

MEETING DATE: January 12, 2021

STAFF: Jordan Ellena, Development Manager

PROJECT NAME: UDO Amendment #45

CASE NUMBER / REQUEST: 21-175-01 – UDO Amendment #45 – Hauling Trailers

APPLICANT: City of Independence

PUBLIC NOTICE:

- Public notice published in Independence Examiner – December 26, 2020

FURTHER ACTION:

Following action by the Planning Commission, this UDO Amendment is scheduled for first reading by City Council on February 1 and the public hearing/second reading on February 16.

RECOMMENDATION

Staff recommends **APPROVAL** of the proposed amendment to the Unified Development Ordinance.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The City proposes Amendment #45 to the Unified Development Ordinance (UDO) related to Hauling Trailers.

BACKGROUND & HISTORY:

This amendment seeks to clarify language around hauling trailers on residentially zoned property.

With the adoption of the UDO, 15-foot length hauling trailers were allowed on residentially zoned property if on a paved off-street surface and not encroaching into the right-of-way. Trailers longer than 15-feet may also be allowed if they meet other criteria outlined in Section 14-501-09-H.

Since the adoption of the UDO two questions have regularly arisen related to this section of City Code. The first is how the length of a hauling trailer is measured. The second is whether this definition of hauling trailer includes both open and closed trailers.

Staff's standard practices for measuring these trailers has always been to measure the total length of a trailer from tongue to tail. However, questions sometimes come up when the trailer bed is measured around 15-feet making the total length greater. Additionally, the UDO does don't define

hauling trailer or whether both open and closed trailers are allowed. Staff's past practice has been to interpret the UDO as allowing both open and closed trailers assuming they meet all other requires outlined.

Staff believes the proposed amendment clarifies two points of confusion and should reduce citizen complaints if expectations are clearly defined. As with all UDO amendments staff also compared our requirements to those of peer communities. While each city treats these trailers slightly differently, as far as lengths and types of trailers allowed, one commonality was a clear definition of the kind and length of trailers that are allowed.

This amendment would make the following changes to section 14-501-09-H:

1. Clarify that hauling trailers shall be measured for total length from tongue to tail.
2. Clarify that both open and closed trailers meet our definition of a hauling trailer.

The attached exhibit includes the proposed changes to section 14-501-09-H.

EXHIBITS

1. Proposed Amendment