





RP-OS

RRJ

14302 Antioch Road

	20 Foot Interior Setback
	25 Foot Interior Setback



1 inch = 40 feet



104TH ST

R-1



9509 W 104th Street

	20 Foot Interior Setback
	25 Foot Interior Setback

1 inch = 30 feet



15309 Perry Street

	20 Foot Interior Setback
	25 Foot Interior Setback

1 inch = 30 feet

**Community Development Committee
Staff Comments
September 2, 2009**

Screening of Residential Swimming Pool Filtration and Heating Equipment

Policy Issue: Changes to the City standards for screening of an accessory use in a residential zoning district requires Planning Commission review and Council approval.

Staff Recommendation: There is no staff recommendation at this time. This is a discussion item. If the Committee desires a change the current City standards then staff would recommend that the Committee authorize staff to enter into the ordinance change process for Chapter 18.390 of the OPMC.

Background: Staff has received a request to investigate developing screening standards for the mechanical equipment used to filter and heat residential (single family) swimming pools. Currently, there are not any standards.

The attached pictures show an example of a typical system. Usually, these systems are located on the side of a single family dwelling near the power supply and are often also located adjacent to the dwelling air conditioning unit. There are currently no standards for air conditioning units. The size and configuration of these systems will vary with the size of the pool and the particular brand or model used.

Staff has discussed this internally and believes that if a single family home has a solid privacy fence at the property line no screening should be required. If however, the security fence (which is required as part of the City's building code) is not solid or the equipment is outside of the security fence, then screening may be appropriate if the Council desires it. Screening should be either landscaping or some type of solid fence.

Screening poses some issues that need to be discussed.

- 1) First, like with most mechanical equipment, the screening needs to allow access for maintenance and replacement.
- 2) Second, we do not require screening of air conditioning units although one could argue that the piping system included in swimming pool equipment could provide a distinction.
- 3) Third, City records indicate that this is not a major issue throughout the City – we have very few documented complaints.
- 4) Fourth, should screening be required in multi-family residential districts? Screening is usually not an issue in these districts because property managers do not want the general public to see or have access to the filtration or heating systems.
- 5) And fifth, should screening be required for only permanent in-ground structures or should it also apply to temporary or semi-permanent above

ground swimming pools? Staff is of the opinion that screening, if desired, should only apply to permanent in-ground pools.

Should the Committee decide that screening should be a requirement then staff would make the necessary changes to Ch 18.390 of the Unified Development Ordinance, Accessory Uses and Structures. The changes would follow the City's established ordinance change process through the Planning Commission and then ultimately, the City Council.

Budget Impact. None.

Attachment:

- 1) Pictures



06/19/2009



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