

ORDINANCE NO. 426

AN ORDINANCE AMENDING CHAPTER 4 OF THE WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.

WHEREAS, the lack of functional and adequate storage space for recyclable materials is the single greatest barrier to recycling in multi-unit residential and non-residential buildings; and

WHEREAS, the Regional Solid Waste Reduction Plan and the Washington County Solid Waste Reduction Plan require that local jurisdictions implement building design standards that require storage areas for recyclable materials in all new multi-family residential and non-residential buildings; and

WHEREAS, Oregon law requires that landlords of multi-unit residential buildings offer recycling services to their tenants by July 1, 1994; and

WHEREAS, the availability of adequate on-site storage areas for recyclables will provide the opportunity for increased levels of recycling in the Portland metropolitan area in order to help meet the regional goal of 50% waste recovery by the year 2000 and 56% by the year 2010; and

WHEREAS, the City of Wilsonville wishes to support these goals through responsible and effective waste reduction activities.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Chapter 4, section 4.001 of the Wilsonville City Code (Definitions) is amended by adding the following:

Mixed Solid Waste: Solid waste that contains recoverable or recyclable materials and materials that are not capable of being recycled or recovered for further use.

Source Separated Recyclables: Recyclable materials designated "principle recyclable materials" by the Oregon Environmental Quality Commission under ORS 495A.025, with the exception of yard debris, as

well as other source-separated recyclables that may be designated by local ordinance or regulation.

Storage Area: The space necessary to store mixed solid waste and source separated recyclables that accumulate between collection days.

Multi-unit Residential Building: For purposes of solid waste and recycling collection, a structure that contains five or more dwelling units that share common walls or floors/ceilings with one or more units.

Non-residential Building: A structure that is used for any non-residential function, including but not limited to office, retail, wholesale/warehouse/industrial, churches, educational and institutional uses.

Section 2. Chapter 4 of the Wilsonville City Code is amended by adding a new section, 4.169, as follows:

4.169 Mixed solid waste and recyclables storage in new multi-unit residential and non-residential buildings.

(1) All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Planning Commission for approval shall include adequate storage space for mixed solid waste and source separated recyclables.

(2) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.

(3) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

(4) Storage areas for multiple uses on a single site may be combined and shared.

(5) The specific requirements are based on an assumed storage height of 4 feet for solid waste/recyclables. Vertical storage higher than 4 feet but no higher than 7 feet may be used to accommodate the same

volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions of the containers.

(6) The specific requirements for storage area are as follows:

(a) Multi-unit residential buildings containing 5-10 units shall provide a minimum storage area of 50 square feet. Buildings containing more than 10 residential units shall provide an additional 5 square feet per unit for each unit above 10.

(b) Non-residential buildings shall provide a minimum storage area of 10 square feet, plus:

Office: 4 square feet per 1,000 square feet gross floor area (GFA);

Retail: 10 square feet per 1,000 square feet GFA;

Wholesale/Warehouse/Manufacturing: 6 square feet per 1,000 square feet GFA; and

Other: 4 square feet per 1,000 square feet GFA.

(7) The applicant shall work with the city's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the city by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

(8) Existing multi-unit residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste and recycling may have their site plans reviewed and approved by administrative review, according to the provisions of Sections 4.009(1)(b), "Jurisdiction and Powers," and 4.169(7), "Mixed solid waste and recyclables storage in new multi-unit residential and non-residential buildings," of the Wilsonville City Code. Site plans for retrofitting existing developments must conform to all requirements of sections 4.169, "Mixed solid waste and recyclables storage in new multi-unit residential and non-residential buildings," and 4.430, "Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas," of the Wilsonville City Code.

Section 3. Chapter 4 of the Wilsonville City Code is amended by adding a new section, 4.430, as follows:

4.430 Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

(1) The following location, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of section 4.169 of the Wilsonville City Code.

(2) Location Standards.

(a) To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.

(b) Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.

(c) Storage area space requirements can be satisfied with a single location or multiple locations and can combine both interior and exterior locations.

(d) Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.

(e) Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.

(f) Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430(3)(c), Design Standards.

(g) The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

(3) Design Standards.

(a) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.

