



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, June 23, 2020
Category:	PUBLIC HEARING
Type:	INFO/ACTION
Subject:	Conduct Public Hearing of Ordinance Amending Section 86-161 Height Modifications, 86-162 Yard modifications, 86-163 Accessory buildings, and 86-164 Accessory equipment
Background Information:	<p>These proposed changes are mostly based on staff experience with applications and voiced concerns. Some changes are purely technical in nature, some are a result of the development of the City Tree Policy, and others are related to the creation of an Interim permit concept that allows temporary deviations from the Ordinance. This opportunity was also used to clean up some language, clarify some concepts, and relax some requirements.</p> <p>Below are the most significant proposed changes.</p> <ul style="list-style-type: none"> • Allowing to build a front door landing without a variance even if a house is located too close to the street. • Requiring at least 3 feet of clearance along alleys for snow removal and more for garages for cars parking in front of them. • Clarifying yard requirements for three street corner lots, flag lots, and lots open to roadway easements rather than streets. • Allowing larger accessory structures for smaller existing houses. • Allowing motor-homes and RV's to be placed on driveways for longer than 10 days by an Interim Use permit, but limiting projection into the right of way. • Allowing secondary detached garages without driveway and limiting required driveway pavement to the required front yard. • Allowing accessory equipment in front yards if fully screened by the fence. <p>At the March 11, 2020, regular Planning Commission meeting, Fox made a motion, second by Knieff to recommend to City Council an approval as recommend by staff. All voted in favor of the motion.</p> <p>At the meeting on April 30, 2020, Legislative and Ordinance Committee voted to recommend to council the approval of revisions to City Ordinance Sections 86-161 Height Modifications, 86-162 Yard modifications, 86-163 Accessory buildings, and 86-164 Accessory equipment.</p> <p>At the May 12, 2020, regular meeting, the Council tabled this item citing difficulty in getting public input.</p> <p>The Ordinance Amending 86-161 Height Modifications, 86-162 Yard modifications, 86-163 Accessory buildings, and 86-164 Accessory equipment was introduced at May 26, 2020, City Council meeting.</p>
Fiscal Impact:	None
Alternative/ Variations:	None
Recommendations:	<p>that the Council close the public hearing on the Ordinance Amending Section 86-161 Height Modifications, 86-162 Yard modifications, 86-163 Accessory buildings, and 86-164 Accessory equipment.</p> <p>that the Council adopt Ordinance No. XXX, Second Series, which is the Ordinance Amending Section 86-161 Height Modifications, 86-162 Yard modifications, 86-163 Accessory buildings, and 86-164 Accessory equipment.</p>