

# PLANNING COMMISSION STAFF REPORT

## Sustainable City Code Initiative Recycling and Construction Waste Management – City-wide Petition PLNPCM2010-00614 November 30, 2011



Planning Division  
Department of Community and  
Economic Development

### **Applicant**

Salt Lake City Mayor

### **Staff**

Ana Valdemoros (801) 535-7236  
Ana.valdemoros@slcgov.com

### **Master Plan Designation**

City-wide

### **Council District**

City-wide

### **Review Standards**

21A.50.050 Standards for General  
Amendments

### **Affected Text Sections**

21A.36.20B  
21A.36.250  
21A.40.100

### **Notification**

- Notice mailed on November 16, 2011
- Published in newspapers  
November 20, 2011
- Posted on City & State Websites  
November 23, 2011

### **Attachments**

- A. Proposed Text Amendments
- B. Construction and Demolition  
Waste Management Plan.
- C. Departmental Comments
- D. Public Comments

## ***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 regulations to require new construction or expansions to provide indoor or outdoor recycling service areas. It will also allow the conversion of existing parking spaces to accommodate a recycling/refuse collection area and 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. The new regulations would apply citywide if adopted by the City Council.

The following sections of the Zoning Ordinance will be affected:

1. New section in Chapter 21A.36.250 "Recycling and Construction Waste Management"

## ***STAFF RECOMMENDATION***

Staff recommends that the Planning Commission review the proposed amendments to the Salt Lake City Zoning Ordinance and transmit a favorable recommendation to the City Council pursuant to the analysis and findings of fact written in this staff report.

## ***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 pertains 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 land fill 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.

## ***Summary of Proposed Code Changes***

The following is a short synopsis of the changes proposed by Mayor Becker (language and redlines attached as Exhibit A):

- 1) New Section: 21A.36.250D Designation of Recycling Facilities – This new section would require that new developments and remodels/expansions of over 1,000 square feet include a recycling collection station as part of the development in the Multifamily Residential, Non-Residential and Mixed Use Districts.

**Analysis:** Recycling has increasingly become a practice familiar to most development around the city. Salt Lake City currently provides regulations and services for single family residential districts but does not for other zoning districts. The new recycling regulations for the Multifamily Residential, Non-Residential and Mixed Use districts will ensure that recycling space is dedicated in new developments or expansions. While, it does not specify the amount of space or facility size to be dedicated for recycling, instead it provides flexibility for development to accommodate appropriate recycling space according to the waste produced by the various uses within a building.

- 2) New Section: 21A.36.250E Voluntary Conversion of parking spaces to accommodate a recycling collection station – This section will allow existing developments in all zones except Single-Family residential districts to convert up to six (6) existing parking spaces in order to retrofit on-site (internal or external) to accommodate the installation of a recycling collection station. Such a conversion 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 one (1) parking stall, then only one (1) parking stall can be eliminated to accommodate the recycling collection station,
  - (2) The recycling/refuse facility is centrally located such that it is easily accessible to all users,
  - (3) Adequate space exists for the recycling collection station to be accessed by service vehicles on site,
  - (4) The Zoning Administrator may require additional review from the Transportation Division, and
  - (5) That the development (building) owner or homeowner’s association, if applicable, provide at the time of the application of the yearly business license, a valid contract stipulating that the building will maintain or contract on-going recycling services to the development.

**Analysis:** This portion of the proposed ordinance allows voluntary conversion of parking spaces in all zones except single family residential zones in order to accommodate a recycling collection station. Oftentimes existing buildings do not have enough interior space to accommodate such facilities and are willing to convert outside parking space into a recycling station. Review of the conversion requests will be done by the Zoning Administrator and subject to certain conditions. The Zoning Administrator may consult with the Transportation Division about the amount of required parking and feasibility of parking spaces to be converted. Overall, the voluntary parking conversion encourages and facilitates people living in existing multi-family residences and commercial uses to recycle, therefore satisfying the purpose and intent of the Sustainable City Code Initiative.

