate pick up.
- Dan Velazquez- stated that he felt this would make it harder for residents to recycle? Creating a barrier to recycling?
- Ana Valdemoros- Planning has heard this concern and is addressing.
- Judy Reese- does City offer any financial incentives for existing businesses who want to convert a zone into a recycling area?
- Ana Valdemoros- City not offering at this time.
- Ellen Reddick- business districts should strive to be more sustainable and work together as a group to create recycling areas/ utilize economies of scale.
- Sue Stahle- need for incentives versus regulations to motivate businesses to recycle.
- Cheri Coffee- City Recycling coordinator needs to come to next meeting to answer questions about financial incentives, market for recycled goods, cost benefits for businesses, etc.
- Ellen Reddick- seconded the motion.
- Peggy McDonough- abstained from vote.
- Minutes approved.

Business Advisory Board

- **Recycling and Waste Construction**
- **Outdoor Lighting**
- **Transportation Demand Management**

March 9, 2011

Recycling:

- Centralized dumpsters. Make less desirable. Mass dumpster issues.
- Equity to curbside service
- General collection station is little benefit to big cost (eyesore, etc).
- The City is looking at CNG for all the City Trash Trucks
- Is there really environmental friendly to have central hub? (Yes in terms of fuel/ air pollution of idling)
- Drive to recycling station
- People won't recycle as much (all be in one bag- trade off, less air pollution by truck but less recycling.

Chamber of Commerce (Development Community) - Focus Group
Sustainable City Code Initiative Project
Tuesday March 15, 2011
Meeting Notes

General Comments

Recycling & Construction Waste

1. There are not many providers that will service recycling, or there are some that will sort off site.
2. Older buildings should be exempt, especially those in downtown.
3. LEED standards are already use, aren't the City similar regulations too repetitive?
4. Make sure that these new regulations do not kick in if there is a change of use, not of footprint.
5. What's the incentive to recycle?
6. Are the sizes for stations too restrictive, what if we plan for recycling but in a different way or dumpster size?
7. Don't regulate or mandate, incentivize as LEED does.
8. What if we already shred all our paper waste, should we get recognized for that?

Attachment D Public Comments

Recycling and Waste Reduction

Salt Lake City is proposing changes to the zoning ordinance to incorporate a system of regulations and policies that requires the incorporation of recycling service areas and construction waste plans for the purpose of decreasing the amount of materials that enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. What do you think of the new proposed regulations?

As of March 17, 2011, 3:32 PM, this forum had:

Attendees:	146
Participants:	21
Hours of Public Comment:	1.1

As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily a representative sample of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Recycling and Waste Reduction

Salt Lake City is proposing changes to the zoning ordinance to incorporate a system of regulations and policies that requires the incorporation of recycling service areas and construction waste plans for the purpose of decreasing the amount of materials that enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. What do you think of the new proposed regulations?

All Statements

Martin Cuma in District 6

March 11, 2011, 6:22 PM

The regulations proposed sound good to me. Similarly to a few other voices, I support requiring all types of dwellings, including apartments or houses rented as apartments, to pay for and provide recycling. I lived in the Avenues a few years back where the landlord was also "too cheap" to provide recycling. I just ended up calling the city and getting the blue bin - as this was a house so probably noone checked this hard and just brought us the bin. But, obviously, the landlord, or us, did not pay for this. They had some other company getting the usual garbage.

So, again, crank it up a bit more and require everyone to recycle. That will bring us at least to a level of Eastern Europe in the recycling business.

