



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Solid Waste

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Amending Chapter 22 of the City Code Related to Collection of Solid Waste within the Boundary of the Downtown Community Improvement District Solid Waste District

Executive Summary

Staff has prepared for Council consideration, an ordinance to amend Chapter 22 of the City Code to require new developments consisting of multi-family residential, mixed use residential or multi-story office/commercial to plan for handling generated waste within the footprint of the development. The amendments also require property owners to be responsible for the additional waste generated during tenant move-in or move-out periods and keeping properties cleaned up.

Discussion

There has been significant development within the Downtown Community Improvement District Solid Waste District, as defined in Chapter 22 of the City Code, in recent years. Many of these developments provided for solid waste collection within the footprint of the development and some have not. When a significant development occurs and provisions for solid waste collection are not included within the development, it can overburden the shared containers and compactors currently in place and requires the placement of existing containers in alleys or on other properties. The Downtown Community Improvement District (CID) approached staff in 2016 to inquire about the possibility of eliminating the impacts of these developments on the existing solid waste collection facilities. Staff recommended the CID propose ordinance changes that could be presented to Council for consideration. The CID has worked with staff to develop the proposed amendments to Chapter 22.

The proposed amendments consist of adding to Section 22-171 of the Code, two sections labeled (c) and (d):

Section (c) would require developments consisting of multi-family residential, mixed use residential or multi-story office/commercial to plan for handling the waste generated within the footprint of the development. The amendments provide a table for guidance to use in considering acceptable methods to address the waste generated and include a provision for appeal to the Board of Adjustment for waivers to the requirements.

Section (d) would require a property owner to be responsible for excess refuse generated during periods of tenant move-in and move-out and to keep the property cleaned up.

There was an Interested Parties meeting held regarding these proposed amendments on September 14, 2016. Five people attended in addition to CID and City staff. All in



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attendance voiced support for the proposed changes to the ordinance requiring solid waste collection to be addressed within developments in the CID Solid Waste District.

The CID Board has approved of these amendments and has requested they be presented to Council for consideration. Staff is of the opinion that these amendments would improve solid waste collection in the CID with regard to new developments.

Fiscal Impact

Short-Term Impact: No significant fiscal impact is anticipated due to the proposed amendment.

Long-Term Impact: No significant fiscal impact is anticipated due to the proposed amendment.

Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Downtown, Secondary Impact: Development, Tertiary Impact: Not Applicable

[Strategic Plan Impacts:](#)

Primary Impact: Operational Excellence, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
None	None

Suggested Council Action

Approval of the amendments to Chapter 22 related to solid waste collection within the Downtown Community Improvement District Solid Waste District.