



Staff Report
Kamas City Council
January 13, 2026

APPLICANT: Kamas City Planning Commission and City Council
REQUEST: Code Amendment to KMC §15.27.060 to Allow Panhandle (Flag) Lots
LOCATION: Kamas City
ZONING: Residential Zones
PUBLIC HEARING: November 18, 2025

BACKGROUND INFORMATION

A public hearing was held on November 18, 2025, where members of the community spoke in favor of allowing panhandle lots. The Planning Commission then forwarded a positive recommendation to the City Council with conditions. The City Council met on November 25, 2025. At that time the decision was made to table the discussion until the recommended changes to the proposed code could be made and reviewed before a final approval was given. At the December 9, 2025 City Council meeting, a motion was made to send the code amendment back to the Planning Commission to reevaluate the requirements and add a definition for finished grade. The Planning Commission met on Jan 6, 2026, and is now forwarding a positive recommendation to the City Council with the proposed changes to KMC §15.27.060 and §15.02.010 in Exhibit A

STAFF RECOMMENDATION

Staff recommends that the City Council adopt an ordinance to allow panhandle lots with the conditions set forth in Exhibit A.

CITY COUNCIL OPTIONS:

Adopt Ordinance: Adopt an ordinance amending KMC §15.27.060 and §15.02.010 to allow panhandle (flag) lots as proposed in Exhibit A.

Adopt Ordinance with Modifications: Adopt an ordinance amending KMC §15.27.060 and §15.02.010 to allow panhandle (flag) lots, with the modifications as set forth by the City Council.

Deny Ordinance: Deny the proposed ordinance amending KMC §15.27.060 and §15.02.010.

EXHIBITS:

(A) Code Amendment 1.13.26