

Kamas City Council  
Staff Report

May 12, 2015

Applicant: Tim Woodard  
Request: Conditional Use Permit request for a Tow/Impound Yard  
Location: MVK-18, 16 East 530 South  
Zoning: Light Industrial, L-I

**DESCRIPTION**

This item on the agenda will only be addressed if the rezone and code amendment discussed earlier in this meeting are approved.

The Kamas City Planning Commission held a public hearing on May 5, 2015 to accept comments from the public regarding a Conditional Use Permit for Tim Woodard for a Tow/Impound Yard at 16 East 530 South.

The review criteria discussed previously in tonight's meeting would regulate the conditions of the CUP. Those conditions would include:

1. The impound area being surrounded by a solid visual barrier fence. Each side is either bordered by a different zoning district or frontage on a public street.
2. Yard area should be hard surfaced.
3. Conditions in the tow yard will not add to contamination of soil in the vicinity.
4. Permanent landscaping will be designed and installed in accordance with Section 15.7 of the code.
5. The yard will be maintained free of organic waste or inappropriately stored flammable materials.
6. Applicant will hold a current Kamas City Business License.
7. Signage will be in accordance with Chapter 26 of our code.

**RECOMMENDATION**

The Planning Commission has forwarded a positive recommendation to the Kamas City Council for a Conditional Use Permit for Tim Woodard provided he meet the criteria listed above and the business would not be a detriment to the residences in the neighborhood.