

Staff Report
November 26, 2019
Kamas City Council

Subject: Section 15.30.02, Appendix B, Allowed Use Table Amendment

DESCRIPTION:

Proposed Amendment of Appendix B, Allowed Use Table

BACKGROUND:

One of the items that City Council asked Planning Commission and me to work on this year was the Allowed Use Table. The Planning Commission has been working on certain uses each meeting during a work session to ensure that the Use Table is indicative of the character of Kamas City.

Following the process outlined in 15.03.010, Amendments to the Land Use Code, the required Public Hearing before Planning Commission was held on November 19, 2019.

EVALUATION:

During a recent work session, the Planning Commission opted to propose an amendment to the Allowed Use Table 15.30.020 for certain uses.

- *Bar, Tavern, Lounge* – Currently permitted in the GC, LI, MI Zones. Proposed to change to not permit this in any zone in Kamas City. The Legal review provided by Rob Patterson is in Dropbox for your review.
- *Institution of Higher Education; Schools, Private-Quasi Education; Schools, Public* – Currently permitted in A40, A5, A1, RA, R1, MI Zones. Proposed change to PF Zone
- *Car wash* – Currently permitted in the ECC zone. Proposed Change to permit in ECC and GC zones.
- *Light Industry* – Currently permitted in MI Zone. Proposed to remove this allowed use entirely (essentially a duplicate as there is an entire Light Industry zone)
- *Theater, Concert Hall* – Currently permitted in ECC. Proposed to permit in ECC, GC, LI zones
- *Theatre, Concert Hall* – Proposed to remove this allowed use entirely (essentially a duplicate)

STAFF RECOMMENDATION:

After allowing time for public comment, Planning Commission discussed the legal review provided by Rob Patterson regarding bars and taverns and has forwarded a positive recommendation for this amendment to City Council.