- 3) New Section: 21A.36.250F Construction Waste Management Plan and Report Requirement for Development or Demolition Applications – This section requires that a construction waste management plan and report be submitted with all new development and/or demolition permit applications and is applicable to the following:
- (a) New construction of multi-family developments with three or more dwelling units,
  - (b) New subdivision developments of over twenty (20) single-family homes,
  - (c) All new mixed use and non-residential developments that exceed five thousand (5,000) square feet,
  - (d) The demolition of any principal structure, and
  - (e) Any expansion, alterations or modification that increases the existing development’s floor area by at least 1,000 square feet.

**Analysis:** It is the intent of the ordinance to recycle construction or demolition materials to the maximum extent possible. Therefore a construction waste management plan is required to be submitted at the same time as requesting approval for new development, expansion or demolition. The proposed threshold for expansions is sensitive to the amount of waste produced during construction. The proposal provides guidance and regulates current voluntary recycling practices in the construction industry.

- 4) New Section: 21A.36.250G Construction Waste Management Plan – A document shall be submitted with all new development and/or demolition permit applications and describe how at least fifty-five

percent (55%), by weight, of new construction waste materials and demolition waste will be recycled or reused. The Construction Waste Management Plan shall also describe:

1. Steps that will be taken to reduce the amount of waste created by the project.
2. How subcontractors and employees will be trained to ensure material will be reused or recycled to the maximum extent possible.
3. On-site collection system for waste, including any separation required. Hazardous waste must be kept separate for proper handling.
4. Total amount and types of construction and demolition waste material reused, recycled, or composted.
5. Amount and types of construction and demolition waste material landfilled.
6. Names of facilities which will receive or process and construction and demolition waste material.

**Analysis:** In order to further the recycling efforts, both a construction waste management plan and report shall be submitted at the time of requesting approval for new construction, major expansion or demolition. A sample plan and report has been developed by the City's Recycling coordinator that developers can use as a template (please see Attachment A). This new provision and documentation requirements mimic the LEED material and resources standards which grant points for identifying materials to be diverted from disposal, sorting on site or comingle, and recycling percentages. LEED standards in general have demonstrated lower energy consumption, lower constructions costs and higher energy savings in the long run. As more developments strive to comply with LEED recycling standards, the reports produced for the certification can be used as part of the plan and report requirements.

By requiring these documents with permit requests, several goals will be accomplished such as:

- Encourage contractors to explore recycling options that would be feasible for them to incorporate in their operation.
  - Allow flexibility in the type of materials to be recycled and prevent the disposing of construction waste materials in the landfill by requesting that a detailed list of the haulers contracted and final destination of the waste be disclosed in the plan.
  - The required documents are able to give the city the ability to measure over time whether this requirement is affecting the growth of recycling rates.
- 5) New Section: 21A.36.250H: Issuance of Certificate of Occupancy - Prior to the issuance of a certificate of occupancy the applicant shall submit a copy of the construction waste audit performed by the company (or companies) contracted to remove waste and recyclables. The audit receipt shall include information such as pictures and an itemized list of material contained in each load, the makeup of the waste stream and the percentage (by weight) of the materials recycled, reused or otherwise diverted from the landfill

**Analysis:** Local haulers offer audit receipts with specific details of the materials to be recycled. These types of audit receipts are often requested by projects that pursue LEED certification. This provision supplements the construction waste management plan and report and ensures that at least 55% of the weight of construction waste materials are properly sorted and recycled at the end of construction.

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**Analysis:** Local haulers offer audit receipts with specific details of the materials to be recycled. These types of audit receipts are often requested by projects that pursue LEED certification. This provision supplements the construction waste management plan and report and ensures that at least 55% of the weight of construction waste materials are properly sorted and recycled at the end of construction.