(b) Storage containers shall meet Uniform Fire Code

standards and be made of or covered with waterproof materials or situated in a covered area.

(c) Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six feet in height. Gate openings which allow access to users and haulers shall be provided. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed or open position.

(d) Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

(4) Access Standards.

(a) Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collection service personnel on the day and approximate time they are scheduled to provide collection service.

(b) Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet of vertical clearance is required if the storage area is covered.

(c) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.

Section 4. Chapter 4 of the Wilsonville City Code is amended by deleting section, 4.163(2), "Buffering and Screening."

SUBMITTED to the City Council of the City of Wilsonville at a regular meeting thereof the 7th day of March, 1994, at which time the Ordinance was continued to March 21, 1994. It was read for the first time at a regular meeting thereof on the 21st day of March, 1994 and scheduled for second reading at a regular meeting of the City Council on the 4th day of April, 1994, commencing at the hour of 7:00 p.m. at the Wilsonville Community Development Annex Conference Room.



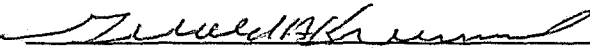
VERA A. ROJAS, CMC/AAE, City Recorder

ENACTED by the Wilsonville City Council on the 4th day of April, 1994, by the following votes: AYES: 5 NAYS: 0



VERA A. ROJAS, CMC/A&E, City Recorder

DATED and signed by the Mayor this 7th day of April , 1994.



GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel	<u> AYE </u>
Councilor Lehan	<u> AYE </u>
Councilor Benson	<u> AYE </u>
Councilor Hawkins	<u> AYE </u>
Councilor Sempert	<u> AYE </u>

ADMINISTRATION DEPARTMENT
STAFF REPORT AND RECOMMENDATION

DATE: MARCH 7, 1994

TO: HON. MAYOR AND CITY COUNCIL

FROM: DAVE KANNER, PUBLIC AFFAIRS DIRECTOR

SUBJECT: ORDINANCE CBO 206-94, AMENDING CHAPTER 4 OF THE WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.

SUMMARY:

Ordinance CBO 206-94 amends Chapter 4 of the Wilsonville City Code to require that all new multi-unit (five or more units) residential and non-residential buildings provide storage space for mixed solid waste and recyclables. The ordinance establishes minimum requirements for this storage space, gives the city's franchised hauler the right to review all site plans to ensure that access will be adequate for the hauler's equipment (and to recommend changes in those site plans if it appears that there will be access problems), and establishes location, access and design standards for the storage areas. Existing building owners who would like to retrofit their structures would be subject to the same standards contained in this ordinance, but could have their plans approved through an administrative review process.

The Planning Commission held a public hearing and considered CBO 206-94 at its meeting of February 14, 1994, and unanimously recommended City Council adoption of this ordinance and the findings.

RECOMMENDATION:

Adopt Ordinance CBO 206-94 and attached findings.

BACKGROUND:

Metro's Regional Solid Waste Management Plan (RSWMP) and the Washington County Five-Year Waste Reduction Plan require that all jurisdictions in the Portland metropolitan area adopt zoning ordinances during FY 1993-94 that require mixed solid waste and recycling storage areas in all multi-family residential and non-residential buildings. The rationale for this is simple: The biggest barrier to recycling in multi-family units and non-residential buildings is the lack of storage space for recyclable materials. In addition, under ORS 90.318, all landlords are required to offer recycling service to their tenants by July 1, 1994, and to provide a separate location for recycling containers and depots for at

least four of the principal recyclable materials. Typically, the four are newspaper, corrugated cardboard, container glass (clear and colored) and tin cans. Commercial and industrial sources, meanwhile, generate the overwhelming majority of corrugated cardboard in the waste stream.

Unfortunately, ORS 90.318 contains no enforcement mechanism. It was anticipated that local jurisdictions would enact regulations requiring recycling services in multi-family developments and that the local jurisdiction would be responsible for enforcement. Although Wilsonville has no such regulation, most of the multi-family developments in the city already offer recycling services. Those that do not are eager to do so, due both to tenant pressure and to the fact that removing recyclables from the waste stream allows multi-family and non-residential buildings to switch to smaller containers for garbage, which can result in a significant cost savings.