Semi-anonymous in District 3

March 8, 2011, 4:09 PM

I am concerned about the part of the ordinance that requires centralized recycling stations in new residential developments. Centralized collection stations present a significant problem by creating an easy dumping ground for just about anything. They become unsightly, dirty and invite scavenging and are an easy target for graffiti. We have one where I currently live and people use it as a place to dump anything they do not want to have to take to the dump. It is dirty with trash and junk overflowing and people digging through it at all hours. Who would be responsible to constantly maintain and monitor these areas? Also it would create an additional barrier to people recycling because they can't just put their items on the curb in front of their own house but must haul it to a different location. The harder you make it, the less likely people are to do it. It would also create a considerable additional expense for the developer both in lost usable land and the cost of building the facility. While the idea of saving money by creating a centralized pick up for recyclables seems like a good idea, it creates a bunch of unintended consequences that are far worse than the small benefit gained.

Semi-anonymous in District 7

March 8, 2011, 2:52 PM

I like this idea and think it should be implemented. Yes, it will cost something but the result, a more livable and sustainable city, is worth it.

John Higgins in District 4

March 7, 2011, 9:53 PM

Sounds like great changes, especially in addressing the currently ignored aspect of both multifamily and commercial properties in which workers / residents want to reduce waste to landfill and increase waste to recycling, but for which the city currently provides NO services. Multifamily properties in particular generate a lot of landfill waste from a small area, and residents are constantly frustrated and disappointed by the lack of city services for this. Presumably homeowners in condo complexes pay city rates, but for what services other than water and sewage? Get rid of the huge dumpsters from condo complexes that go straight to the landfill, and replace with "normal" residential waste bins (blue, brown and small green ones. Back this up with mail box drop education / information, and people's habits will gradually change. It's already the norm in other 'developed' countries of the world, but it is one of the

Recycling and Waste Reduction

Salt Lake City is proposing changes to the zoning ordinance to incorporate a system of regulations and policies that requires the incorporation of recycling service areas and construction waste plans for the purpose of decreasing the amount of materials that enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. What do you think of the new proposed regulations?

All Statements

(many) things the USA lags behind in. Having recently moved from a condo complex in SLC to a house, I'm enjoying the much improved recycling facilities available to a household. This should be available to all residents (and businesses), regardless of type of dwelling.

Semi-anonymous in District 3

March 2, 2011, 11:38 AM

This is great idea and will help move Salt Lake into being a sustainable/livable city. However, the success of this effort will be largely dependent on the degree to which people are educated about the importance of recycling and how to recycle correctly. A significant percent of SLC residents don't bother to recycle now and don't think it matters or care if it does. This is a mind set that will have to change if this program is to be effective.

Kate Whitbeck in District 3

February 23, 2011, 11:01 AM

What a great idea! Any time we can extend the life of the landfill we are able to keep our costs lower for longer. If we fill up our current landfil we will have to build a new one which won't be cheap and we will have to haul our trash further away which will cost more and create more air pollution. Constuction waste is relatively easy to sort and the materials can frequently be used locally with minimal processing.

Additionally, I know so many apartment dwellers and business owners that would like to recycle but don't have the space available for an extra container. This ordinance would help solve this problem. I commend our city administration for its efforts to minimize emissions and help keep our costs down.

Bill Cockayne in District 7

February 23, 2011, 7:57 AM

I'm all for a better environment. I don't buy into the "green" fanatcism though, which is driven by constant regulations and additional costs. We have a clean and beautiful city here. The winter smog is a problem----it always has been. Apparently no one has a reasonable method of correcting that short of "regulating" with some extreme measure of some kind. Greenhouse gases causing problems in Salt Lake City?? C'mon ! We will always have a landfill. Funny how Los Angeles and massive cities like that still have landfills. I don't see the panic. I don't appreciate being "regulated" constantly.

David Januzelli in District 3

February 18, 2011, 10:17 PM

Yes to recycling...of course!!! But why are we so slow at implementing these types of programs? And why don't we require ALL businesses and home-owners to recycle??? Isn't it obvious that, regarding environmental destruction, we are up against the wall? We've done enough damage to this world without much return on investment. Let's get a move-on, and not stop at limited businesses!!! Let's also make sure that we actually implement wise and efficient recycling programs that don't actually cause more pollution.