## ***Public Participation***

Staff has conducted a significant amount of public outreach with regard to this project. It was discussed at an open house on February 17, 2011. Draft information and links to the Open City Hall site (comments attached as part of public comment attachment C) was sent to the following organizations:

1. Downtown Alliance
2. Chamber of Commerce (topic of discussion at two Chamber of Commerce meetings)
3. BAB (topic of discussion at two BAB meetings)
4. Net Impact Utah and Architectural Nexus

## **City Department Comments:**

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

## ***Analysis***

### **Standards of Review**

#### **21A.50.050 Standards for general amendments.**

A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

#### **A. In making its decision concerning a proposed text amendment, the city council should consider the following factors:**

1. **Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;**

**Analysis:** Staff has drafted the proposed ordinance to be consistent with new sustainability initiatives as well as the Futures Commission Report of 1998 which outlined the community vision, and made recommendations for achieving that vision. The Natural Environment Subcommittee section of the document included several recommendations:

- Promote “Reduce, Reuse, and Recycle” and reward responsible materials management.
- Extend the life of the solid waste management facility (Landfill)
- Attract recycling industries.
- Encourage construction and demolition practices that promote the recycling of construction waste and the use of construction materials with recycled content.”

**Finding:** The proposed new recycling and construction waste management ordinance provides additional refinement of the zoning regulations of the City’s code. Also, the new regulations have been drafted to be compatible and in consistence with goals, objectives and policies of the Salt Lake City Futures Commission Report recommendations.

2. **Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;**

**Analysis:** Salt Lake City Code Chapter 21A.02.030 states that purpose of the Zoning Ordinance is to:

“promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the city's industrial, business and residential development; and
- H. Protect the environment. (Ord. 26-95 § 2(1-3), 1995)”

The proposed regulations will not negatively impact the stated purposes of the Ordinance because it aims to further efforts to protect the environment as well as promote the prosperity and welfare of present and future inhabitants of Salt Lake City. The purpose of the new ordinance is also to:

- Divert waste from the landfill by recycling and therefore save City Money by not having to ship waste out of the area or by buying more land for additional landfill space.
- Recycling and construction waste management reduces municipal expenditures and save taxpayer dollars through more efficient and reduced refuse collection services.
- 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 which in turn have a positive impact on the economy of the City.

**Finding:** Staff finds that the proposed addition to the Zoning Ordinance is especially consistent with the purpose of the Zoning Ordinance as stated in Chapter 21A.02.030 regarding the prosperity of the present and future inhabitants of Salt Lake City, the protection of the environment and potential positive impact on the economy of the City.

3. **Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and**

**Analysis:** The proposed new regulations will apply to certain zoning districts, certain size developments and demolitions of principal structures. The new regulations are supplementary to the development standards and will not interfere with the character of the specific zoning district purposes and provisions or overlay zones.

**Finding:** The proposed regulations are consistent with the provisions of all applicable overlay zoning districts that may impose additional standards and do not modify any intent or purposed of the existing City code.

4. **The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.**

**Analysis:** The proposed recycling and construction waste management regulations respond to sustainability efforts to protect the environment and welfare of present and future generations of the City. It also promotes recycling to address future population growth, produced waste and aims to prolong waste management facilities. According to the report of 1998 by 2011 the landfill would only have 11 years left until a new one is created. The faster the new ordinance is implemented and recycling is practiced by more people, the longer the life of the landfill will be.

**Finding:** The proposed regulations implement best national and international practices in urban planning and design that complement Salt Lake City's sustainability initiatives as well as the Futures Commission Report.

**Attachment A**  
**Proposed Ordinance and other Amendments**

The following underlined text in red reflects the proposed amendments to the code and will be incorporated into a new section of *21A.36.250 General Provisions: "Recycling and Construction Waste Management"*. Moreover, Chapter 21A.40.100 will be incorporated into the new ordinance (underlined text in black) and strikethrough text will be eliminated.

