

Staff Report
Kamas City Planning Commission
September 7, 2021

Amanda Huffmyer, City Planner

Subject: Public Hearing – Amendment to the Kamas Municipal Code 15.37.050(1)(c).

History: An amendment to the building height for Mixed Use projects.

Discussion Items:

The proposed change to the building height from 35' to 32' will avoid projects that propose a commercial space and separate units across two stories above commercial. The proposed height adjustment may still allow for a two story residence on top of the lower commercial space. However, to ensure clarity, the recommended wording would read as follows:

15.37.050 Development Standards (1)(c)

Building height. Buildings shall have a maximum height of **thirty-two (32) feet**, with height measured according to the city's adopted ordinances and standards. **A building may only have one level of residential units above the commercial level. Residential units may have multiple stories.**

Planning Commission could choose to address just the height restriction of 32 feet or just the two level limitation. Planning Commission could also choose to address both as presented above.

Staff Recommendations:

Staff recommends the Planning Commission hold a public hearing and consider the amendments, and forward a positive recommendation of the code amendment to the City Council.

Planning Commission Options:

Recommended motion:

Positive Recommendation. Planning Commission recommends APPROVAL of the proposed Code Amendment to section 15.37.050(1)(c). 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:

Negative Recommendation. Planning Commission recommends REJECTION of the proposed Code Amendments