Semi-anonymous in District 7

February 18, 2011, 12:10 PM

Yes, I agree with requiring construction projects to recycle. I Would also like to see restaurants required to recycle. I agree that easier recycling for batteries and other hazardous materials

Recycling and Waste Reduction

Salt Lake City is proposing changes to the zoning ordinance to incorporate a system of regulations and policies that requires the incorporation of recycling service areas and construction waste plans for the purpose of decreasing the amount of materials that enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. What do you think of the new proposed regulations?

All Statements

would be nice.

Semi-anonymous in District 5

February 18, 2011, 12:05 PM

You are missing the boat. Right now, existing apartment buildings apparently are not required to provide recycling containers for their renters. This is different from single family homes, who are required to have a garbage, a green, and a brown can. As a result, you lose the income stream from this, and all the trash generated by existing apartments goes into the landfill. One of my neighbors in an apartment says his landlord is "too cheap" to pay for recycling. This neighbor puts his recyclables in our containers.

You need to close this loophole and make it mandatory for any house, apartment, condo, duplex, etc to have a recycling bin. This proposed ordinance only covers new construction.

Semi-anonymous in District 7

February 17, 2011, 5:18 PM

I would love a chance to do more recycling and give others the opportunity to do the same.

Semi-anonymous in District 4

February 17, 2011, 1:18 PM

Sounds good to me! I wish it required shared housing to designate an area for composting. But I can suggest that at our HOA meeting in any case.

Semi-anonymous outside Salt Lake City

February 17, 2011, 12:44 PM

YES, I am all for it!!!! I lived in the Aves for 30 years, downtown for one, and now am in Draper. The year I live in a condo downtown, I noticed the lack of recycling. I think it should be required for everyone, apartments, offices, etc. I live in Draper now and am having a hard time with their once every two week pick up of recycling. I end up having to save recycling in my garage or house to wait for empty space in a neighbor's can! The recycle bin is much more convenient for me to get to than it was in Salt Lake which is a plus.

Semi-anonymous in District 6

February 17, 2011, 10:30 AM

Thank you for continuing to update the amount of waste that can be recycled. I thank others for comments about paint and batteries. I also feel education of the public needs to be increased as services are increased.

Miriam Harper in District 6

February 17, 2011, 9:49 AM

Kudos to SLC, again, for being at the forefront in the promotion and facilitation of recycling. I think this is a great idea, and an excellent addition to the current programs. Holding developers responsible for including these service areas in new developments will be an effective method of expanding recycling services in the City.

I also agree with an earlier post requesting year-round local receptacles for batteries, currently a large void in the City recycling programs. Stores such as Lowe's advertise that they will accept batteries for recycling, but it turns out that they only accept rechargeable batteries. The annual summer dropoffs where the City allows hazardous waste such as paint, batteries, etc. to be

Recycling and Waste Reduction

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All Statements

dropped off at a central location (such as Sugarhouse Park) is wonderful, but I think that program should be augmented with battery drop-off locations in addition to the hazardous dumping area at the Dump.

Keep up the good work!

Semi-anonymous in District 6

February 17, 2011, 9:20 AM

This is a wonderful idea. I have enjoyed using the brown yard waste can year-round and appreciate that I can recycle paper, plastics, and other materials. This has reduced the amount that I send to the land-fill. An opportunity to recycle glass and batteries as well as other materials I haven't thought of is welcomed. I appreciate the City protecting our resources for the future.

Zach Coverston in District 7

February 17, 2011, 8:28 AM

Where the city would be requiring centralized recycling in new developments, I think an increased density allowance should be offered. You shouldn't be allowed to increase costs to a developer without giving something in return. It's hard enough to make a development financially feasible these days that I think the city should offer something in return.

Where it looks like recycling will be required by the city during the construction process, the city should not bother with requiring a construction management plan and just put standards that can be easily followed into the ordinance. The permit process takes long enough as is. Maybe the city could offer dump fee credits for each load of recyclable material that comes in to encourage recycling.

