MEMO TO COUNCIL

DATE: **March 3, 2011**

TO: **Mayor and Council**

FROM: **Ray Erlandsen**
Community Development Director

SUBJECT: **Design Review Guidelines for Industrial Zoned Districts**
Ordinance 801

PURPOSE:

Review Ordinance 801 for possible approval, enabling an amendment to the UDC, by adding Design Review Guidelines for Industrial Zoned Districts.

BACKGROUND:

The Town of Payson Design Review Board was established in 2007 with the responsibility "to review all existing Town Design Review guidelines and recommend to the Town Council any changes, amendments, deletions or additions to such Design Review guidelines. During such review the Board shall, following citizen input, specifically consider separate Design Review guidelines for multifamily, commercial, and industrial development." The latest of those recommended amendments would incorporate industrially zoned properties (M-1, M-2) into the Design Review Overlay District.

SUMMARY:

The Design Review Board recommended approval of the Design Review Guidelines for Industrial Zoned Districts at their January 11, 2011 meeting on a 6-0 vote. As this would be an amendment to the Unified Development Code (UDC), the Planning and Zoning Commission held a public hearing on February 14, 2011, and recommended approval to the Town Council of these guidelines on a 7-0 vote, with a minor amendment to Section C.6.a., adding the words "visible roof surfaces and" as indicated in the attached motion. There were no public comments at either public meeting.

P10-009 UDC Amendment – Design Review Guidelines for Industrial Zoning Districts

P&Z Commission Motion
February 14, 2011

Commissioner Scheidt moved, seconded by Commissioner Meyers, to recommend to the Town Council approval of P10-009, an amendment to the Unified Development Code Section 15-02-014-Design Review Overlay District, creating design guidelines for Industrial Zoned properties as outlined in the attached exhibits, with the following amendment to 6.a;

6.a Colors utilized for all structures, including visible roof surfaces and non-copy areas of signage, shall have a light reflectance value of 40% or less.

Motion carried 7-0.