ORDINANCE NO. 813

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THE TOWN'S DESIGN REVIEW GUIDELINES BY ADDING ARCHITECTURAL DESIGN GUIDELINES, REGULATIONS, AND DEVELOPMENT REQUIREMENTS SPECIFIC TO MULTIFAMILY DEVELOPMENTS.
(MULTIFAMILY DEVELOPMENT DESIGN REVIEW)

WHEREAS, on April 19, 2007, the Payson Town Council approved Ordinance 713 creating the Town's Design Review Board ("the Board"); and

WHEREAS, the Board was charged with reviewing the Town's Design Review Guidelines ("Guidelines") and making recommendations for changes, amendments, deletions, or additions to the Guidelines; and

WHEREAS, on December 11, 2008, the Council Approved Ordinance 746 which added Section 15-02-014, Design Review Overlay District (commonly referred to as the Payson Design Review Manual) to Payson's Unified Development Code; and

WHEREAS, Part IV, subsection (B) of the Payson Design Review Manual is entitled "Multifamily Residential Development;" and

WHEREAS, as an interim step, Part IV, subsection (B) required Multifamily Developments to comply with the commercial guidelines provided for in Part IV, subsection (A); and

WHEREAS, on July 26, 2011, the Board culminated months of review and voted to recommend amendments to the Guidelines, specifically the addition of design review guidelines specific to Multifamily Developments ("the Amendments"); and

WHEREAS, on September 12, 2011, the Planning and Zoning Commission held a Public Hearing on the Amendments and following such Public Hearing recommended approval of the Amendments; and

WHEREAS, on October 6, 2011, the Payson Town Council held a public hearing on the Amendments; and

WHEREAS, the Town finds that maintaining the aesthetic quality of Multifamily Residential developments within the Town increases property values, increases economic development and creates financial benefits for the Town's property owners; and

WHEREAS, the Town finds that the Amendments are necessary to regulate, maintain, and promote the aesthetic quality of the Town; and

WHEREAS, it is the desire of the Mayor and Common Council to amend the Code of the Town of Payson by amending Section 15-02-014, Part IV, subsection (B),

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendments to Section 15-02-014, Part IV, subsection(B) of Chapter 154 (the Unified Development Code) of the Code of the Town of Payson set forth in Resolution 2626 were heretofore declared to be a public record, and the provisions thereof are hereby referred to and adopted by this reference as though all the provisions thereof were set forth in full in this Ordinance.

Section 2. At least three copies of the amendments adopted by Section 1 above, shall be filed in the Office of the Town Clerk of the Town of Payson and the same shall be maintained and kept available for public use and inspection.

Section 3. If any section, subsection, clause, phrase or portion of this Ordinance is for any reason including, but not limited to the voter approved Private Property Rights Protection Act of 2006, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the Mayor and Common Council of the Town of Payson declare that the provision or provisions of the Unified Development Code relating to such section, subsection, clause, phrase or portion predating the adoption of this Ordinance shall be in effect.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2011, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Timothy M. Wright, Town Attorney

RESOLUTION NO. 2626 IS PROVIDED FOR INFORMATION ONLY AT THE 10/6/11 COUNCIL MEETING.

RESOLUTION NO. 2626 WILL BE AGENDIZED AS AN ACTION ITEM AT THE 10/20/11 COUNCIL MEETING.

RESOLUTION NO. 2626

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING SECTION 15-02-014 (DESIGN REVIEW) OF THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF PAYSON AND DECLARING SUCH AMENDMENT TO BE A PUBLIC RECORD. (MULTI-FAMILY)

WHEREAS, the Code of the Town of Payson was declared to be a public record by Resolution Number 1536 and was adopted as a public record by Ordinance Number 588; and

WHEREAS, it is the intention of the Town of Payson to amend Section 15-02-006 (Multi-Family Developments) of Unified Development Code of the Town of Payson; and

WHEREAS, such amendment may be enacted by reference, pursuant to A.R.S. § 9-802,

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. Section 15-02-014, Part IV(B) (Multi-Family Development) of the Unified Development Code of the Town of Payson is hereby amended, such amendment is declared to be a public record, and pursuant to such amendment, shall read as set forth in Exhibit A.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2011, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Timothy M. Wright, Town Attorney

EXHIBIT A TO RESOLUTION 2626

PART IV
REGULATIONS AND DEVELOPMENT REQUIREMENTS

B. Multi-Family Development

Architectural Character

1. Building Style
   a. Avoid box-like forms with large, unvaried roofs by using a variety of off-set building forms.
   b. Façades of horizontal buildings shall contain off-sets representing smaller components.
   c. Architectural style shall be appropriate to our small, rural, western, mountain town.

2. Materials
   a. Select building materials and colors that are complementary to the surrounding area, and mountain communities. See provisions under subsection *6. Colors* (below).
   b. Approved building materials include wood, stone, faux wood, faux stone, textured architectural concrete masonry, and stucco infill panels framed with other approved materials.

3. Roofs
   a. Rooflines shall be offset to create interest. No parapet or ridgeline shall exceed 75% of the linear dimension of the building running parallel to the parapet or ridgeline.

4. Windows and Doors
   a. Detail such as trim is required at all doorways and around windows.
   b. The use of mill finished aluminum windows and door frames is prohibited.

5. Signage
   a. Signs and their supports shall be architecturally integrated with the building's style for which they apply.
   b. Signs shall be dark-sky compliant.

6. Colors
   a. Colors utilized for all structures, including non-copy areas of signage, shall have a light reflectance value of 35% or less.
   b. Paint and stain colors shall reflect naturally occurring forest elements, surrounding soil, rock, vegetation or other existing natural features of the site.

Site Character

7. Landscaping
   a. Plant trees and shrubs to soften the overall impact of parking areas and to provide shade and noise reduction.

8. Lighting
   a. Dark-sky requirements shall govern the design of all exterior building lights, site lighting and signage.

9. Fences, walls and equipment screening
   a. Fences and walls adjacent to public rights of way shall utilize only permitted building materials.
   b. Fences, walls and screening of mechanical equipment and utility boxes shall be compatible with the building style and shall be an integral part of the overall site design.

10. Parking and Pedestrian systems
    a. Place parking lots at rear or side of the site to allow a majority of dwelling units to front.
    b. Provide pedestrian accessibility to adjacent uses with passageways, gates and pedestrian walkways.
    c. Pedestrian systems shall connect the pedestrian system along the public right of way to the main entrance of the building(s).

11. Topography
    a. The topography of the existing site shall be strongly considered in the design of the proposed project. Extensive cutting and/or filling is discouraged. The intended result at completion is for a "natural" looking improvement.

12. Building Placement, Setback, Orientation, Common Areas
    a. Relate buildings to the street and locate them on the site so that they reinforce street frontages.
    b. Relate buildings to existing and planned adjacent uses.
    c. Maintain existing setback patterns.