



CITY COUNCIL
JUNE 17, 2025



PROPOSED SITE - SENIOR INDEPENDENT LIVING





SENIOR HOUSING OVERLAY ZONE (SHOZ)

- Parcel rezoned to NEIGHBORHOOD COMMERCIAL (NC)
- Amend the NC zone to allow Senior Independent Living
- Design & development regulations for residential didn't exist as residential uses were not permitted in the NC zone.
- Planning Commission continued the item
- Petitioner and staff collaborated on development regulations
- Amending Title 11, Chapter 5 to include SHOZ

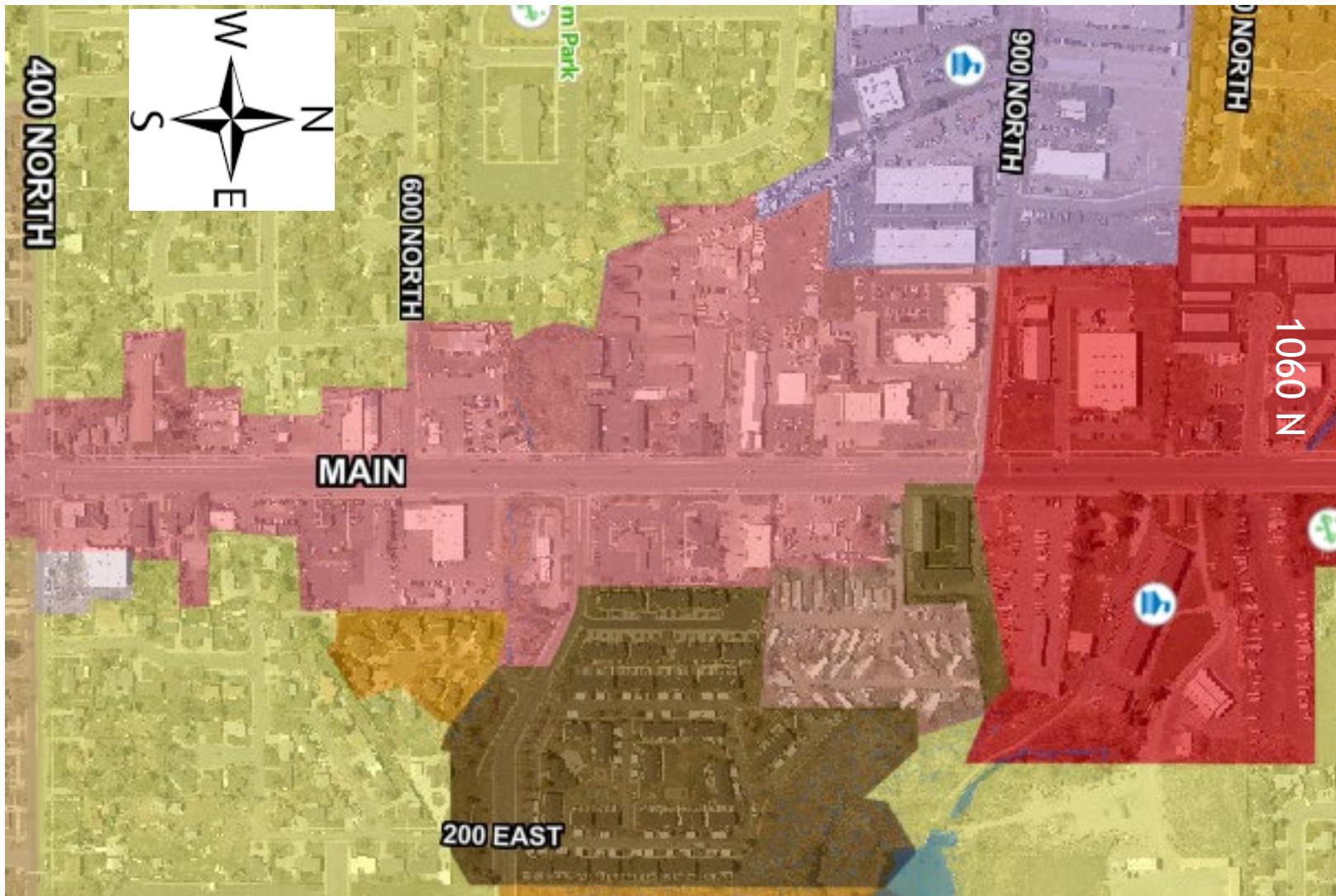


SENIOR INDEPENDENT LIVING DEFINITION

- Seniors aged 62 or older
- Do not require assisted living or 24-hour skilled nursing
- Dining services, housekeeping, laundry, transportation, activities, etc.
- Requirement that for Senior Independent Living to be in a commercial zone, it must be co-located with an assisted living/memory care facility.



NORTH GATEWAY PERMITTED USES





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- Community Board recommendations
- Consistent with the North Main Street Gateway Area Plan
- Limits certain uses along Main Street/Highway 89
- 400 N to 1060 N Main Street
- Prohibited within 500 ft of Main Street

CIVIC CENTER PARK BOUNDARY

Boundaries for other city parks are delineated in the Master Plan.

COMMUNITY PARK



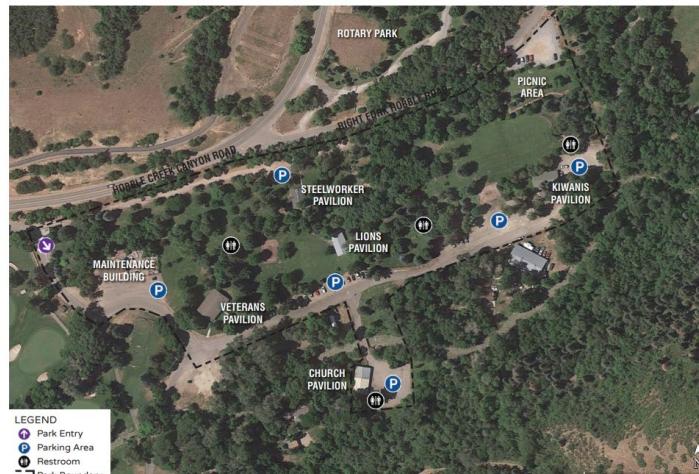
SPRING ACRES/ARTS PARK



WAYNE BARTHOLOMEW FAMILY PARK



KELLY'S GROVE PARK



MEMORIAL PARK



THE CIVIC CENTER PARK BOUNDARY IS NOT

CIVIC CENTER PARK





PROPOSED PARK BOUNDARY





DABS PROXIMITY - PUBLIC PARK





PUBLIC PARK/COMMUNITY GATHERING AREA

- Community Gathering Area
- Community Use
- Public Park



PUBLIC PARK/COMMUNITY GATHERING AREA

- Community Gathering Area - a tract of land located in a commercial zone and is a half-acre or less in size and that the intended use is for leisure or other public gathering and is under the control, operation, and management of the state, county or city. A community gathering area is not considered a community location for the purposes of Department of Alcoholic Beverage Services proximity regulations as outlined in Title 32B Alcoholic Beverage Control Act, UCA as amended.
- Community Use - A publicly owned facility or office building which is primarily intended to serve the administrative, recreational, educational, and cultural or entertainment needs of the community as a whole. Community uses also include community gathering areas, public parks and playgrounds.
- Public Park - Shall mean a tract of land which is owned by the public and which has been partially or totally developed or and designated for recreational purposes. A tract of land utilized for active or passive recreation or leisure, playground, swimming pool, golf course, or athletic field that is under the control, operation, and management of the state, county or city.