

CITY COUNCIL AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: September 18, 2019

WHO IS REQUESTING: Jill Spencer

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Ordinance Amendments

LENGTH OF TIME REQUESTING: 15 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

Amendments to Title 19, Zoning Ordinance have been prepared for consideration by the city council. The Senior Housing Facility Overlay Zone is an applicant-initiated request and staff proposes amendments to the BPD, Business Park Development Zone.

- **Senior Housing Facility Overlay**

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 Zone. 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 developed by the applicant along State Street in Lindon.

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.

- Parking ratio (proposed at 1.40 parking stalls per dwelling unit)
- Maximum building height (case by case)
- RV storage requirements
- Architectural design (consistent with RMF Zone)

Although it is typical for appointed and elected officials 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. Therefore, review of the proposed ordinance should be considered with the entire zoning district in mind.

- **Amendments to BPD, Business Park Development Zone**

As additional development occurs in the Payson Business Park, staff has determined amendments to the setback requirements are necessary to allow property owners/applicants to better utilize the property. Therefore, staff is requesting approval of changes to the side and rear setback requirements within the zoning district.

Approval of a text amendment requires a recommendation from the planning commission and approval by the city council. As required by Utah Code, the planning commission conducted the public hearing on August 28, 2019. Following the public hearing, discussion with the applicant, and deliberation among the commissioners and staff, the request was remanded back to staff for additional review and amendment to the Senior Housing Facility Overlay ordinance. The planning commission considered the additional amendments on September 11, 2019 and forwarded a recommendation of approval to the city council.

The city council must decide whether the proposed amendments are consistent with the land use and development goals and objectives of Payson City. The city council may approve, amend and approve, or deny the request to amend Title 19, Zoning Ordinance to create a Senior Housing Facility Overlay ordinance and amend the setbacks in the BPD Zone.

The motion of the city council should include findings that indicate reasonable conclusions for the decision. If the city council chooses to amend the zoning ordinance, the amendment shall be completed by ordinance.