The RSWMP requires that the local zoning ordinance contain at least one of four compliance methods: 1. Minimum standards; 2. Waste Assessment; 3. Comprehensive Recycling Plan; and 4. Hauler review. The ordinance being forwarded to you contains minimum standards and a modified version of hauler review, under which the city's franchised hauler reviews all site plans and recommends changes, but may not require changes, specific to the solid waste/recyclables storage area. Methods 2 and 3 would generate a tremendous amount of paperwork by both the staff and the applicant and consume a great deal of staff time in an area where the city currently lacks the kind of in-depth expertise to make these methods effective.

City of
WILSONVILLE
In OREGON

3000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF DECISION
(RECOMMENDATION TO CITY COUNCIL)

Project Name: Recycling Ordinance File No. 94PC09

Applicant/Owner City of Wilsonville

Recommended Action: Amend Chapter 4 to require mixed solid waste and recyclables in new multi-family and non-residential buildings.

Property Description:

Map No: _____ Tax Lot No: _____ Site Size: _____

Address: CITY WIDE

Location: _____

On February 14, 1994 at the meeting of the Planning Commission
the following recommendation and decision was made on the above-referenced
Proposed Development Action:

XX Approval _____ Approval with Conditions _____ Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 18th day of February, 1994 and is available for public inspection. The date of filing is the date of the decision. The City Council will publish Public Hearing Notices and hold further Public Hearings on this matter.

XX Written decision is attached

_____ Written decision is on file and available for inspection and/or copying

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd or phone 682-4960.

FILED 2-18-94 *at*

PLANNING COMMISSION

RESOLUTION NO. 94PC09

**ADOPTING FINDINGS AND AMENDING CHAPTER 4 OF THE
WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID WASTE AND
RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-
RESIDENTIAL BUILDINGS.**

WHEREAS, as application together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 and 4.187 (1)(b)(1 to 4) of the Wilsonville Code, and

WHEREAS, the Public Affairs Director has prepared a Staff Report on the above-captioned subject which is attached hereto, and

WHEREAS, said planning exhibits and Staff Report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on February 14, 1994, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendations contained in the Staff Report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the city of Wilsonville does hereby adopt the Staff Report attached hereto, with the following Findings:

ADOPTED FINDINGS

SECTION 4.187: ZONE CHANGES AND AMENDMENTS-PROCEDURES

- (1) Regarding Section 4.187 (1) (b) (1): This application was received by the Planning Department and accepted in accordance with the procedures set forth in Section 4.008. Public notice was given in accordance with the Code and State law regarding legislative changes.
- (2) There are two Comprehensive Plan policies that are addressed by the proposed ordinance.

Plan policy 3.9.2 states:

In an effort to minimize the solid waste problem, the City will encourage development of a local recycling/reuse program as well as supporting regional efforts in waste reduction programs.

Plan policy 3.9.3 states:

The City shall coordinate with DEQ and other affected agencies to develop alternatives to backyard burning for the disposal of domestic yard and other lot clearing debris.

The Commission finds that the proposed ordinance helps fulfill and implement the above stated policies.

- (3). The Planning Commission finds that the proposed ordinance changes have been written to support and comply with other provisions of the Zone Code. The standards ensure that materials are recycled and that areas/containers for the materials are located, designed and screened in an appropriate manner. Care has been taken to ensure that there is adequate access to all areas to remove the recycled materials.
- (4). This action helps ensure that the City will comply with State law by meeting the requirements set forth in the "Regional Solid Waste Reduction Plan" and the Washington County "Solid Waste Reduction Plan".

The Planning Commission further authorizes the Planning Director to forward this Resolution and recommendation for approval to the City Council for final decision.

Adopted by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 14th day of February, 1994, and filed with the Planning Secretary on

February 18, 1994.



Pamela Vann, Chair of the Wilsonville
Planning Commission

Attest:



Sally Hartill, Planning Secretary

PUBLIC HEARINGS:

94PC09 - City of Wilsonville - Requesting approval of an ordinance amending Chapter 4 of the Wilsonville City Code to require mixed solid waste and recyclable storage in new multi-unit residential and non-residential buildings. The Planning Commission will forward a recommendation to the City Council.