#### 21A.36.250 Recycling and Construction Waste Management

- A. Purpose Statement: The requirements of this chapter are intended to promote recycling by providing dedicated space for such activities in developments and to promote efficient management of construction and demolition waste. These requirements are also intended to help better manage the life of the local landfill by reducing the amount of materials entering the landfill, reducing municipal expenditures and saving taxpayer dollars through more efficient and reduced refuse collection services and preservation of natural resources for future generations.
- B. Scope Of Regulations: The Recycling and Waste Reduction provisions of this title shall apply to all buildings and structures erected and all uses of land established after 1995.
- C. Site Plan Information: Any application for a building permit shall include a site plan, drawn to scale and fully dimensioned, showing the location and size of the recycling facilities, if applicable, to be provided in compliance with this title.
- D. Designation of Recycling Facilities in the Multifamily Residential, Non-Residential and Mixed Use Districts: All construction of new principal buildings and all remodels/expansions greater than one thousand (1,000) square feet in size shall include a recycling collection station as part of the development. All new developments and remodels/expansions in the Mixed Use Districts may provide a shared recycling collection station subject to approval from the Zoning Administrator. The recycling facilities shall be accessible to collection services, including adequate on-site vehicular pick up service and subject to the location provisions of Chapter 21A.36.020.
- E. Voluntary Conversion of Parking Spaces to Provide a Recycling Collection Station: These provisions apply to existing developments in all zones except Single-Family and R-2 Single – and Two-Family residential districts that do not currently meet the recycling collection station requirements of this code. Existing developments may convert up to six (6) existing on-site parking spaces in order to accommodate the installation of a recycling/refuse facility. Such a conversion may be allowed through administrative approval when the Zoning Administrator finds that the following conditions exist:
- (1) When the existing parking on site is not reduced by more than 10%. If 10% equates to less than one (1) parking stall, then only one (1) parking stall can be eliminated to accommodate the recycling/refuse facility.
  - (2) The recycling/refuse facility is centrally located such that it is easily accessible to all users.
  - (3) Adequate space exists for the recycling/refuse facility to be accessed by service vehicles on site.
  - (4) The Zoning Administrator may request additional review from the Transportation Division, and

(5) The property owner, or authorized agent or homeowner's association, if applicable, provide at the time of the application of the yearly business license, a valid contract stipulating that the owner will maintain or contract on-going recycling services to the development.

F. Construction Waste Management Plan Requirement for Development or Demolition Applications: A construction waste management plan shall be submitted with all new development and/or demolition permit applications. These provisions apply to the following:

(a) New construction of multi-family developments with three or more dwelling units,

(b) New subdivision developments of over twenty (20) single-family homes,

(c) All new mixed use and non-residential developments that exceed five thousand (5,000) square feet,

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G. Construction Waste Management Plan: A construction waste management plan shall be submitted with all new development and/or demolition permit applications and shall describe how at least fifty-five percent (55%), by weight, of new construction waste materials and demolition waste will be recycled or reused. The construction waste management plan shall also describe:

(1) Steps that will be taken to reduce the amount of waste created by the project.

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H. New Section: 21A.36.250H: Issuance of Certificate of Occupancy - Prior to the issuance of a certificate of occupancy the applicant shall submit a copy of the construction waste audit performed by the company (or companies) contracted to remove waste and recyclables. The audit receipt shall include information such as pictures and an itemized list of material contained in each load, the makeup of the waste stream and the percentage (by weight) of the materials was recycled, reused or otherwise diverted from the landfill

I. Location of Recycling Containers: Recycling containers shall be permitted in any zoning district as accessory uses to permitted principal uses. They may be stored outdoors, in yard areas as specified below. The purpose of the following regulations is to promote recycling through increased convenience and ensure the neat appearance of recycling containers so that they do not impact

aesthetic values of the community. Recycling containers located in single-family and two-family residential districts shall be subject to the accessory storage limits of subsection 21A.24.010R of this title.

(1) Multi-Family Residential Districts: In multi-family residential districts, recycling containers shall be either located in an enclosed principal building, accessory building or the rear yard and shall be designed and operated to accommodate on site recycling only.

(2) Nonresidential Districts: In nonresidential districts or for nonresidential uses in residential districts recycling containers may be located, designed and operated to accommodate the recycling activities of both on site and off site users.

