

Date: 1/2/24

Board Action Item

To: Board of Directors

From: Planning and Compliance Department

Re: 28-Day Reading for Revised Rule – PC.4.21 Household and Storage Modules

Background

Due to community complaint regarding pods on the street for certain number of days; the Committee and staff felt it necessary to revise **PC.4.21**.

The rule needed updating for what the Committee is approving for dumpster and pods. Modules/Pods are currently being used as storage for homes that experience leaks or remodeling of the interior of the property, housing furniture and other personal items.

If the pod/dumpster is parked on the street, they shall be placed parallel and adjacent to the curb, have reflectors so as to be visible from street at night, and not to block the driveway and to removed within fourteen (14) days from approval.

The module after being filled is required to be removed from the street, and when the modules are returned another permit is required.

The current changes to the rule in red is property vs street, requiring a permit, and the time allowed to remain.

Dumpster and Pod (modules) in the street or on the driveway will require an application for approval. Prior to this rule revision it was only the ones on the street that required approval. This is being done in for the department to monitor and send notifications for dumpsters/pods to be removed when necessary.

Fiscal Impact

Fine: \$250 per month (for no permit) (no change to fine amount)

Recommendation

It is recommended that the Board of Directors approve the 28-day reading for PC.4.21, as attached.

Cheryl Mitchell

Senior Planning and Compliance Manager

ACC Rule Revision

Current Rule:

PC.4.21 Household and Storage Modules

Modules shall not be stored in the street without permission from the Committee. They shall also be placed parallel and adjacent to the curb, have reflectors so as to be visible from the street at night, and not block a driveway.

Proposed Change (Redlined):

PC.4.21 Household and Storage Modules (Pods)

Modules shall not be stored ~~in on the property or~~ street without ~~permission from the Committee.~~ ~~approval.~~ If parked in the street, they shall ~~also~~ be placed parallel and adjacent to the curb, have reflectors so as to be visible from the street at night, and not block a driveway. ~~Modules will only be allowed for fourteen (14) days and then must be removed.~~

Proposed Change:

PC.4.21 Household and Storage Modules (Pods)

Modules shall not be stored on the property or street without approval. If parked in the street, they shall be placed parallel and adjacent to the curb, have reflectors so as to be visible from the street at night, and not block a driveway. Modules will only be allowed for fourteen (14) days and then must be removed.

Fine: No Change

Justification: The rule needed updating for what we are approving. Modules are currently be used as storage sheds and left on the street or property for months. The member should fill the module and then have it removed and put in storage or moved to their new residence. If or when they are returned, another permit is required.