The Public Hearing format was read.

Wayne Sorensen read the applicable approval criteria for zone changes and amendments including zone text amendments is set forth in Section 4.1.87 of the Wilsonville Code. There are four findings required that the Planning Commission must make. He reviewed the findings. The application was submitted in compliance with the procedures. He noted that DLCD was sent notice as required by state law on February 2, 1994. Secondly, the amendment must comply with all applicable goals, policies and objectives set forth in the Comprehensive Plan. Thirdly, the amendment may not conflict or endanger other provisions of the zone code text. Lastly, the amendment is necessary to insure that the city's zone code will comply with the mandated requirements of state or federal laws or statutes.

Dave Kanner presented the Staff Report. He stated the Regional Solid Waste Management Plan and the Washington County Five-year Waste Reduction Plan require that we do this. All local jurisdictions are required to adopt this type of zoning ordinance to require solid waste and recycling and storage areas in all non-residential and multi-unit residential buildings. This is only in new construction and does not apply to existing structures. It does not require the owners or tenants of the buildings recycle or implement any type of recycling program. Now the lack of storage space is the biggest barrier to establishing recycling programs for commercial and industrial garbage customers. This is a large untapped source of resource recovery we are not tapping into at the moment. These customers can save a large amount of money by recycling.

The proposed ordinance is primarily based on a model ordinance that was drafted by the Metro Solid Waste staff and also based partially on an ordinance that was drafted and adopted by Washington County.

Discussion followed on the lack of provision for recycling of plastics. Mr. Kanner stated there is no market for plastic and plastics are not harmful in landfills. DEQ has not designated plastic as a primary recyclable material. Economics enters in also; it is cheaper to make virgin plastic rather than recycled plastic. The Food and Drug Administration does not allow recycled plastic to be used in certain types of food containers. Uses of recycled plastic are fairly limited. Plastic is not a bad thing to have in a land fill because they do not decompose, do not leach contaminants into the water. Mr. Kanner stated if most commercial and industrial garbage customers had the space they would recycle corrugated cardboard and office paper which are the two items make up the majority of their garbage. There is a state law which requires all landlords and multi-unit residential developments offer their tenants recycling, effective July 1, 1994. There is no enforcement provision, however. The thinking is that the savings on the garbage bill can be so substantial for a commercial or industrial customer that they will utilize the service.

Commissioner Griffin moved to close the public hearing, seconded by Commissioner Spicer; motion passed 6-0. Public hearing closed at 7:23.

Commissioner Spicer moved to recommend that City Council adopt Ordinance CBO206-94 with amendments and findings as submitted by staff. Commissioner Sloan seconded the motion which passed 6-0.

ADMINISTRATION DEPARTMENT
STAFF REPORT AND RECOMMENDATION

DATE: FEB. 14, 1994

TO: WILSONVILLE PLANNING COMMISSION

FROM: DAVE KANNER, PUBLIC AFFAIRS DIRECTOR

SUBJECT: ORDINANCE CBO 206-94, AMENDING CHAPTER 4 OF THE WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.

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RECOMMENDATION:

Recommend City Council adoption of Ordinance CBO 206-94.

BACKGROUND:

Metro's Regional Solid Waste Management Plan (RSWMP) and the Washington County Five-Year Waste Reduction Plan require that all jurisdictions in the Portland metropolitan area adopt zoning ordinances during FY 1993-94 that require mixed solid waste and recycling storage areas in all multi-family residential and non-residential buildings. The rationale for this is simple: The biggest barrier to recycling in multi-family units and non-residential buildings is the lack of storage space for recyclable materials. In addition, under ORS 90.318, all landlords are required to offer recycling service to their tenants by July 1, 1994, and to provide a separate location for recycling containers and depots for at least four of the principal recyclable materials. Typically, the four are newspaper, corrugated cardboard, container glass (clear and colored) and tin cans. Commercial and industrial sources, meanwhile, generate the overwhelming majority of corrugated cardboard in the waste stream.

