



Updating City Codes for Used Automotive Recycling Parts Recyclers and Metal Recycling Entities

Development Services Department

Item 4

Council Consideration Request

Submitted November 27, 2023, by Council District 5

Background

- Current Ch. 11 Fire Prevention codes require Metal Recycling Entities (MREs) to maintain certain heights and distance between metal pipes to prevent fires from occurring, while Ch. 16 Licenses and Business Regulation codes have requirements to lessen the impact of pollution from both Used Automotive Parts Recyclers (UAPRs) and MREs.
- While most MREs and UAPRs comply with city codes and maintain safe operations, some facilities are found to have multiple code violations, largely from recurring entities.

Request

- Create a stakeholder group to assess and recommend amendments to Ch. 11 and Ch. 16 of the City's Code that ensure adequate enforcement of city codes relating to UAPRs and MREs.
- Include relevant stakeholders
 - Community
 - Neighborhood associations
 - Industry representatives



Staff Recommendation

Stakeholder Group should consider:

- Timeline and process for issuing and resolving citations
- Fines for recurring violations
- Identifying a threshold for triggering heavier enforcement mechanisms until violations and citations are resolved
 - Temporarily ceasing operations
 - Requirements of fence line air monitors for limited time
 - Removal of non-conforming uses
 - Fines to recoup city services used to address violations and emergencies

Next Steps: Provide findings and regular updates to the Planning and Community Development Committee then full City Council for approval.