

Staff Report
Kamas City Planning Commission
September 7, 2021

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Subject: Amendment to the Allowed Use Table 15.30.020 under General Commercial for Auto, Truck, RV, ATV, Snowmobile Sales and Rental and the parking table 15.14.060.

History: This item was on the agenda as a public hearing on August 3, 2021. Planning Commission discussed and made a motion to approve RV, ATV and Snowmobile Rental and Sales in the G-C zone but not Auto and Truck Sales. Because there were only two votes out of three Commissioners in favor, the motion passed but was not sufficient to be a final action by the Commission. Section 15.04.040 (2).

There have been a few Auto, ATV and Snowmobile rental businesses in the General Commercial zones requesting a business licenses. At this time, that is not an allowed use under the G-C zoning.

Discussion Items:

The only zone that this use is allowed in is the ECC (Entry Corridor Commercial) or as a conditional use permit in M-1 (Manufacturing). There is currently one business that does offer this in the G-C zone that has been grandfathered in and one business that was approved for a business license earlier this year.

The proposed changes to the Allowed Use table would address this specific use to be allowed by referencing the use table under the G-C zone.

If the Planning Commission makes that change, we also recommend adopting the parking standard for the use from the ECC zone which is 3 spaces per 1,000 sq ft. This would amend the parking table in 15.14.060.

Staff Recommendations:

Staff recommends that the Planning Commission forward a positive recommendation of the modification to the land use table 15.30.020 regarding permitting Auto, Truck, RV, ATV, Snowmobile Sales and Rental in the General Commercial Zone and the parking table in 15.14.060 regarding parking standards in the G-C zone to the City Council. Staff also supports the alternative motion approved on August 3 and described below.

Planning Commission Options:

Recommended motion:

Positive Recommendation. Planning Commission recommends APPROVAL of the proposed change to the tables. The Planning Commission can also recommend additional or different changes from those presented for the City Council to consider. If so, the motion will need to identify those additional or different changes.

Alternative motion: Planning Commission recommends amending the land use table 15.30.020 by splitting the current (Auto, truck, RV, ATV, snowmobile sales and rental) use category into two separate categories:

Auto and Truck Sales and Rental; permitted ECC and Conditional M-1

RV, ATV and Snowmobiles Sales and Rental; permitted ECC and G-C and Conditional M-1

Amending the parking table 15.14.060 for G-C to park RV, ATV and Snowmobile Sales and Rental uses at a standard of 3 spaces per 1,000 sq ft.

Also, amending M-1 15.16.060 and ECC 15.17.060 so the parking tables reflect the two new categories and keeping the same parking standard of 3 spaces per 1,000 sq ft.

Negative Recommendation. Planning Commission recommends REJECTION of the proposed change to the land use table.