

## *CITY COUNCIL AGENDA REQUEST FORM*

DATE OF COUNCIL MEETING: October 21, 2015

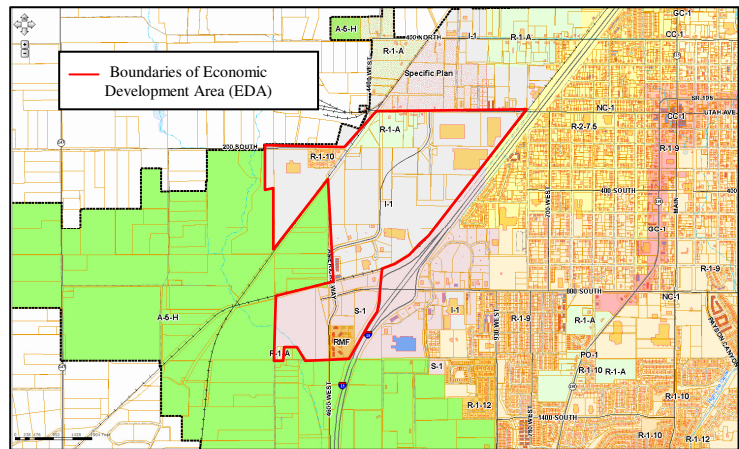
WHO IS REQUESTING: Jill Spencer

TELEPHONE NUMBER: (801) 465-5233

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

### DETAILED REASON FOR REQUEST & EXPLANATION:

The parcels in the Payson Business Park were included in an Economic Development Area (EDA) and Payson City received tax increment for nearly twenty-five (25) years to refund the bond payments for the completed improvements (i.e. land acquisition, utilities, roadway) within the Park boundaries. The EDA has expired and Payson City is no longer receiving tax credits for development in the Park; therefore, the Master Declaration of Covenants, Conditions, Restrictions, and Development Standards for the Payson Business Park could be withdrawn if deemed appropriate by the City Council. Following a



review of this document, staff would suggest that many of the land use and design standards in the document are still relevant and should remain intact for future development within the Park. Rather than amend the Master Declaration, staff is proposing to create a new zoning district (BPD, Business Park Development Zone) for the parcels in the Payson Business Park.

Although the public hearing notice included proposed amendments to Title 19, Zoning Ordinance *and* Title 20, Subdivision Ordinance, staff is only proposing amendments to the Zoning Ordinance at this time. However, if ordinance amendments have been overlooked, they may be considered during the public hearing.