J. Screening And Site Location:

1. Landscaping and screening of recycling containers shall be provided in a manner that improves their appearance without obscuring their visibility. Landscaping and screening requirements shall be established on a case by case basis as part of the site plan review process pursuant to chapter 21A.58 of this title. In districts where site plan review is not required, no landscaping or screening will be required.

2. Recycling containers shall not be located within any required landscape yard or landscape buffer.

K. Maximum Area Of Recycling Containers: As accessory uses/structures, the area of the lot used for recycling containers shall not exceed two thousand (2,000) square feet for nonresidential districts, one thousand (1,000) square feet for multi-family residential districts and one thousand (1,000) square feet for nonresidential uses in residential districts. Recycling containers comprising more than the maximum lot area shall be considered recycling collection stations, and will be subject to use limitations of the applicable district regulations.

L. Maximum Size Of Recycling Containers: The maximum size of a recycling container shall be four hundred (400) square feet in area, fifty feet (50') in length, six feet (6') in height, and eight feet (8') in width.

M. Maintenance: All recycling containers shall be maintained in a clean and safe condition and free of litter.

N. Advertising: Recycling containers shall not be used for advertising. The maximum sign area to be used for identification and instructions shall be ten (10) square feet.

O. Reverse Vending Machines: Reverse vending machines shall not be permitted in residential districts, except as accessory uses to nonresidential uses. (Ord. 26-95 § 2(20-9), 1995)

P. Donation Bins: Donation containers or bins for charitable purposes are exempt from screening or site location regulations and may be located in outdoor public locations for people to drop off clothing or other items for reuse or recycle.

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

**TABLE 21A.36.020B**

**OBSTRUCTIONS IN REQUIRED YARDS**

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot			X
Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized	X	X	X
Architectural ornament not elsewhere regulated projecting not more than 4 inches	X	X	X
Awnings and canopies, extending not more than 2 <sup>1</sup> / <sub>2</sub> feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only	X	X	X
Balconies projecting not more than 5 feet			X
Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
Bay windows which are 1 story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X
Below grade encroachments <sup>2</sup>	X	X	X
Breezeways and open porches			X
Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements shall be located not less than 4 feet from a lot line. Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section <u>21A.52.030</u> of this title		X	X
Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line		X	X



Decks (open) 2 feet high or less	X	X	X
Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area	X	X	X
Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
Fences or walls subject to applicable height restrictions of chapter 21A.40 of this title	X	X	X
Fire escapes projecting 4 feet or less			X
Flagpoles:			
Residential districts: 1 permanent flagpole per street frontage	X	X	X
Nonresidential districts: 3 flagpoles per street frontage	X	X	X
Subject to provisions of table <u>21A.36.020C</u> of this section			
Grade changes of 2 feet or less except for the FP and FR districts which shall be subject to the provisions of subsection <u>21A.24.010P</u> of this title. (All grade changes located on a property line shall be supported by a retaining wall.)	X	X	X
Ground mounted utility boxes subject to the provisions of section <u>21A.40.160</u> of this title	X	X	X
Ham radio antennas subject to provisions of subsection <u>21A.40.090D</u> of this title			X
Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line, provided that if such landscaping obstructs the visibility of an intersection the city may require its pruning or removal	X	X	X
Laundry drying equipment (clothesline and poles)			X
Parking, carports and covered parking spaces except as otherwise expressly authorized by table <u>21A.44.050</u> of this title			X
Patios on grade	X	X	X
Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X
Porches (attached, covered and unenclosed) projecting 5 feet or			X

less			
Recreational (playground) equipment			X
Refuse <u>and Recycling</u> 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 from the property line shall be reviewed as a special exception according to the provisions of section <u>21A.52.030</u> of this title	X	X	X
Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

**Attachment B**  
**Construction and Demolition Waste 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: _____						
<b>TOTAL:</b>						

\*Please list acceptable "Mixed Recyclable Material" \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*Provide Examples of "Non-recyclable/reusable Material" \_\_\_\_\_

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

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

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**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?

