

Kamas City Council
Staff Report

February 10, 2015

Applicant: Jose Chavez
Request: Public Hearing for a Conditional Use Permit
Landscape Services
Location: KT-184-3, 185 West 200 North
Zoning: Light Industrial, L-I

DESCRIPTION

Jose Chavez is requesting a Conditional Use Permit for Landscape Services from his property at 185 West 200 North. He would like to build a home on the front of the lot and run his landscape business out of the rear of the lot. TR's Auto currently has a Conditional Use Permit for an impound lot at this location.

Standards for review for this type of Conditional Use are found in Chapter 23.5 of the Kamas City Land Use Ordinance. General Review Criteria (23.5.1) include the adequacy of the site, screening, adjoining uses, displays and signage, traffic circulation, hours of operation, and public convenience. Conditions relating to safety of persons and property, health and sanitation, environmental issues, and compliance with the intent of the General Plan and characteristics of the vicinity or neighborhood as listed in 23.5.2 of the code were also considered. Specific Review Criteria (23.5.3.I) for this type of use include:

Landscape Services

Each application for a business license for landscape services must be accompanied by an application for a Conditional Use Permit. The following standards must apply for each application:

1. All loading and unloading zones will be designated to off-street areas.
2. All materials will be stored on site.
3. Ample off-street parking will be provided for customers and staff.
4. Adequate security must be supplied by the applicant.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the Kamas City Council for a Conditional Use Permit for Jose Chavez with the following conditions:

1. The business of Landscape Services would not be a detriment to the residences in the neighborhood.
2. Only one CUP would be in force at a time, i.e. TR's Auto and the Landscape Service would not both operate simultaneously.
3. All equipment relating to business activities would be parked on the property and not in the Kamas City right-of-way.