

PLANNING COMMISSION AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: August 28, 2019

WHO IS REQUESTING: Jill Spencer

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Ordinance Amendment – Proposed Senior Housing Facility Overlay

LENGTH OF TIME REQUESTING: 30 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

The applicant, Jeff Southard is requesting approval to amend Title 19, Zoning Ordinance to create a Senior Housing Facility Overlay to permit high-density senior housing in the PO-1, Professional Office and GC-1, General Commercial zones. The applicant would like to construct a 90 unit senior housing development on property included in the Holdaway-Pleasant Flats Annexation. The proposed ordinance is similar to an ordinance adopted in Lindon City Code, and applied to property along State Street in Lindon and developed by the applicant.

Not all communities are the same; therefore, the staff, planning commission, and city council will need to determine if the proposed ordinance will further the land use goals of the city and under what circumstances and conditions. Although a review of the proposed ordinance is necessary, staff would suggest particular attention to the following requirements to ensure the ordinance addresses the needs of our community.

- Zoning districts in which the overlay is allowed (proposed for PO-1 and GC-1)
- Parking ratio (proposed at 1.40 parking stalls per dwelling unit)
- Maximum building height (proposed to be consistent with PO-1 Zone)
- RV storage requirements
- Architectural design (proposed to be consistent with the RMF Zones)

Approval of a text amendment requires a recommendation from the planning commission, following a public hearing, and approval by the city council. Because an amendment to the zoning ordinance affects many parcels rather than just the property owned by the applicant, mailing notice to all property owners potentially affected by these amendments is impractical. However, in accordance with Utah Code, notice of the public hearing has been posted in appropriate locations and the public hearing was advertised in the newspaper for a minimum of fourteen (14) days.

Although it is typical for planning commissioners and city councilmembers to inquire about a specific application of the ordinance, staff would suggest that an amendment to the zoning ordinance is more significant than a review of a single project. Once an amendment has been approved by the city council, the provisions may be applied to all applicable parcels throughout the community, not just the applicant's proposal.

The planning commission, following a public hearing, must decide whether or not the proposed amendment is consistent with the land use and development goals and objectives of Payson City. The planning commission will need to forward a recommendation to the city council to approve, amend and approve, or deny the request to amend Title 19, Zoning Ordinance to create a Senior Housing Facility Overlay ordinance.

Any recommendation of the planning commission should include findings that indicate reasonable conclusions for the recommendation. If the city council chooses to amend the zoning ordinance, the amendment shall be completed by ordinance.