



Town Council Agenda Report

Date: April 14, 2020 Item No. 14
To: Honorable Mayor and Town Council
Subject: DISCUSSION AND POSSIBLE ACTION REGARDING AN
AMENDMENT TO THE TOWN OF APPLE VALLEY
DEVELOPMENT CODE REGARDING RECYCLING FACILITIES
From: Douglas Robertson, Town Manager
Submitted by: Carol Miller, Assistant Community Development Director
Planning Department
Budgeted Item: Yes No N/A

RECOMMENDED ACTION:

Receive and provide direction.

SUMMARY:

In 2019, California's largest operator of beverage container redemption centers announced it was immediately shutting down all locations, stating that reduced payments from the state, depressed pricing for scrap aluminum and plastic were the cause. Since then, the Town has recently seen a noticeable increase in inquiries and Special Use Permit applications for small recycling facilities. Beyond definitions of the types of recycling facilities and some screening requirements, there are no locational requirements beyond the zoning designations. This can make denying a permit difficult for staff where it can be seen that a small collection facility may not be in the most appropriate location.

Based on existing and prior recycling and collection centers, it is apparent that such facilities can attract elements that result in secondary effects upon neighboring properties. Such secondary effects may include, loitering, blight, illegal dumping or windblown trash, traffic impediments that endanger drivers and pedestrians, and other, similar, types of public nuisances. Given the increase in applications and requests, staff would like to take this opportunity to amend the existing Development Code regulations that will hopefully address some of the concerns listed above. Further, Development Code sections regulating recycling facilities have not been amended since the original Code was adopted. Staff believes any proposed regulations would be intended to help reduce such secondary effects by implementing specialized requirements for particular locations aimed at preventing (or abating) public nuisances. After further discussion on the matter and direction from Town Council, staff is prepared to move forward with drafting an ordinance including any recommended language or provisions.

Fiscal Impact:
Not Applicable

Attachments:
None