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**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:

**Attachment C**  
**Departmental Comments**





**Ted Itchon, Fire**

Did not submit any comments

**Randy Drummond, Engineering**

We have no concerns regarding this proposed text amendment.

**Lt. Rich Brede, Police Department**

Did not submit any comments

**John Spencer, Property Management**

Did not submit any comments

**Jason Brown, Public Utilities**

This proposed ordinance does not impact the Public Utilities department. We have no objection to the proposal.

**Debbie Lyons, Public Services**

RE: Space Requirements for recycling and waste stations, Goals 1 & 2  
I understand why less space would be required for smaller buildings/structures, but want to make sure the space requirements actually meet what is needed to implement a successful recycling program. Long-term, we will eventually have three waste streams that will need to be segregated: common recyclables, organic waste (including food), and everything else (non-recyclable/non-compostable). This means each space would have to accommodate three separate containers. Can we be flexible in the length/width requirements, so long as the total square footage accommodates the three containers and they are all serviceable? The most ideal situation is if all three bins are adjacent to each other and not stored in separate areas of the property. I'm unfamiliar with general waste capacity requirements for developments but, have we verified, for example, that three, 4-yard waste or recycling containers could fit in a space that is 5 feet by 9 feet? And what would be the impact if the space was 4 feet by 11.25 feet instead (same square footage)?

Re: Goal 3.b.(4) The Division of Sustainability has little enforcement power, so requiring a property owner to sign an agreement to maintain on-going recycling service may not be effective. I don't think that it's necessary to sign an agreement, rather the allowance to convert the parking spaces assumes they would be using the spaces for the appropriate and intended purpose of installing a recycling station. I recommend that the enforcement remain with the Zoning officials.

Re: Goals 4 and 5  
I support the requirement to have construction waste management plans for new developments and deconstruction plans for demolition. I am not aware of a manual or set of guidelines from the city? A sample from Clarion might be helpful. Under b. Standards: We should also require segregation and proper disposal of hazardous waste. We will need to define hazardous waste.

Thanks for giving me the opportunity to comment

**Barry Walsh, Transportation**

The division of transportation review comments and recommendations are as follows:

We understand the principals of the proposal, but suggest that the numbers in section B3b(1) may need to be adjusted in the future when we actually try to implement a revision to an existing facility. There may need to be a review board to modify the proposal on a case by case basis. As presented converting 3-6 stall at a 10% maximum reduction limits the sites that would be eligible to those with over 30-60 parking stalls. Those with less than 30 stalls would need to fall within a community or common collection facility or provide the facility without impacting existing parking.

We have seen this type of system in other locations and have noticed that the staging impacts a greater area, over a longer time, and required more attention to traffic control and public way impacts during the demolition process.

Cheri Coffey and Ana Valdemoros, Planning

Valdemoros, Ana

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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

**Valdemoros, Ana**

---

**From:** Butcher, Larry  
**Sent:** Friday, October 29, 2010 10:47 AM  
**To:** Valdemoros, Ana  
**Subject:** RE: Waste Recycling Ordinance

Ana,

Here are comments:

- |  |   |
|--|---|
| Location of recycling areas adding recycling areas to mix. | Section 36.020 states refuse dumpsters are allowed in rear yards. Suggest   |
| Screening  | Outdoor areas required to be screened as in 48.120?   |
| Standards under B2c  | Trash/recycle bins in kitchens of single family dwellings. Only one bin has to be a recycle bin? Can't have a trash can under the sink? No size listed for either container. Suggest clarification of specific requirements |
| Standards under B3   | Reduction in parking for recycling area. Does the reduced number of stalls then become the legal requirement for the project or will they become legally noncomplying? Recommend Chapter 44 language to clarify.            |

This ordinance will increase individual plan review time frames.

Larry

---

**From:** Valdemoros, Ana  
**Sent:** Monday, October 25, 2010 11:34 AM  
**To:** Butcher, Larry; Lyons, Debbie  
**Subject:** Waste Recycling Ordinance

Hi Larry and Debbie,

I wanted to remind you to please return comments or concerns about this ordinance from the sustainability bundle. Your input is greatly needed in order for Clarion to make necessary changes to it as soon as possible.

