

## SUMMARY OF AGENDA ITEM

**DATE:** September 22, 2011

**TO:** Mayor and Council

**FROM:** LaRon Garrett   
Assistant Town Manager

**SUBJECT:** Unified Development Code Amendment  
Industrial District (M1, M2) Development Standards P11-003  
Ordinance 812

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**PURPOSE:**

On August 18, 2011 the Payson Town Council directed staff to prepare the appropriate Unified Development code amendments that would amend section 15-02-006, Industrial Districts (M1, M2).

**SUMMARY:**

Currently, the Unified Development Code (UDC) Section 15-02-006, Industrial Districts (M1 & M2), contains language that is outdated and in need of revision, including development standards (ie: lot size, maximum lot coverage, setbacks, etc.) that were initiated with the adoption of the UDC in 1996. With decreasing available vacant industrial parcels, the current development standards seem to be incompatible with the needs of smaller scale industrial businesses. For example, the current minimum lot size for industrial lots is 22,000 square feet while in commercial zoning districts, there is no minimum lot size requirement for commercial uses.

Staff prepared the exhibits attached to Ordinance 812 as proposed amendments to the Unified Development Code.

The Planning & Zoning Commission held a public hearing on September 12, 2011 concerning those amendments and recommended (6-0) approval to the Town Council.