



March 12, 2019

Payson City
Development Services Department
439 West Utah Avenue
Payson, Utah 84651

Proposed Zone Change – The Depot

Description of Specific Amendment

The proposed zone change for The Depot consists of changing parcel 372920004 from the Special Highway Service Zone (S-1) to the Multi-Family Residential Zone (RMF-20). This parcel is Lot 4 of The Depot "Plat A".

Reason and Justification for the Proposed Amendment

The proposed zone change described above is justified by the fact that Lot 3 of The Depot "Plat A" is already zoned RMF and the rezoning of Lot 4 of said plat will be consistent with the current neighboring zone.

Furthermore, the Utah Valley University South Campus, which is located just north of the proposed zone change, will soon begin construction. With the increase in students at that location, an increase in multi-family residential zone area will allow for student and employee housing in the vicinity of the campus. Also, with the rise in real estate prices north of Payson, the need for affordable housing is continuing to rise.

Finally, the Payson City General Plan map indicates that this area should be developed as "high density 6-20 units/acre". The intent of the General Plan can be achieved with a rezone of these parcels.

Please let me know if you have further questions regarding this project.

Thank you,

Cal Johnson
Legend Engineering
cal@legendengineering.com
(435) 760-6284