Semi-anonymous outside Salt Lake City

February 17, 2011, 12:02 AM

This is most laudable. I do know people in apt complexes who have said that there is no effort being made by landlords to recycle. It seems that this would be part of the recommendation but how would it be regulated/ imposed? Also, I do hope that the county, which seems to be lagging behind in most areas of sustainability follows suit.

Suzanne Stensaas in District 7

February 16, 2011, 10:04 PM

I commend the effort and reason that is being brought to bear on the problem of waste management and recycling. Thank you. I applaud the way the city is exerting leadership and showing the way. Keep it up. While I have your attention: we need a place to recycle batteries. Maybe Fresh Market could have battery bins along with glass bins. I patronize Fresh Market because of their glass bins.

Semi-anonymous in District 7

February 16, 2011, 9:44 PM

Seems very reasonable to me. The more we can recycle the better. I appreciate the number of glass recycling centers being increased and brought closer to my home. My green garbage can has a minimal amount of material now that we can recycle plastics, paper, metals, etc. and a lot of the organic waste can be composted.

Recycling and Waste Reduction

Salt Lake City is proposing changes to the zoning ordinance to incorporate a system of regulations and policies that requires the incorporation of recycling service areas and construction waste plans for the purpose of decreasing the amount of materials that enter the landfill, thereby extending its life and also reducing emissions of methane, a landfill and greenhouse gas. What do you think of the new proposed regulations?

All Statements

Semi-anonymous outside Salt Lake City

February 16, 2011, 9:26 PM

Anything we can do to improve the long-term quality of our city and state is great in my view.
This one seems easy, relatively speaking!

Attachment E

Waste Construction Management Plan



Salt Lake City Corporation
**CONSTRUCTION AND DEMOLITION WASTE
MANAGEMENT PLAN and REPORT**



SECTION 1: CONTACT INFORMATION FOR THIS PLAN/REPORT

Name _____

Address _____

Phone _____

Email _____

SECTION 2: GENERAL INFORMATION

Date: _____

Type of Submittal:

- Demolition Waste Management Plan
- New Construction Waste Management Plan
- Waste and Recycling Report

SECTION 3: PROJECT INFORMATION

Project Name _____

Address _____

Square Footage and Type of Structure Demolished _____

Square Footage and Type of Structure Constructed _____

SECTION 4: MINIMIZING WASTE

What steps will be taken to reduce the amount of waste created by this project? (Examples: reuse of materials on site, installation process planned to minimize scrap, etc.)

SECTION 5: WASTE STREAM MANAGEMENT

Material Type	Estimate Quantity of Material (Indicate Tons, Pounds, or Volume)					Facility or Destination
	Total Amt. Generated	Reused or Salvaged	Recycled or Composted	Mixed Processing Facility	Disposed	
Wood, Pallets, Lumber (Clean, unpainted, not treated)						
Cabinets						
Paper						
Plastic						
Insulation						
Plywood						
Lighting Fixtures and Electrical Components						
Doors						
Windows						
Metal						
Carpet						
Carpet Padding						
Cardboard						
Ceiling Tile						
Green Waste						
Concrete						
Asphalt						
Brick, Masonry, Tile						
Rock, Dirt, Soil						
*Mixed Recyclable Material						
**Non-recyclable or reusable Material						
HAZARDOUS MATERIAL						
Ballasts						
Paint						
Other _____						
Other: _____						
TOTAL:						

*Please list acceptable "Mixed Recyclable Material" _____

**Provide Examples of "Non-recyclable/reusable Material" _____

Percent of Total Waste Stream Expected to be Reused/Recycled): _____

How will materials be sorted on site and transported off site?

SECTION 6: TRAINING AND EDUCATION

How will you train and educate subcontractors and employees to ensure material will be reused or recycled to the maximum extent possible?

REQUIREMENT

A Waste Management Plan is required on any project which includes demolition of xxxxxx before a permit will be issued.

CONTACT

Submit your completed Plan or Report to:

If you have questions, contact: