



Memorandum

To: Lake Forest Park City Council
From: Cristina Haworth, AICP
Copies: Steve Bennett, Planning Director
Kim Pratt, City Attorney
Mandi Roberts, Otak Project Manager
Date: February 10, 2021
Subject: Lake Forest Park Town Center Code – Solid Waste Service Areas
Project No.: 32913

Summary and Purpose of Memo

The following code language addresses garbage, recycling, and compostables (collectively, solid waste) collection in the Town Center zone. There are provisions in LFPMC 15.20 that would normally apply, but they do not reflect current best practices in size, location, and design requirements for solid waste collection. As drafted, the proposed provisions below would supersede the requirements in LFPMC 15.20. This version is presented as a preliminary review draft for City Council consideration and is formatted for insertion (with any amendments by Council) into the final draft of the Town Center Code Update.

18.42.130 General Criteria

J. Solid Waste Service Areas. Solid waste service areas include areas containing receptacles for solid waste including garbage, recycling, and compostables generated on site and interim on-site storage areas used to aggregate material prior to delivering it to the collection storage area. These provisions supersede the requirements set forth in Chapter 15.20 LFPMC for solid waste service areas located in the Town Center zone.

1. Minimum size. The following minimum space and access requirements for solid waste service areas shall be incorporated into the design of all new buildings:
 - a. Solid waste service areas shall be provided pursuant to Table 18.42.130-X. Solid waste service areas accessed by commercial collection equipment shall be a minimum of 80 square feet in size.

Table 18.42.130-X

Use	Minimum Area for Shared Storage Space
Residential Uses	Four (4) square feet per unit
Nonresidential Uses	Six (6) square feet per 1,000 square feet of building gross floor area

- b. Requirements for residential uses. The storage space for residential developments shall be located in solid waste service areas as follows:
 - i. Solid waste service areas shall be located in or as an accessory to each building with a residential use and there shall be one solid waste service area for every 30 dwelling units.
 - ii. Multiple-level residential projects shall provide one collection area per level, with instructions on how solid waste is conveyed to a solid waste service area.
 - iii. Solid waste service areas located in separate buildings or structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.
- c. Requirements for nonresidential uses. The storage space for all nonresidential uses shall be located in solid waste service areas as follows:

- i. Solid waste service areas may be located in a centralized collection point.
 - ii. Access to solid waste service areas may be limited to regular business hours and/or specified collection hours.
 - d. Mixed use developments containing both residential and nonresidential uses shall meet the storage space requirements for residential uses plus 50 percent of the requirement for nonresidential uses.
2. Location. Where possible, solid waste service areas shall be located inside the building.
 - a. Where interior solid waste service areas are not possible, solid waste service areas shall not be located within required setbacks or landscape buffer areas required by this Chapter. Solid waste service areas shall not be located in areas incompatible with noise or odor.
3. Security and Access. The following requirements apply to all solid waste service areas which contain receptacles served by commercial collection equipment:
 - a. Receptacles for garbage, recycling, and compostables shall be located within the same solid waste service area. The solid waste service area shall be easily accessible to users occupying the site.
 - b. The solid waste service area shall be designed with adequate vertical clearance and adequate turning radius to ensure access and ease of ingress and egress for collection equipment.
 - c. Solid waste service areas shall not block or impede fire exits, fire lanes, public rights-of-way, or any pedestrian or vehicular access. The solid waste service area shall be located such that collection of materials does not block or otherwise interfere with pedestrian or vehicular movement to the maximum extent possible.
4. Design.
 - a. Solid waste service areas shall be built on a level and hard-surfaced area and shall be enclosed by an eight-foot-high fence or wall that is screened pursuant to the Town Center Framework Design Guidelines.
 - b. Solid waste service areas shall be identified by signs not exceeding two square feet in face area and otherwise complying with Chapter 18.52 LFPMC.
 - c. Solid waste service areas shall be equipped with gates of sufficient width to allow direct, in-line access to receptacles by service collectors and equipment. Where two or more containers (also called dumpsters) are located side-by-side within an enclosure, there shall be a minimum of 18 feet of unobstructed access when gates are fully opened. Gate openings shall be a minimum of 12 feet wide when an enclosure houses a single drop box or compactor unit. Enclosure gates shall not include center posts that would obstruct service access.
 - d. Solid waste service areas require a spill prevention plan for management of liquids generated on or discharged from the storage area. The spill prevention plan must demonstrate compliance with the City's adopted stormwater management manual, including ongoing monitoring.
 - e. Outdoor solid waste service areas larger than 175 square feet shall be covered with a roof providing sufficient overhang to prevent direct entry of precipitation to the solid waste service area.
 - f. Solid waste service areas shall be equipped with a floor drain connected and conveyed to sanitary sewer. Precipitation runoff from solid waste service area roofs shall not be conveyed to sanitary sewer.
5. Limitations. The following limitations on solid waste service areas apply:
 - a. Only garbage, recycling, and compostable solid waste generated on site shall be collected and stored in solid waste service areas. Except for initial sorting of recyclables by users, all other processing of solid waste shall be conducted off site.
 - b. No container shall be collected and stored at any location on the site except in a designated solid waste service area.
 - c. The lids of all containers shall be maintained in a closed position.
6. Exemptions. Multifamily dwelling projects are exempt from these requirements when the project is participating in a public agency-sponsored or approved direct collection program in which individual bins or carts are used for curbside collection.