

Staff Report
Kamas City Council
December 14, 2021

Applicant: Paul Weller (PJRM LLC)
Location: 875 W 200 S (East of Weller)
Zoning: ECC/A-5
Request: Final Simple Lot Subdivision/Milton Meadows Subdivision Plat

History

This was a public hearing at the November 16 Planning Commission meeting. There were two public comments: Amy Yost inquired about City Sewer connections for the future development and whether any development would be required to hook on. Scott Simpson recommended that the Commission should consider the lowest lighting possible if it should become an auto dealership.

Description

Paul Weller has submitted an application for a simple lot subdivision on lot KT-542 just east of Weller. The lot is a 13.32 acre parcel. The subdivision would divide the south parcel into a 5 acre portion for a potential auto dealership and the north parcel into an 8.32 acre parcel.

According to the ECC zoning, the ECC zone extends back 600 feet for each property. The proposed subdivision would leave the south property with all ECC zoning and the north property with 255' of ECC and the remainder in A5. The ECC zone does not have a minimum lot size. The A5 zone has a minimum lot size of 5 acres. Accordingly, the subdivision meets the lot requirements for both zones.

The property does have access from 248 via the proposed road at 875 West. The road will need to be built in order to get frontage. They will need to meet our transportation plan. Weller has already brought water lines to their property that could be hooked on to. Water shares will need to be turned in at the time of the building permit.

Staff Recommendations

The Planning Commission has forwarded a positive recommendation to the City Council for approval of the subdivision for PJRM LLC under the name Milton Meadows Subdivision provided that it conforms to the following conditions. Staff recommends adopting the Planning Commission's recommendation.

1. Final Development plat will be required prior to building permit per 15.17.100.
2. Must provide for the completion of the road per transportation plan and City design standards prior to building permits for south 5 acre parcel.
3. 8.32 acre parcel will be non-buildable until the road is completed all the way to the back of the parcel.

4. Must show right of way along 248.
5. No building permits will be approved on a lot or parcel until such time as the applicant provides water and sewer hook-ups to that lot or parcel. The applicant will be required to turn in water shares to Kamas City prior to issuance of a building permit.
6. Comply with recommendations and requirements per City Engineer.

City Council Options:

Recommended motion:

Adopt Ordinance Pitched Roof. City Council APPROVES the Final Simple Lot Subdivision/Milton Meadows Subdivision Plat subject to the 6 stipulations outlined above

City Council can also adopt additional or different stipulations from those presented. If so, the motion will need to identify those additional or different changes.

Alternative motion:

Reject Ordinance. City Council DENIES and REJECTS the proposed Plat. Council will need to identify the reasons for denial.