



## Legislation Text

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**File #:** 19-0297, **Version:** 1

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Use Permit Application by Bay Disposal and Recycling to Permit a Trash Sorting Facility at 310 E Street

### **Background Statement:**

This use permit application is a request to permit trash sorting at an existing recycling facility at 310 E Street [LRSN: 1000080], which is located in the Copeland Industrial Park. The property is currently operating as a recycling facility, and the applicant is seeking to amend their existing use permit conditions to allow additional activity on the site, primarily sorting and transporting garbage and organic waste. Temporary storage of the waste is also requested. The property is zoned Heavy Manufacturing (M-3), which allows for a trash sorting facility with an approved use permit.

At present, the applicant operates a recycling facility that accepts recyclable materials and construction debris. Recyclable materials are processed, but debris is only sorted and transported from the facility. Based on current use permit conditions, materials that contain garbage or other organic waste (such as food) are not permitted to be delivered to the facility. The applicant would like to amend the conditions to allow that organic waste to be delivered so cardboard and scrap metals can be extracted before hauling the remained of the waste to a permitted landfill or waste to energy facility. The applicant would not be seeking to alter or process the organic waste in any way other than is necessary to sort and transport it.

The Hampton Community Plan (2006, as amended) recommends business/industrial use for the subject parcel and most of the surrounding properties. There is some recommendation for residential to the north-west, outside of the park.

If approved, staff recommends attaching ten (10) conditions to this application to mitigate any potential impacts from the use. These include maintaining appropriate screening, aesthetics, and odor control for the site, and addressing limitations and on the applicant's ability to store and transfer organic waste, including safe storage practices. Additional conditions from the original use permit are left in place, requirement for licensure, opportunity for City inspection, hours of operation and standard nullification and revocation clauses.

### **Recommendations:**

Staff Recommendation:

Approve with 10 conditions

Planning Commission Recommendation:

Approve with 10 conditions