Please have your comments to me by Friday October 29, 2010

Thank you and let me know if you have any questions,

Ana

Ana F. Valdemoros  
Associate Planner  
SLC Planning Division  
451 S State St, Rm 406  
Salt Lake City, UT 84111

**Valdemoros, Ana**

---

**From:** Drummond, Randy  
**Sent:** Tuesday, November 02, 2010 10:30 AM  
**To:** Valdemoros, Ana  
**Subject:** RE: pet PLNPCM2010-00614

Ana, we have reviewed the draft, and our response is that we have no concerns with the ordinance, as drafted. Also, any attempt on our part to include the recycling of the concrete or asphalt from the Public Way in the recycling requirement(s) would be difficult to either enforce or require, due to the limited resources and equipment available to contractors.

---

**From:** Valdemoros, Ana  
**Sent:** Wednesday, October 20, 2010 11:53 AM  
**To:** Drummond, Randy  
**Subject:** RE: pet PLNPCM2010-00614

Ana F. Valdemoros  
Associate Planner  
SLC Planning Division  
451 S State St, Rm 406  
Salt Lake City, UT 84111  
(801) 535-7236

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**From:** Drummond, Randy  
**Sent:** Wednesday, October 20, 2010 9:34 AM  
**To:** Valdemoros, Ana  
**Subject:** RE: pet PLNPCM2010-00614

Ana, we have not received any draft text for this PLNPCM – please email, if possible.  
Randy

---

**From:** Walsh, Barry  
**Sent:** Wednesday, October 20, 2010 9:01 AM  
**To:** Valdemoros, Ana  
**Cc:** Young, Kevin; Butcher, Larry; Itchon, Edward; Drummond, Randy; Spencer, John; Brown, Jason  
**Subject:** pet PLNPCM2010-00614

October 20, 2010

Ana Valdemoros, Planning

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

The division of transportation review comments and recommendations are as follows:

Valdemoros, Ana

From: Lyons, Debbie  
Sent: Tuesday, October 26, 2010 4:14 PM  
To: Valdemoros, Ana  
Subject: Petition PLNPCM2010-00614, proposed regulations on Recycling/Waste Mgt

Ana,  
I just finished reviewing the proposed ordinance changes related to Recycling and Construction Waste Management, and have the following comments:

*ask her - how much room would they need?*

RE: Space Requirements for recycling and waste stations, Goals 1 & 2

I understand why less space would be required for smaller buildings/structures, but want to make sure the space requirements actually meet what is needed to implement a successful recycling program. Long-term, we will eventually have three waste streams that will need to be segregated: common recyclables, organic waste (including food), and everything else (non-recyclable/non-compostable). This means each space would have to accommodate three separate containers. Can we be flexible in the length/width requirements, so long as the total square footage accommodates the three containers and they are all serviceable? The most ideal situation is if all three bins are adjacent to each other and not stored in separate areas of the property. I'm unfamiliar with general waste capacity requirements for developments but, have we verified, for example, that three, 4-yard waste or recycling containers could fit in a space that is 5 feet by 9 feet? And what would be the impact if the space was 4 feet by 11.25 feet instead (same square footage)?

Re: Goal 3.b.(4) The Division of Sustainability has little enforcement power, so requiring a property owner to sign an agreement to maintain on-going recycling service may not be effective. I don't think that it's necessary to sign an agreement, rather the allowance to convert the parking spaces assumes they would be using the spaces for the appropriate and intended purpose of installing a recycling station. I recommend that the enforcement remain with the Zoning officials.

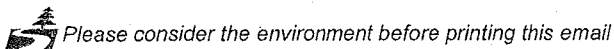
Re: Goals 4 and 5

I support the requirement to have construction waste management plans for new developments and deconstruction plans for demolition. I am not aware of a manual or set of guidelines from the city? A sample from Clarion might be helpful. Under b. Standards: We should also require segregation and proper disposal of hazardous waste. We will need to define hazardous waste.

