

Staff Report
August 3, 2021
Kamas City Planning Commission

Applicant: Gary Siddoway for High Star Ranch
Request/Agenda Item: High Star Ranch Museum
Location: 218 Buck Rail Drive

Background/Project Description:

High Star Ranch has submitted an application for a Museum. They are proposing a 10,800 sq ft with 26 parking stalls. The site plan in drop box shows the location of the new structure, associated parking and the landscaping plan.

Evaluation:

- 1. Zoning/Density** – C-G General Commercial. Under both the old zoning ordinance under which High Star was vested and the current land use table, a museum would be a permitted use.
- 2. Concept and Layout** – The site plan provided in Dropbox depicts a 10,800 square foot building. Setbacks are met.
- 3. Traffic** – Private roads
- 4. Parking** – The parking is sufficient given the calculation of:
Old code (1) space per 500 square feet
New code (1) space per 2,000 square feet
- 6. Landscaping** – A landscaping plan is required. Separate landscaping plan has been submitted.
- 7. Fencing** – The site does not border residential zone, so no fence is required.

A separate Engineer report has been submitted.

Staff Recommendations:

Staff recommends approving the site plan as presented.

Planning Commission Options:

Recommended motion:

Approve the Site Plan. Planning Commission APPROVES the site plan subject to the following conditions:

- a. Applicant conforms to conditions described in City Engineer report prior to construction
- b. Development of site conforms to approved landscaping and construction plans

Alternative motion:

Deny the Site Plan. If the Planning Commission finds that the site plan will not meet code requirements, this site plan could be denied.