

CITY COUNCIL AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: July 1, 2015

WHO IS REQUESTING: Jill Spencer

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: PUBLIC HEARING – Proposed Amendments to Title 19, Zoning Ordinance and Title 20, Subdivision Ordinance

LENGTH OF TIME REQUESTING: 15 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

The City Council packet includes proposed amendments to Title 19, Zoning Ordinance and Title 20, Subdivision Ordinance to address the following:

1. *Land use application.* Steps Recovery Center has submitted a land use application to amend Appendix A of Title 19, Zoning Ordinance. The staff report and supporting documentation is included in the packet.
2. *Curb, gutter and sidewalk regulations.* Staff is proposing amendments to Chapter 19.3, General Provisions of Title 19, Zoning Ordinance that would modify the regulations associated with the installation of curb, gutter and sidewalk for new construction projects. While preparing the amendments, staff noticed other sections that should also be considered for amendment. All amendments are highlighted for ease of review. The proposed amendments have been discussed with various staff members and have been forwarded to the City Attorney for review.

The proposed amendments were initially considered by the Planning Commission on May 27, 2015 and the proposed text was remanded back to staff for additional revision. The Planning Commission reviewed the revised text on June 24, 2015 and a recommendation of approval was forwarded to the City Council.

3. *Storm water plans.* The City Engineer is proposing that Title 19, Zoning Ordinance and Title 20, Subdivision Ordinance be amended to require new projects and developments to accommodate the 100-year storm event, rather than the 25-year storm event as currently adopted. According to the City Engineer, this requirement “gives the City a larger safety factor for the larger storm events, because more storm water is stored in the retention or detention basin before it is released into the storm water system or surrounding roadway. This allows us to reduce flooding of the roadways, and properties throughout the City because we have a larger area to mitigate the storm water into. Most other cities currently require the 100-year storm event for their retention and detention. The rainfall intensity chart will now reference the 100-year storm event in our standards and specifications instead of the 25-year storm event.”

The City Council may approve, amend and approve, or deny the proposed amendments to the land use ordinances of the Payson City Municipal Code. Amendments to the land use ordinances are legislative matters and the City Council is not obligated to approve any amendment. Any decision of the City Council should include findings that indicate reasonable conclusions for the decision. If the City Council chooses to amend the land use ordinances, the amendment shall be completed by ordinance.