

COUNCIL DECISION REQUEST

SUBJECT: Amend Unified Development Code Home-Based Business Provisions

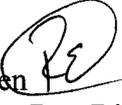
MEETING DATE: September 24, 2009

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):

POSSIBLE MOTION

“I move to direct staff to prepare possible amendments to the Unified Development Code related to home-based businesses and neighborhood retail/office uses within multi-family districts.”

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

As technology evolves, and business practices change, municipalities need to assess current practices to stay competitive. Staff finds that the home-based business provisions could be expanded, especially within certain districts, to provide for increased income-producing opportunities for property owners and the Town.

Currently, home-based business requirements exist within the residential zoning district standards section of the Unified Development Code. At a minimum, staff believes home-based businesses within multi-family and commercial districts should be regulated differently than those home-based businesses wholly within single family residential districts. Additionally, the unique characteristics of specific sites such as size of the property, surrounding uses, and allowed uses should be considered within the regulations.

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 related to home-based businesses and non-residential uses within multi-family or commercial districts for formal consideration and public hearing before the Planning & Zoning Commission. Once the Planning & Zoning Commission provides a recommendation, the amendments would be brought before the Council for final consideration.

SEP 24 2009 I.2

COUNCIL DECISION REQUEST

PROS: Could provide opportunity for property owners to maximize the use of their land. May provide incentives for property maintenance within currently existing transitional areas and renewed interest in properties where full commercial development standards are cost prohibitive for small scale commercial uses.

CONS: May be viewed as less-than-beneficial by owners of commercial property with vacant existing commercial improvements.

PUBLIC INPUT (if any): N/A

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

FUNDING:

Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

BA: _____ Date: _____