EXHIBIT A

Unfortunately, ORS 90.318 contains no enforcement mechanism. It was anticipated that local jurisdictions would enact regulations requiring recycling services in multi-family developments and that the local jurisdiction would be responsible for enforcement. Although Wilsonville has no such regulation, most of the multi-family developments in the city already offer recycling services. Those that do not are eager to do so, due both to tenant pressure and to the fact that removing recyclables from the waste stream allows multi-family and non-residential buildings to switch to smaller containers for garbage, which can result in a significant cost savings.

The RSWMP requires that the local zoning ordinance contain at least one of four compliance methods: 1. Minimum standards; 2. Waste Assessment; 3. Comprehensive Recycling Plan; and 4. Hauler review. The ordinance being forwarded to you contains minimum standards and a modified version of hauler review, under which the city's franchised hauler reviews all site plans and recommends changes, but may not require changes, specific to the solid waste/recyclables storage area. Methods 2 and 3 would generate a tremendous amount of paperwork by both the staff and the applicant and consume a great deal of staff time in an area where the city currently lacks the kind of in-depth expertise to make these methods effective.

DRAFT FINDINGS

94PC09

CITY OF WILSONVILLE

**AMENDING CHAPTER 4 OF THE WILSONVILLE CITY CODE TO REQUIRE
MIXED SOLID WASTE AND RECYCLABLES STORAGE IN NEW MULTI-
UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS**

SECTION 4.187: ZONE CHANGES AND PROCEDURES

Regarding Section 4.187 (l) (b) (l): This application was received by the Planning Department and accepted in accordance with the procedures set forth in Section 4.008. Public notice was given in accordance with the Code and State law regarding legislative changes.

(2) There are two Comprehensive Plan policies that are addressed by the proposed ordinance.

Plan policy 3.9.2 states:

In an effort to minimize the solid waste problem, the City will encourage development of a local recycling/reuse program as well as supporting regional efforts in waste reduction programs.

Plan policy 3.9.3 states:

The City shall coordinate with DEQ and other affected agencies to develop alternatives to backyard burning for the disposal of domestic

yard and other lot clearing debris.

The Commission finds that the proposed ordinance helps fulfill and implement the above stated policies.

(3). The Planning Commission finds that the proposed ordinance changes have been written to support and comply with other provisions of the Zone Code. The standards ensure that materials are recycled and that areas/containers for the materials are located, designed and screened in an appropriate manner. Care has been taken to ensure that there is adequate access to all areas to remove the recycled materials.

(4) This action helps ensure that the City will comply with State law by meeting the requirements set forth in the "Regional Solid Waste Reduction Plan" and the Washington County "Solid Waste Reduction Plan".

ORDINANCE NO.

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WHEREAS, Oregon law requires that landlords of multi-unit residential buildings offer recycling services to their tenants by July 1, 1994; and

WHEREAS, the availability of adequate on-site storage areas for recyclables will provide the opportunity for increased levels of recycling in the Portland metropolitan area in order to help meet the regional goal of 50% waste recovery by the year 2000 and 56% by the year 2010; and

WHEREAS, the City of Wilsonville wishes to support these goals through responsible and effective waste reduction activities;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

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(3) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

(4) Storage areas for multiple uses on a single site may be combined and shared.

(5) The specific requirements are based on an assumed storage height of 4 feet for solid waste/recyclables. Vertical storage higher than 4 feet but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions of the containers.

(6) The specific requirements for storage area are as follows:

(a) Multi-unit residential buildings containing 5-10 units shall provide a minimum storage area of 50 square feet. Buildings containing more than 10 residential units shall provide an additional 5 square feet per unit for each unit above 10.

(b) Non-residential buildings shall provide a minimum storage area of 10 square feet, plus:

Office: 4 square feet per 1,000 square feet gross floor area (GFA);

Retail: 10 square feet per 1,000 square feet GFA;

Wholesale/Warehouse/Manufacturing: 6 square feet per 1,000 square feet GFA; and

Other: 4 square feet per 1,000 square feet GFA.

