

Kamas City Council
Staff Report

May 12, 2015

Applicant: Tim Woodard, TR Auto Repair & Towing LLC

Request: Request to amend Chapter 15 of the Kamas City Land Use Ordinance to allow Tow/Impound Yards as a Conditional Use in the Light Industrial Zone.

Location: Light Industrial Zones within Kamas City

DESCRIPTION

Kamas City does not have a provision in our code to allow tow/impound yards as a use in any zoning district. Mr. Woodard received a CUP for his impound yard under the old land use ordinance in June of 2004. At that time, the yard was located at about 185 North 200 West.

The Kamas City Planning Commission held a public hearing on May 5, 2015 to accept comments from the public regarding the addition of Tow/Impound Yards as a conditional use in the Light Industrial Zones of Kamas City. The Commission has recommended the following definition be added to Chapter 2 of our Land Use Ordinance:

Tow/Impound Yard – The temporary storage of vehicles that have been towed, carried, hauled, or pushed from public or private property for impoundment in a public or private impound yard.

Suggested criteria for conditions for this type of use in the zone are:

Towing/Impound Yard

It shall be unlawful for any person to conduct, maintain or operate a tow/impound yard within Kamas City unless such person shall first obtain a Conditional Use Permit, comply with all the standards and conditions required by such approval, and comply with all other required city, county, state and federal regulations.

1. All towing and impound yards shall be surrounded by a solid visual barrier fence that complies with state regulations for all frontages along a public street and between zoning districts. These visual barriers may be increased in style, height or durability as determined by the Planning Commission. The intent of this requirement is to screen the vehicle storage areas from outside of the property.
2. All towing and impound yards shall hard surface the entire vehicle storage parking and maneuvering areas with concrete, asphalt or approved engineered dustless surface.
3. All towing and impound yards shall not add to the contamination of the soil or alter ground water flow in such a way that creates hazards to the proposed site, adjoining properties, or the City.
4. Permanent landscaping shall be designed and installed that complies with the requirements of the underlying zone.

5. Towing and impound yards shall be maintained free of organic waste, or inappropriately stored flammable materials.
6. All towing and impound yards shall hold a current Kamas City Business License.
7. Identification and business signage shall be in compliance with Chapter 26 of the Kamas City Land Use Ordinance.

This review criteria will need to be added to Chapter 23 of our Land Use Ordinance.

Mr. Woodard holds a current Kamas City Business license.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the Kamas City Council to amend Chapter 15 of the Kamas City Land Use Ordinance to allow a tow/impound yard as a conditional use in the Light Industrial Zone with the above definition added to Chapter 2 and the review criteria added to Chapter 23 of our Land Use Ordinance.