



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: October 19th, 2020
Meeting Date: November 12th, 2020
Title: Decks
Type of Item: Code Text Amendment

Executive Summary:

In Francis City Code, decks in different zones are listed and guidelines are set. Decks are not defined at all in the Residential Half Zone code. The code also does not require permitting for decks. Text amendments were brought before the Planning Commission and forwarded to the City Council with a positive recommendation complying with Planner recommendations (July 16th, 2020). During the City Council meeting on August 27th, 2020, many questions were raised, and this item was returned to the Planning Commission for further discussion. The Planning Commission discussed this further and has recommended a code text amendment.

City Code:

18.25.020: Ag-2 Permitted and conditional uses
18.30.020: Ag-1 Permitted and conditional uses
18.35.020: R-H Permitted and conditional uses

Staff Recommendation:

1. Add Deck definition to City Code under Chapter 18.10.040 "D" Definitions. Code should read something like:

"Deck" means a structure which is either freestanding or attached to a principal or accessory structure, constructed at grade or above grade, and may be intended or designed for use as an outdoor living space.

2. Add Deck guidelines to City Code Chapter 18.15 Supplementary Provisions. Code should read something like:

18.15.200 Decks

Residential decks are to be built per International Residential Code R507 Exterior Decks. Commercial decks are to be built per International Building Code 1604.8.3

All Decks must be permitted and inspected, except those ≤ 200 square feet, ≤ 30 inches above grade, not attached to dwelling, and not serving required exit door.

The following yard setback requirements shall apply on all lots in all zones:

1. Front Yard Setback The minimum front yard for all decks shall be 25 feet.
2. Side Yard Setback. The minimum side yard for all decks on interior lots shall be 10 feet.
3. Rear Yard Setback. The minimum rear yard for all decks shall be 10 feet.

Community Review:

Public hearings have already been held on this agenda item. No public comment was made.



Staff Report

To: Francis City Council
From: Katie Henneuse
Report Date: November 9th, 2020
Meeting Date: November 12th, 2020
Title: J and E Ventures Extension Request
Type of Item: Extension to Record Plat

Executive Summary:

Frontier Cottages subdivision final plat was approved on November 8, 2018. In the December 13th, 2018 meeting, the City Council approved to add a phasing plan to separate the commercial lots in the front and the residential in the back. Per our code, the applicant must have the plat recoded within one year of final approval. The applicants were not able to get the plats recorded and were granted a one-year extension in the October 10, 2019 City Council meeting. The applicants were not able to get the plats recorded in the last year and are asking for another one-year extension. Please see attached letter.

City Code:
17.35.120

General Plan:
N/A

Staff Recommendation:
Review the letter submitted by applicants, discuss any questions or concerns. Approve if no issues or concerns arise.

Community Review:
A public hearing is not required at this time.