(7) The applicant shall work with the city's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the city by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

(8) Existing multi-unit residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste and recycling may have their site plans reviewed and approved by administrative review, according to the provisions of Sections 4.009(1)(b), "Jurisdiction and Powers," and 4.169(7), "Mixed solid waste and recyclables storage in new multi-unit residential and non-residential buildings," of the Wilsonville City Code. Site plans for retrofitting existing developments must conform to all requirements of sections 4.169, "Mixed solid waste and recyclables storage in new multi-unit residential and non-residential buildings," and 4.430, "Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas," of the Wilsonville City Code.

Section 3. Chapter 4 of the Wilsonville City Code is amended by adding a new section, 4.430, as follows:

4.430 Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

(1) The following location, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of section 4.169 of the Wilsonville City Code.

(2) Location Standards.

(a) To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.

(b) Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.

(c) Storage area space requirements can be satisfied with a single location or multiple locations and can combine both interior and exterior locations.

(d) Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.

(e) Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.

(f) Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430(3)(c), Design Standards.

(g) The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

(3) Design Standards.

(a) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.

(b) Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.

(c) Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six feet in height. Gate openings which allow access to users and haulers shall be provided.

Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed or open position.

(d) Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

(4) Access Standards.

(a) Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collection service personnel on the day and approximate time they are scheduled to provide collection service.

(b) Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet of vertical clearance is required if the storage area is covered.

(c) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.

Section 4. Chapter 4 of the Wilsonville City Code is amended by deleting section, 4.163(2), "Buffering and Screening."

SUBMITTED to the City Council of the City of Wilsonville are read for the first time at a regular meeting thereof the ____ day of _____, 1994 and scheduled for second reading at a regular meeting of the City Council on the _____ day of _____, 1994, commencing at the hour of 7:00 p.m. at the Wilsonville Community Development Annex Conference Room.

VERA A. ROJAS, CMC/AE, City Recorder

ENACTED by the Wilsonville City Council on the _____ day of _____
1994 by the following votes: AYES: _____ NAYS: _____

VERA A. ROJAS, CMC/AE, City Recorder

DATED and signed by the Mayor this _____ day of _____, 1994.

GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel _____
Councilor Van Eck _____
Councilor Benson _____
Councilor Hawkins _____
Councilor Lehan _____

**CITY OF WILSONVILLE
CITY COUNCIL
NOTICE OF HEARING
94PC09**

Notice is hereby given that the WILSONVILLE CITY COUNCIL will hold a public hearing on MONDAY, MARCH 7, 1994, at 7:00 p.m. at 8445 SW Elligsen Road, City Hall Annex, Wilsonville, Oregon, or to such other place to which the CITY COUNCIL may adjourn.

The application submitted by the CITY OF WILSONVILLE requests that the City Council adopt

**AN ORDINANCE AMENDING CHAPTER 4 OF THE
WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID
WASTE AND RECYCLABLE STORAGE IN NEW MULTI-UNIT
RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.**

The site is CITY WIDE in the CITY OF WILSONVILLE; CLACKAMAS AND WASHINGTON COUNTIES, OREGON.

The applicable review standards are set forth in STATEWIDE GOALS: Goal I: Citizen Involvement; Goal 2: Land Use Planning; Goal 6: Air, Water, Land Resources Quality; Goal II: Public Facilities and Services; and

Sections 4.008 and 4.187 Zone Changes and Amendments-Procedures of the Wilsonville Code; and Comprehensive Plan Policies 3.9.2. and 3.9.3 regarding recycling and solid waste.

Copies of the review standards are available from the Planning Department located at 8445 SW Elligsen Road. All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to this application.

A complete copy of the proposed Ordinance is available for inspection seven days prior to the hearing. Copies may be provided at the cost of ten cents per page.

Inquiries pertaining to this hearing may be made by contacting Wayne Sorensen, Planning Director at 682-4960 or Vera Rojas at 682-1011. Public testimony, oral and written, regarding this application will be accepted at the hearing. Written statements are encouraged and may be submitted prior to the hearing date.