Thanks for giving me the opportunity to comment.

Debbie Lyons  
Recycling Program Manager  
Salt Lake City Corporation  
Division of Sustainability and the Environment  
P.O. Box 145467  
Salt Lake City, UT 84114-5467  
801.535.7795

Visit us at [www.slcgov.com/slcgreen](http://www.slcgov.com/slcgreen), and our [Salt Lake City Green Facebook page](#) or follow [SLCgreen](#) on [Twitter!](#)



**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?*

Public comments as of November 21, 2011, 2:18 PM

All Participants around Salt Lake City



*As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily representative 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?*

## Introduction

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?

# 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?*

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As of November 21, 2011, 2:18 PM, this forum had:

Attendees:	189
Participants around Salt Lake City:	23
Hours of Public Comment:	1.2

## 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 Participants around Salt Lake City

Carole Straughn in District 7

April 1, 2011, 6:40 PM

I am extremely pleased with the way these proposed ordinances enhance the thoroughness and efficiency of recycling in our city. I like that builders will be required to help take responsibility for recycling the waste created by their developments, as well as giving existing developments the option to add recycling capabilities. In addition, why don't we make it easy for apartment and condo dwellers to recycle. Here's an opportunity to redirect huge amounts of material away from the landfill. I know a number of folks in multiple dwellings, who would love to recycle, given the chance.

I especially want to applaud the move to create more composting sites throughout the city. Since moving here a year ago, I have gotten 4 loads of finished compost from the SL County Landfill and am very grateful for the way it has improved the soil in my garden. How much better it would be if I could get the compost closer to my home in Sugarhouse! Since the city is making available unused plots for urban gardening, couldn't at least one of these be used as an alternate composting center for yard waste? It would seem appropriate for a light industrial area, because, done properly, there is no odor, except that of an earthy, woody forest floor. Think of the fuel it would save if there were shorter trips for the yard waste trucks and for the patrons picking up the finished product.

I want to thank Mayor Becker and the City Council for the great recycling system we already have in place. It's great to have the three separate bins for yard waste, recycling and trash. I really like the billing change, which ties our bill to the size of our trash bin only. We have downsized once, and still don't fill it up, so we'll take the smallest trash bin next year. This is a great incentive for us to reduce what we send to the landfill. I also like the opening of more glass recycling sites.

I like that our city leaders are looking for ways to create a market for recycled materials. Please let us citizens know what we can do to help.

---

Patrick Hutchings in District 4

March 25, 2011, 1:52 PM

I strongly support the majority of these measures. However, I think they should be expanded to all businesses and residential developments.

I agree with another contributor that recycling standards for construction should be included in the ordinance.

I also question the appropriateness of centralized recycling centers for single family residential developments. I think that it is likely to decrease the rate of participation. I wonder if the total carbon footprint of centralized pick up would be less or more than that of decreased recycling leading to increased resource extraction and manufacturing.

That said, thank you for the expanded glass recycling locations. Centralized pick up is certainly better than none. Could something similar be done for e-waste and other toxic waste. I have not recently checked, but the last time I tried to recycle my e-waste the only place convenient to public transit was in Murray. Not just batteries but computer, televisions, etc.

## 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 Participants around Salt Lake City

Thank you for promoting these measures. I hope you will broaden their application. We have the know how and more than enough justification.

---

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.

---

Name not shown 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.

---

Name not shown 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 (many) things the USA lags behind in. Having recently moved from a condo

## 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 Participants around Salt Lake City

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.

---

Name not shown 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.

---

Name not shown 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 would be nice.

---

Name not shown in District 5

February 18, 2011, 12:05 PM

## 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 Participants around Salt Lake City

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.

---

Name not shown 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.

---

Name not shown 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.

---

Name not shown 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.

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Name not shown 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.

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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 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.

## 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 Participants around Salt Lake City

Keep up the good work!

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Name not shown 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.

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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.

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Name not shown 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.

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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.

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Name not shown 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.

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Name not shown 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!

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