

Kamas City Council
Staff Report

November 24, 2015

Applicant: Rusty Webster for Canyon Creek Townhomes
Request: Revision of Phase 2 of the Canyon Creek Townhomes
Location: 200 East 200 South
Zoning: R-M, Multi-Family Residential

DESCRIPTION

Canyon Creek Townhomes received final plat approval for a Multi-Family Residential development in October of 2014. Some units in the development had 2 car garages and some only had a 1 car garage. Each unit does provide 3 off-street parking spaces.

Building B in Phase 1 has been built and Building A is currently under construction. As marketing of the townhomes has moved forward, the developers have found there is more demand for the units that have the 2 car garages.

Staff was approached a few weeks ago to see if the City would consider allowing the developer to revise Phase 2 of the development to accommodate more 2 car garages. The original plat for Phase 2 of the development showed 4 of the 12 units with 2 car garages. The revised plans show an additional 4 units with the 2 car garages (8 total). Unit 10 in Building C, Unit 12 in Building D, and Units 13 and 15 in Building E are showing the expansion from 1 to 2 car garages.

In order to accommodate this change to the plat, it was necessary to shift the footprint of the buildings. Our code states “Single-story buildings shall be spaced at least 20 feet apart from one another. Two-story buildings shall be spaced at least 30 feet apart from one another.” All of the units in this development are two-story units, thus requiring 30 feet of separation. Technically, there is 30 feet of separation between the two-story portions of the buildings, although there is only 20 feet of separation between the buildings themselves where the garage expansions have been added.

This proposal for a change in the plat was taken to the Planning Commission on November 17th. They voiced concern that the code is not clear regarding the separation between the buildings where the garage portions are one story and the living space areas are two story. The Commission felt the idea of expanding 4 of the units to two-car garages was definitely something that should be done, although they wondered if verbiage in the code should be modified to better reflect what is allowed. They have forwarded a positive recommendation to the Kamas City Council to revise the plat for the Canyon Creek Townhomes to allow for 4 of the units to be

expanded to two car garages. They have also requested we review this section of the code to see if it can be clarified.

The City Engineer has reviewed the proposed changes. The infrastructure for Phase 2 will not have to undergo any changes from the original plat.

RECOMMENDATION

The Planning Commission has forwarded a positive recommendation to the Kamas City Council for approval of the revision of the final plat for Phase 2 of the Canyon Creek Townhomes.