NOTICE OF PROPOSED ACTION

Must be sent to DLCD 45 days prior to the final hearing
See OAR 660-18-020

Jurisdiction CITY OF WILSONVILLE
Date Mailed 2/2/94 Local File Number 94PC09
Date Set for Final Hearing on Adoption MARCH 21 1994
Month Day Year
Time and Place for Hearing 7:00 PM. @ 8445 SW. ELLIGSEN
CITY HALL ANNEX
WILSONVILLE, OR. 97070

Type of Proposed Action (Check all that apply)

Comprehensive Plan Amendment Land Use Regulation Amendment New Land Use Regulation

Please Complete (A) for Text Amendments and (B) for Map Amendments

- A. Summary and Purpose of Proposed Action (Write a brief description of the proposed action. Avoid highly technical terms and stating "see attached".):

AN ORDINANCE AMENDING CHAPTER 4 OF THE
WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID
WASTE AND RECYCLABLE STORAGE IN NEW MULTI-
UNIT RESIDENTIAL AND NON-RESIDENTIAL
BUILDINGS.

- B. For Map Amendments Fill Out the Following (For each area to be changed, provide a separate sheet if necessary. Do not use tax lot number alone.):

Current Plan Designation:

NA

Proposed Plan Designation:

NA

Current Zone:

NA

Proposed Zone:

NA.

Location: _____

Acreage Involved: CITY WIDE

Does this Change Include an Exception? Yes No

For Residential Changes Please Specify the Change in Allowed Density in Units Per Net Acre:

Current Density:

NA

Proposed Density:

NA

Mailed 2-3-94

List Statewide Goals Which May Apply to the Proposal:

1, 2, 6, 11

List any State or Federal Agencies, Local Government or Local Special Service Districts Which may be Interested in or Impacted by the Proposal:

METRO, WASHINGTON COUNTY, CLACKAMAS COUNTY, UNITED DISPOSAL SERVICES.

Direct Questions and Comments To DAVE KANNER

(Phone) 682-1011

Please Attach Three (3) Copies of the Proposal to this Form and Mail To :

Department of Land Conservation and Development
1175 Court Street, N.E
Salem, Oregon 97310-0590

NOTE: If more copies of this form are needed, please contact the DLCD office at 373-0050, or this form may be duplicated on green paper. Please be advised that statutes require the "text" of a proposal to be provided. A general description of the intended action is not sufficient. Proposed plan and land use regulation amendments must be sent to DLCD at least 45 days prior to the final hearing (See OAR 660-18-020).

* * * FOR DLCD OFFICE USE * * *

DLCD File Number _____ # Days Notice _____

<pa>proposedform

**CITY OF WILSONVILLE
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
94PC09**

Notice is hereby given that the WILSONVILLE PLANNING COMMISSION will hold a public hearing on MONDAY, FEBRUARY 14, 1994, AT 7:00 P.M. AT 8445 S.W. Elligsen Road, City Hall Annex, Wilsonville, Washington County, Oregon or to such other place to which the Planning Commission may adjourn.

The application submitted by the CITY OF WILSONVILLE requests approval of:

AN ORDINANCE AMENDING CHAPTER 4 OF THE WILSONVILLE CITY CODE TO REQUIRE MIXED SOLID WASTE AND RECYCLABLE STORAGE IN NEW MULTI-UNIT RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. THE PLANNING COMMISSION WILL FORWARD A RECOMMENDATION TO THE CITY COUNCIL.

The site is CITY WIDE in the City of Wilsonville; Clackamas and Washington Counties, Oregon.

Applicable criteria for this legislative change is set forth in Statewide Goals:

Goal 1:	Citizen Involvement
Goal 2:	Land Use Planning
Goal 6:	Air, Water, Land Resources Quality
Goal 11:	Public Facilities and Services

and Sections 4.001, 4.169, 4.163 (2), 4.121 to 4.125 of the Wilsonville Code.

Copies of the criteria are available from the Planning Department located at 8445 S.W. Elligsen Road. All testimony and evidence shall be directed to the applicable criteria or the person providing testimony shall state which other criteria they believe applies to this application. Time limits may be imposed on public testimony.

A complete copy of the proposed Ordinance is available for inspection seven days prior to the hearing. Copies may be provided at ten cents per page.

Inquiries pertaining to this hearing may be made by contacting Blaise Edmonds, Associate Planner, at 682-4960. Public testimony, oral and written, regarding this application will be accepted at the hearing. Written statements are encouraged and may be submitted prior to the hearing date.