

Staff Report
August 13, 2019
Kamas City Council

Subject: Public Hearing to rezone Parcel CSF-2 Mobile Home to General Commercial

Applicant: Rob Worthington and Trace Worthington

Location: 550 North Main Street

DESCRIPTION:

This item on the agenda has been advertised as a public hearing. A notice of this hearing was published in the Summit County News on July 26, 2019. It has also been posted on the State and City websites. Letters were mailed to all landowners within 1,000 feet of this location.

Rob Worthington has submitted an application with applicable fees to Kamas City to rezone Parcel CSF-2 from Mobile Home to General Commercial. The Worthingtons are recent owners of this parcel as well as Parcel KT-252 (480 North Main). 480 Is already zoned General Commercial.

While the business plan is being formulated, the applicant wanted to pursue a rezone because all ideas fall into the General Commercial zone and none fall into the Mobile Home zone. "The goal," states the applicant, "is to create a beautiful and welcoming entrance into Kamas City to Main Street from the North side of town."

In accordance with Section 15.03.010 of the Kamas Municipal Code, *the Planning Commission may recommend, and the City Council may grant a rezoning application only if it determines that the rezoning is consistent with the policies and goals of the Kamas City General Plan and that the applicant has demonstrated that:*

a) The proposed rezoning is necessary either to comply with the Kamas City General Plan, proposed Land Use Map, or to provide land for a community need that was not anticipated at the time of adoption of the Kamas City General Plan.

b) The existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage, or

c) the land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The applicant has highlighted several policies and goals from the General Plan that their development hopes to meet:

- Encourage community pride and beautification
- Sponsor the beautification of Main Street and entry corridors

- Assure that development is built to proper scale to maintain the small city atmosphere of the city
- Encourage established businesses with growth potential to locate in the city.
- Create a business friendly environment.
- Encourage a family-oriented, clean, fun and friendly community that is a great place to live.

The land was zoned Mobile Home at the time of the General Plan because four mobile homes were located there. The mobile home park has dissolved since then and the lot has remained vacant.

On August 6, 2019, Planning Commission forwarded a positive recommendation to City Council to re-zone this property General Commercial. Public comments discussed parking requirements for whatever the development will be, and a request to rezone parcels carefully to make sure the General Plan is adhered to.

Options:

1. **Approve the Zone Amendment.** Does the amendment seem logical and fair for this zone?
2. **Deny the Zone Amendment.** The applicant has not shown sufficient reason to re-zone.