



## CITY COUNCIL AGENDA REPORT

**TO:** St. Francis City Council  
**FROM:** Beth Richmond and Jason Zimmerman, Planners  
**SUBJECT:** 2024 Code Revisions – 1<sup>st</sup> Reading  
**DATE:** January 6, 2025

### **OVERVIEW:**

The City adopted an updated zoning code in April 2021. Following this update, Staff's practice has been to make necessary housekeeping revisions on an annual basis. These revisions typically reflect current concerns, state legislative directives, changes to modern or best practices, or issues and/or clarifications that Staff has identified as needed over the past year.

This year, Staff is proposing revisions to several chapters of the City Code including the Zoning Code (Chapter 10), Building Regulations and Permits (Chapter 4), Right-of-Way/Traffic/Parking/Streets (Chapter 7), and Public Protection (Chapter 8). Each requested revision is explained in more detail in the attached Planning Commission memo.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission reviewed the proposed Zoning Code amendments at their meeting on December 18, 2024 and held a public hearing. No members of the public spoke for or against the proposed amendments. Commissioners discussed the proposed amendments to Section 10-68-20 Recreational Camping Vehicle, Utility Trailer, Boat, Unlicensed Vehicle, Storage and Parking in greater detail. In particular, Commissioners noted a concern that the amendments would not allow vehicles to be parked on a driveway and/or in front of a house. Allowing parking in the front yard and on the driveway is a common practice in surrounding cities. The Planning Commission recommended removing the requirement that vehicles be parked behind the front plane of the building.

Following the public hearing and discussion, Commissioners unanimously recommended approval of the Zoning Code amendments as presented by Staff with the change noted above.

### **UPDATES AFTER PLANNING COMMISSION**

Staff reviewed the proposed changes to Section 10-68-20 and noted that there is an existing provision that prohibits vehicles from being parked within the setback area of a property. This would apply to the front, side, and rear lot lines. To reduce the potential for conflicting regulations in the future and to address the Planning Commission's concerns, Staff is proposing adjustments to the amended text in this section to prohibit vehicles from being parked within a drainage and utility easement. Language about placement behind the front plane of a principal building, at least 5' from a side or rear lot line, and at least 20' from a corner side yard has been removed.

**ACTION TO BE CONSIDERED:**

Given the Planning Commission’s recommendation for approval, draft approval documents have been prepared for your consideration.

**Suggested Motions:**

1. Move to approve the 1<sup>st</sup> reading of Ordinance 339 approving amendments to Chapter 4 Building Regulations and Permits in the City Code.
2. Move to approve the 1<sup>st</sup> reading of Ordinance 340 approving amendments to Chapter 7 Right-of-Way/Traffic/Parking/Streets in the City Code.
3. Move to approve the 1<sup>st</sup> reading of Ordinance 341 approving amendments to Chapter 8 Public Protection in the City Code.
4. Move to approve the 1<sup>st</sup> reading of Ordinance 342 approving housekeeping amendments to Divisions 4, 6, and 7 of the Zoning Code.

**ATTACHMENTS:**

- Draft Ordinances (1<sup>st</sup> Reading)
  1. Ordinance 339 – Chapter 4 Building Regulations and Permits
  2. Ordinance 340 – Chapter 7 Right-of-Way/Traffic/Parking/Streets
  3. Ordinance 341 – Chapter 8 Public Protection
  4. Ordinance 342 – Chapter 10 Zoning
- Planning Commission Memo for December 18, 2024 Meeting