

# COUNCIL DECISION REQUEST

SUBJECT: Increase in Maximum Building Height

MEETING DATE: September 24, 2009

PAYSON GOAL: NEW:

EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray Erlandsen   
Acting Comm Dev Director

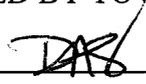
AMOUNT BUDGETED: \$0.00

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$0.00

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$0.00

  
EXHIBITS (If Applicable, To Be Attached):

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## POSSIBLE MOTION

"I move to direct staff to prepare possible amendments to the Unified Development Code to increase the maximum allowable height of buildings in Multi-Family and Commercial Zoning Districts."

## SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

An inquiry has been raised about the possibility of increasing building heights within certain districts. Staff seeks the Council's direction in crafting such revisions to the Unified Development Code. In addition to receiving input as to what would be an acceptable maximum height, staff seeks input from the Council on appropriate areas where increased building heights would be appropriate. An increase of up to 5-7 stories or up to 75 feet could be appropriate as long as minimum lot size, zoning categories and adjacencies, open space, viewscape and setbacks are considered.

If the Council chooses to direct staff to proceed, the amendment process would begin with a series of opportunities for public comment at applicable Board & Commission meetings, the Town's website, by phone and by mail.

After public input, staff would draft code amendments that address the circumstances under which increased building heights could be allowed and present the proposed amendments to the Design Review Board and Planning & Zoning Commission for more formalized consideration and public input. Once the Planning & Zoning Commission provides a recommendation, the amendments would be brought before the Council for final consideration.

**PROS:** Could increase opportunities for entry level housing. Allows for more efficient use of land and reduces sprawl. May provide additional incentives for commercial development and redevelopment.

**CONS:** Need to determine predominant viewscape corridors and ensure those views are protected. Changes would likely require text amendments to the 2003 Town of Payson General Plan.

**PUBLIC INPUT (if any):** Informal discussions with several land owners, developers and real estate professionals have shown there is potential for attracting multi-family housing construction, larger hotel chains, and other potential mixed use development if increased building heights were possible.

SEP 24 2009 I.1

# *COUNCIL DECISION REQUEST*

**BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):**

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**FUNDING:**

|       |         |            |          |            |
|-------|---------|------------|----------|------------|
| Acct: | Budget: | Available: | Expense: | Remaining: |
| Acct: | Budget: | Available: | Expense: | Remaining: |
| Acct: | Budget: | Available: | Expense: | Remaining: |

BA: \_\_\_\_\_ Date: \_\_\_\_\_