



Planning & Development Division
Planning & Economic Development Department

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MEMORANDUM

DATE: June 3, 2025

TO: Planning Commission members

FROM: Chris Lee, Planner II

SUBJECT: UDC Text Amendment (PLUTA-2503-0001) related to trash enclosure screening (50-26.3).

Based on feedback, Planning staff has examined the zoning regulations related to the screening of exterior trash enclosures. This memo describes the current zoning rules and proposes potential changes.

Screening of Commercial Containers in Current UDC:

1. Must be constructed of masonry, brick, wood, stone, or similar materials.
2. Must have a gate constructed of wood or metal.

This language is in place to create a cohesiveness in site-wide design of the enclosures, so they coordinate with other structures existing on the site.

Proposed Changes:

The proposed changes are to ease the financial burden and alleviate site constraints to new site development. It is for this reason that staff are recommending eliminating the material requirements and replacing it with “durable, weather resistant material that is opaque.” This allows entire enclosures to be constructed of wood or metal if it provides cost savings for the project.

Per Section 50.37.3 of the UDC. Planning commission shall review the proposal based on the below criteria:

1. Is consistent with the comprehensive land use plan;
2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

Planning commission may recommend approval, approval with modifications or denial to city council.

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Staff finds that:

- The proposed text amendment eases the development burden for trash enclosures thereby implementing the comprehensive land use plan and following good zoning practice.
- 1. Is consistent with the comprehensive land use plan;
- 2. Is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use by provide options for site development;
- 3. Is required by public necessity, convenience, or general welfare, or good zoning practice;
- 4. Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible.

Staff recommends that Planning Commission recommend approval to City Council.

50-27 SCREENING, WALLS, AND FENCES.

50-27.1 Screening of mechanical equipment.

A. Applicability.

The standards of this Section shall apply to all of the following uses that contain a primary structure in all zones, except I-G and I-W: a multi-family, mixed use, commercial, institutional, industrial, or parking principle use, when any of the following conditions occur:

1. A new primary structure is constructed;
2. The floor area in an existing primary structure(s), taken collectively, is increased by more than 25 percent;
3. An existing primary structure is relocated on the lot or parcel;
4. The primary structure is renovated or redeveloped (including but not limited to reconstruction after fire, flood or other damage), and the value of that renovation or redevelopment, as indicated by building permits, is 25 percent or more of the pre-application assessor's market value of the primary structure, as shown in the records of the city assessor.

The standards of this Section shall not apply if the only feasible location for mechanical screening would impede the functioning of solar, wind or geothermal energy equipment or systems if such systems are otherwise in compliance with applicable building codes and zoning requirements;

B. Screening standards.

The following exterior mechanical features shall be screened: (i) electrical and gas-powered mechanical equipment and power systems equipment; (ii) heating, ventilating and air conditioning equipment ductwork, and lines; and (iii) power systems equipment. Roof or wall-mounted antennas and vent openings shall not be considered mechanical equipment for purposes of these screening standards.

1. Roof-mounted mechanical equipment.

Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from ground view of a person on the other side of the public right-of-way on which the structure fronts, as illustrated in Figure 50-26.1-A;

