

ORDINANCE NO. 2019-__

AN ORDINANCE TO AMEND SECTION 15.03.010 AMENDMENTS TO THE LAND USE CODE OR MAP IN THE KAMAS MUNICIPAL CODE

WHEREAS, the City Planner has recommended certain changes to the Kamas Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on the proposed changes on August 6, 2019; and

WHEREAS, the Planning Commission reviewed the proposed changes and recommended to the City Council the approval of the proposed changes.

NOW, THEREFORE, be it ordained by the Kamas City Council, Kamas, Utah that Section 15.03.010, Amendments to the Land Use Code or Map, of the Kamas City Municipal Code, Item 5 be amended to read:

5. Criteria/Required Findings: The City's land use zoning is the result of a detailed and comprehensive appraisal of the City's present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the City, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the Planning Commission may recommend, and the City Council may grant a rezoning application 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 will provide land for a community need that was not anticipated at the time of adoption of the Kamas City General Plan, or
- 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.

BE IT FURTHER ORDAINED by the Kamas City Council, Kamas, Utah that the following be added to Section 15.03.010, Amendments to the Land Use Code or Map, of the Kamas Municipal Code:

6. Considerations: No zone change request that involves an increase of residential density will be granted by the City Council unless at least 20% of the increased density is dedicated to Moderate Income Housing. Section 15.36

This ordinance shall take effect upon adoption.

PASSED AND APPROVED this ____ day of _____, 2019.

KAMAS CITY

Matt McCormick, Mayor

ATTEST:

Kim Peacock, City Recorder

DRAFT