

RESOLUTION NO. 2686

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, APPROVING APPLICATION P12-004, A MAJOR AMENDMENT TO SECTION 3.5(A) OF THE TOWN OF PAYSON'S 2003 GENERAL PLAN, AMENDING THE DEFINITION OF "HIGH DENSITY RESIDENTIAL."

WHEREAS, on May 8, 2003, the Town Council adopted the Payson General Plan 2002-2012 (the "General Plan") which the voters of Payson ratified on September 9, 2003; and

WHEREAS, in April of 2012, the Town Council directed staff to initiate a General Plan Amendment related to the High Density Residential Land Use Designation in coordination with an amendment to the Unified Development Code related to Density in R3 zoning districts; and

WHEREAS, staff initiated Application P12-004 in accordance with the Council's direction ("the Application"); and

WHEREAS, because the Application contemplates a potential increase in density or intensity of use in all High Density Residential land areas, and is thus a Major Amendment; and

WHEREAS, as required by law, the Town sent notification of the Application to over 50 agencies, organizations, and groups seeking written comment on the Application; and

WHEREAS, the Town of Payson Planning and Zoning Commission held a Public Hearing on September 10, 2012 in regard to the Application; and

WHEREAS, by a vote of 6-1, the Town of Payson Planning and Zoning Commission recommended that the Council approve the Application; and

WHEREAS, the Payson Town Council held a public hearing on October 18, 2012 in regard to the Application and has considered the issues relating thereto,

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

Section 1. Application P12-004 is hereby approved, the Payson General Plan 2002-2012 is hereby amended, and the definition of High Density Residential in Section 3.5(A) of the Payson General Plan 2003-2012 shall read as follows:

High Density Residential – Denotes areas where multi-family residential development could be appropriate. The density range of 5.5 to 18 dwelling units per acre (DU/Acre) is typical, but not specifically regulated. The maximum density for the development of single-family homes, condominiums, apartments, town homes or patio homes shall be limited by compliance with all other applicable development standards, including but not limited to building height,

maximum lot coverage, hillside requirements, parking, setbacks, etc. Multimodal (e.g. bicycle, transit) circulation, transportation access and the proximity/accessibility of public facilities and services should be considered.

Section 2. Pursuant to A.R.S. §9-461.06(H) and Payson Unified Development Code §15-09-015(F)(4), this Resolution 2686 shall become effective only if approved by at least two-thirds of the members of the Town Council (5 Council Members).

Section 3. Pursuant to A.R.S. §19-142(D) and §30.54 of the Code of the Town of Payson, this Resolution shall not be operative until 30 days after its passage by the Town Council.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, this ____ day of October, 2012, by the following vote:

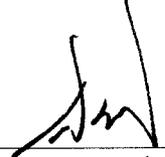
AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

Kenny J. Evans, Mayor

ATTEST:

APPROVED AS TO FORM:

Silvia Smith, Town Clerk



Timothy M. Wright, Town Attorney