



City Council

Approval of Ordinance Amending Olympia Municipal Code Regarding Landscaping and Screening of Solid Waste Receptacles (Containers)

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Title

Approval of Ordinance Amending Olympia Municipal Code Regarding Landscaping and Screening of Solid Waste Receptacles (Containers)

Recommended Action

Committee Recommendation:

The Olympia Planning Commission gave their support to amend the code as drafted on November 3, 2013.

City Manager Recommendation:

Move to approve on second reading an ordinance amending Olympia Municipal Code (OMC) 18.36.060 subsections (I) and (L) Landscaping and Screening of Solid Waste Receptacles (Containers).

Report

Issue:

Whether to approve an ordinance amending the OMC to change the solid waste container screening requirement.

Staff Contact:

Ron Jones, Senior Program Specialist, Public Works Waste ReSources, 360.753.8509

Presenter(s):

None, as this is a Consent Calendar item.

Background and Analysis:

The background and analysis have not changed from the April 1 staff report presented for first reading.

Chapter 18.36 of the OMC establishes standards for landscaping and screening of trash containers for the purpose of providing physical and visual buffers between differing land uses. These buffers

are intended to lessen and improve environmental and aesthetic impacts of development and enhance the overall appearance of the City.

The current code identifies three types of screening a developer can use to partially hide, or completely hide the container from public view. The current code requires all commercial and multi-family solid waste containers be screened from view using a 100% solid barrier. Residential carts and public litter containers are currently excluded from this code.

Current Screen Definitions:

- Solid Screen (Type I): 100 percent solid sight barrier
- Visual Screen (Type II): Partial sight barrier
- Visual Buffer (Type III): Partial visual separation for a softer appearance

Over the past few years, changes to the City's garbage and recycling trucks and development guidelines have made it increasingly difficult to locate and collect solid waste containers inside Type I Screens.

Proposed Change:

The proposed amendment changes the requirement for screening solid waste containers from a Solid Screen (Type-I) to a Visual or Partial Screen (Type-II). This change will improve Waste ReSources' operational efficiency and worker safety by making it easier to access and collect the containers. It will also be easier for developers to site and construct Type-II Screens. The change is also in keeping with CPTED (Crime Prevention Through Environmental Design) principles to eliminate places for individuals to hide.

The Olympia Planning Commission (OPC) held a briefing on May 5, 2013, a public hearing on June 17, and further deliberated this issue in July and November. The OPC provided input and they support the proposed amended ordinance.

Neighborhood/Community Interests (if known):

The OPC held a Public Hearing on June 17, 2013 to solicit comments on the proposed amendment. No comments were received.

Options:

1. Move to approve on second reading OMC 18.36.060 Landscaping and Screening, sub-sections (I) and (L).

Implications:

- Solid waste containers would only be required to be partially screened from public view.
- Improves solid waste container access, which improves collection efficiency and worker safety.
- Makes it easier to find a location for solid waste containers and enclosures on properties that are difficult to develop. Some solid waste containers may become more visible to the public.
- Uses fewer materials and allows vegetative screening instead of hard materials.
- Partial screens do not provide hiding places.

2. Do not approve the ordinance as recommended.

Implications:

- No changes to the code means that solid waste containers would still be required to be screened 100 percent from public view.
- It will remain challenging to site enclosures on property that is difficult to develop.
- It does not improve collection efficiency.
- Solid enclosures provide hiding places for unwanted materials that should be put in a dumpster.

Financial Impact:

No direct financial impact. The revised code will improve operational efficiencies and help control cost of providing service.