



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 17-057 **Version:** 1 **Name:** 17-11 Walter's CUP Amend
Type: Resolution **Status:** Agenda Ready
File created: **In control:** City Council
On agenda: **Final action:**
Title: GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO INCREASE THE ANNUAL CAPACITY AT THE SOLID WASTE TRANSFER AND RECYCLING FACILITY FROM 99,000 TONS OF SOLID WASTE MATERIAL PER YEAR TO NOT MORE THAN 140,000 TONS OF SOLID WASTE, CONSTRUCTION, AND DEMOLITION DEBRIS AT 10191 XYLITE STREET NE. WALTER'S RECYCLING AND REFUSE, INC. (CASE FILE NO. 17-0011/SLK)
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Walter's - Attachments.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|-----------|--------|
| 4/20/2017 | 1 | City Council | Postponed | |

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO INCREASE THE ANNUAL CAPACITY AT THE SOLID WASTE TRANSFER AND RECYCLING FACILITY FROM 99,000 TONS OF SOLID WASTE MATERIAL PER YEAR TO NOT MORE THAN 140,000 TONS OF SOLID WASTE, CONSTRUCTION, AND DEMOLITION DEBRIS AT 10191 XYLITE STREET NE. WALTER'S RECYCLING AND REFUSE, INC. (CASE FILE NO. 17-0011/SLK)

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|---------------------------------------|-----------------|
| Planning Commission (Public Hearing) | 07/10/12 |
| City Council (Conditional Use Permit) | 08/02/12 |
| City Council (CUP Amendment) | 04/20/17 |

The applicant is requesting a conditional use permit amendment to increase the annual volume of solid waste and construction debris at the existing solid waste transfer and recycling facility.

*Below is a short summary of the **current** operations that helps clarify the volume of operations at this facility:*

- Limited in annual volume to not more than 99,000 tons*
- Average receipt of 317 tons per day*
- Average of 80 vehicles entering per day (refuse collection vehicles, transfer trailers, private citizens, and employees)*

*Below is a short summary of the **proposed** operations that helps clarify the volume of operations expected at this facility:*

- Limited in annual volume to not more than 140,000 tons*
- Average receipt of 448 tons per day*
- Average of 110 vehicles entering per day (refuse collection vehicles, transfer trailers, private citizens, and employees)*

The transfer facility is sized to handle approximately 500 to 700 tons per day of solid waste. No waste is permanently stored on site and the solid waste delivered to the transfer station is typically transferred off-site within 24 hours. It is estimated that while the facility has the capacity to receive approximately 200 to 250 vehicles on any given day, it will have on average 110 vehicles per day. To haul away the solid waste and other recyclable waste, transfer vehicles will leave the facility at an average rate of approximately 25 vehicles per day. The hours of operation will remain the same from 6:00 a.m. to 6:00 p.m. Monday through Saturday. If necessary, under emergency conditions the facility may be open on Sundays.

As development occurs in this area, an increase in traffic may warrant a traffic control signal at the intersection of 101st Avenue and Xylite Street in the future. The City and the Anoka County Highway Department will continue to monitor the traffic volumes and signal warrants. The applicant is advised that said property may be assessed for a portion of a future warranted signal system.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Narrative

WHEREAS, an application has been filed by Walter's Recycling and Refuse, Inc. as Conditional Use Permit Case File No. 17-0011; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 2012; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012 and April 20, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 62-154 of the Code of Ordinances to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris at 10191 Xylite Street NE. Walter's Recycling and based on the following conditions:

1. Applicant to provide City with copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days.
2. The solid waste transfer facility shall be operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, vibration, solid waste and operations volume.
3. Applicant shall be responsible for litter control and clean-up along roadways leading to transfer facility site including 101st Avenue and County State Aid Highway 52 from I35W to 105th Avenue.
4. The solid waste transfer facility shall be operated in accordance with the attached narrative (with revised operations volume by this CUP) and as further limited and regulated by MPCA permitting.
5. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.
6. With the exception of allowing an increase in annual tonnage this amendment is in addition to and does not replace Resolution No. 12-100.

PASSED by the City Council of the City of Blaine this 20th day of April, 2017.