

Staff Report
November 26, 2019
Kamas City Council

Subject: Section 15.20 - Planned Unit Development Amendment

DESCRIPTION:

This details a proposed amendment to Section 15.20, Planned Unit Development.

BACKGROUND:

With the recently passed Moderate Income Housing ordinance, the development trend to meet the criteria outlined by Kamas City has been to propose townhomes in addition to single family homes in a Planned Unit Development (PUD). Kamas City restricts PUDs currently to 100 acres or more in the development.

Our Mayor recommended changing the PUD restriction in size to a Major Subdivision instead of an acreage size. There are eight proposed amendments to the PUD code that address changing the size to a major subdivision, requiring the applicant to prove that their application meets 40% of the goals of Kamas City's General Plan, that the mayor is involved in the pre-application meeting, to provide digital copies of plans instead of 11" x 17" copies, to change the name of Questar Gas to Dominion Energy, and to clarify the amendment process of a PUD development agreement.

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

EVALUATION:

Changing the size of a PUD to a major subdivision could meet these goals outlined in the Kamas City General Plan:

- A) Establish architectural, landscape and aesthetic design standards that complement the rural atmosphere of the community.
- B) Assure adequate utilities and capacities within the utilities for projected business use.
- C) Require buffering of incompatible (i.e. residential) land uses.
- D) Allow for easy access to major transportation routes.
- E) Encourage a family-oriented, clean, fun and friendly community that is a great place to live.

Further, in the "Land Use Vision," the General Plan states the goal is to provide "high-quality, well-planned residential areas with open spaces that support and compliment the unique rural quality and character of the city."

The table outlining these proposed amendments is in Dropbox for your review.

PLANNING COMMISSION RECOMMENDATION:

After allowing time for public comments, the Planning Commission is forwarding a positive recommendation to the City Council for the proposed amendments outlined in Ordinance 2019-13.