



**AGENDA**  
**CITY OF BELTON, MISSOURI**  
**CODE ENFORCEMENT ADVISORY COMMITTEE**  
**THURSDAY, MAY 25, 2023 - 6:00 P.M.**  
**CITY HALL ANNEX, 520 MAIN STREET**

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- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. DISCUSSION ITEMS**
  - A.** Review of landscaping maintenance for drainage and detention areas
  - B.** Review of residential accessory vehicle parking
  - C.** Rental Inspection Program update
- IV. NEXT MEETING DATE:** To be determined
- V. ADJOURNMENT**

*A quorum of the City Council may be in attendance; however, no City Council votes will be taken.*



**Code Enforcement Advisory Committee**  
**Discussion Topics**  
**May 25, 2023**

Staff is bringing forward the following topics for discussion on the May 25, 2023, Code Enforcement Advisory Committee for input and direction.

Maintenance of landscaping in drainage and detention areas:

Current code: Municipal Code Sec. 14-40 – Permitting growth of high weeds, grass, etc. prohibited.

- (a) It shall be unlawful for any owner, lessee or occupant, or any agent, servant, representative or employee of any such owner, lessee or occupant, having control of any lot, piece of land, or any part of any lot, to allow weeds, other rank or uncultivated vegetation, or grass to attain a height greater than seven inches or more on: (i) any developed lot or land; or (ii) that portion of any undeveloped land which portion is located within 50 feet of the centerline of any adjacent street or alley, or which portion is located within 50 feet of the property line of residentially zoned property. That portion of undeveloped land located beyond these 50-foot areas may grow in excess of seven inches but no more than 12 inches.
- (b) Whenever private property abuts a public right-of-way or easement belonging to the city, or any other public entity, and there exists in such right-of-way or easement a tree, lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree, lawn or grassy area shall be considered, for purposes of this section, to be a part of the private lot which abuts the right-of-way or easement, and it shall be the duty of those responsible under this section for the trimming of tree limbs to at least 13 feet six inches above the public street, alley, street right-of-way, or alley right-of-way, sidewalk, or public place, and mowing of the private lot to equally maintain the tree, lawn or grassy area within the abutting right-of-way or easement, and all of the provisions of this section shall apply with equal force and effect to said tree, lawn or grassy area.
- (c) The provisions of this section shall not apply to publicly owned grassy medians. In addition to any other available remedies, any person violating this section shall be punished as provided by [section 14-2](#).
- (d) The provisions of this section shall not apply to cultivated property, regardless of its zoning. The property owner or tenant must file a letter with the city notifying of the cultivated status of the property.

Concerns received: These has been inconsistent maintenance of detention and drainage areas throughout the city. In some neighborhoods, detention areas are difficult to mow due to access and water retention. In other areas, property owners are responsible for maintaining drainage areas/easements on their properties, which

may include steep slopes and other landscape features that are challenging and potentially hazardous to maintain.

Discussion:

The current code makes no exceptions for the maintenance of detention and drainage areas. Staff reviewed exceptions in other communities in the metro and found very few have exceptions, but did find the following:

- Olathe – makes exceptions for “waterways,” any areas protected by local, state, or federal regulations, natural or xeri-scaped areas approved by the Community Development Director or City Engineer, or their designee, provided those areas are kept free of all noxious weeds and best management practices are followed.
- Overland Park – makes exceptions for public parks, public golf courses, public natural preservation areas, public open space, public wildlife preservation areas, designated stream corridor areas, inaccessible public creek areas, and stormwater treatment facilities utilizing native vegetation; provided, however, where the City determines that any excessive growth of vegetation in such areas creates or enhances an identifiable health or safety problem. The Community Development Director, or their designee, may determine if a tract of land meets the above exceptions.

Photos of areas where concerns have been expressed have been provided and include the following:

- Meadow Creek neighborhood – this area is a natural drainage area that separates the neighborhood. Since this area holds water at multiple periods of time throughout the year, the developer has told staff that it is difficult to mow.
- West Belton neighborhood – the City installed a drainageway in the 17500-block between Prospect and S. Benton in 2010. At the time of installation of the drainageway, property owners along the drainageway (which is an easement on private property, not a City-owned tract) were informed that the area would generally maintain itself. However, after years without maintenance, residents brought concerns to the City in 2021 and staff used contractors to clean out the area and notified the property owners that they would have to maintain it going forward. Most residents are maintaining their part of the drainageway, but some are not. Some parts of the drainageway are difficult to access due to fencing and steep slopes, creating potential hazards.

Staff would like input from the Committee on if they believe any changes should be made to the current code. Some questions to consider include:

- Should there be any exceptions made for certain areas? If so, when and where?
- Who should be able to make exceptions and what types of policies or agreements should be in place to ensure that the area is still maintained in a manner that does not create a nuisance?

Parking of accessory vehicles in residential areas:

Current code: UDC Sec. 6-4(h) – Vehicle parking.  
(1) In the A, R-1A, and R-1B districts, parking or storing of recreational vehicles, boats and trailers is allowed anywhere on the property. In all other residential districts, parking or storing of recreational vehicles, boats, and trailers is permitted only:  
a. On a driveway; or  
b. Inside a completely enclosed structure; or  
c. Behind the front of the residence in the side or rear yard. The vehicle must be upon a paved or impervious surface.

Concerns received: There has been inconsistent enforcement with the paving requirement.

Discussion: Staff reviewed paving requirements in other communities in the metro and found that while several communities have the same regulations, some make exceptions for paving in the side and/or rear yard, including the following:

- Raymore – paving required in side yard, but no paving required if located in rear yard.
- Independence – no paving required in side or rear yards.
- Overland Park and Olathe – no paving required side or rear yard, but must be screened from view with privacy fence or wall, setback 3’ from property lines, and vehicles can be driven to and from on a dust-free and rut-free surface – which may include grass, groundcover, pavers, cement, or asphalt.
- Grandview – no parking in front yard or driveway unless rear yard is inaccessible; vehicles may be parked in rear yard if screened with 6’ privacy fence and must be on gravel, crushed stone/rock, masonry blocks, or impervious surface.
- Blue Springs, Parkville, and Kansas City, MO have the same requirements as Belton currently.
- Lee’s Summit goes one step further and requires that the paved surface must be connected to the driveway and has additional restrictions on the number of RVs, boats, trailers that can be stored outside.

Staff would like input from the Committee on if they believe any changes should be made to the current code. Some questions to consider include:

- The current requirement generally limits residential properties from having excessive outdoor storage of accessory vehicles. Not requiring paving could add incentive for residents to park more accessory vehicles on the property than has been customary. If a paving exception is made in side and/or rear yards, should there be a limit on the number of accessory vehicles that can be parked outside of an enclosed structure?
- Should there be a vehicle setback from property lines?

Next steps:

**The CEAC is tasked with reviewing the program and providing any feedback or recommendations for staff to take to Planning Commission and/or City Council for further consideration.**





May 3, 2023 at 8:17:51 AM  
Belton, MO 64012





Apr 18, 2023 at 2:07:11 PM  
Belton, MO 64012







May 3, 2023 at 9:01:31 AM  
Belton, MO 64012