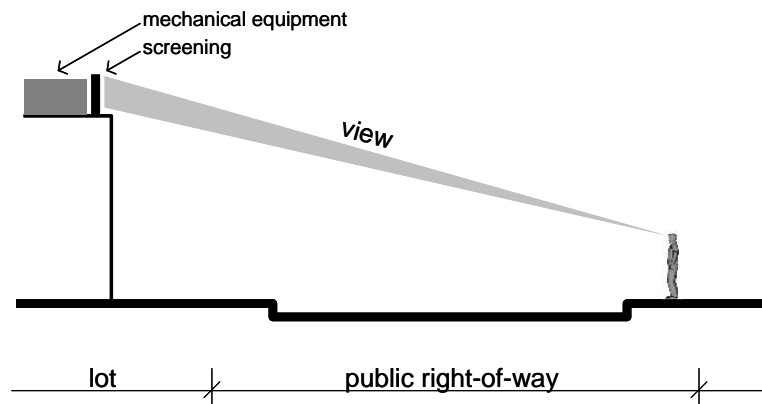


Figure 50-26.1-A: Screening for roof-mounted mechanical equipment

2. Ground-mounted mechanical equipment.

Ground-mounted mechanical equipment shall be screened from view from ground view of adjoining properties and public right-of-way by landscaping or by a decorative wall that incorporates at least one of the primary materials and colors of the nearest wall of the primary structure. The wall shall be of a height equal to or greater than the height of the mechanical

equipment being screened. If landscaping is used for screening, the screening material shall be designed to provide 75 percent opacity one year after planting along the full required height and length of the screening buffer. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 36; Ord. No. 10153, 5-14-2012, § 9, Ord. No. 10562, 4-9-18, § 1; Ord. No. 10562, 4-9-2018, § 1)

50-27.2 Screening of service and off-street loading areas.

A. Applicability.

These standards shall apply to all service areas and off-street loading areas on all properties containing multi-family dwellings, commercial, institutional, industrial or mixed uses, except those located in the I-G and I-W districts.

B. Screening.

Service and off-street loading areas shall be designed and located to reduce the visual and acoustic impacts of these functions on adjacent properties and public streets. Non-enclosed service and off-street loading areas shall be screened with durable, sight-obscuring walls, fences, and/or dense indigenous evergreen planting of between six and eight feet in height. Screening materials shall be the same as, or of equal quality to, the materials used for the primary building and landscaping. (Ord. No. 10044, 8-16-2010, § 6.)

50-27.3 Screening and location of commercial containers.

A. Applicability and exemptions.

1. Except as noted in subsection 2 below, these standards shall apply to all exterior commercial containers, including without limitation garbage dumpsters, grease/oil tanks and cardboard compactors, on all properties containing multi-family dwelling, commercial, institutional, industrial or mixed uses;
2. These standards shall not apply to the following:
 - (a) Commercial containers located in the I-G and I-W districts;
 - (b) Commercial containers located behind a building and not visible from a public street or adjoining single-family, multi-family, mixed use or public property;
 - (c) The temporary purpose of disposing of waste generated during the time of an active building permit, or 180 days, whichever is shorter, for the demolition or construction of improvements on the property upon which the commercial container is located;
 - (d) A commercial container placed by or upon written authority of the city on a temporary basis;



Figure 50-26.2-A: Loading area screening

B. Location.

Commercial containers shall not be placed in any of the following:

1. Any required front yard area or any side yard area adjacent to a public street right-of-way;
2. Any fire lane;
3. Any required off-street parking space;
4. Any location that blocks vehicular or pedestrian traffic;
5. Any location that obstructs drivers' sight lines at intersection of streets and driveways;
6. Any location that may interfere with utilities;

C. Screening of commercial containers.

1. Not adjacent to structure wall.

Commercial containers that are not located adjacent to a wall of an existing principal or accessory structure shall be screened from view as follows:

- (a) On three sides with a an opaque wall constructed of ~~masonry, brick, wood, stone, or similar~~ durable, weather resistant material and at least as tall as the container being screened;
- (b) On the fourth side a gate constructed of ~~wood or metal~~ an opaque, durable material and at least as tall as the container being screened;

2. Adjacent to structure wall.

Commercial containers that are located adjacent to a wall of an existing principal or accessory structure shall be screened from view as follows:

- (a) On two sides with a wall that is (1) constructed of an opaque ~~the same principal materials and colors used on the wall of the principal or accessory building that forms the third wall of the enclosure~~ durable weather resistant material, or dense vegetation and (2) at least as tall as the container being screened; and (3) in compliance with applicable fire and building codes;
- (b) On the fourth side a gate constructed of an opaque ~~wood or metal~~ durable material and at least as tall as the container being screened. (Ord. No. 10044, 8-16-2010, § 6.)



Figure 50-26.3-A: Dumpster screening