



COUNCIL DECISION REQUEST

SUBJECT: Community Gardens/Zoning standards

MEETING DATE: May 21, 2015

SUBMITTED BY: Sheila DeSchaaf, Planning & Development

SUBMITTAL TO AGENDA

AMOUNT BUDGETED: n/a

APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: n/a



EXHIBITS (If Applicable, To Be Attached):

POSSIBLE MOTION

I move to direct staff to work through the Planning & Zoning Commission to: A) draft updates to the Unified Development Code that would create development standards specific to Community Garden uses upon property within the Town of Payson; and B) provide an exception to the current standards governing Commercial districts for the use of the property at 300 E. Tyler Parkway, Payson Community Garden, in advance of Council's consideration of the Unified Development Code amendments to allow the addition of a metal carport shade structure.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

Community gardens could be an appropriate use of property in most zoning districts if specific guidelines are created. The Town of Payson's Unified Development Code does not currently address Community Gardens as a specific use category and/or define the districts in which this use would be allowed as a primary use of a property.

The Unified Development code currently creates barriers for community garden use of property. These barriers include the requirement for concrete or asphalt parking, design review limitations on colors and materials for structures and fencing, etc.

The only current community garden, Payson Community Garden, was established as an accessory use to a church on a vacant undeveloped C-2, Commercial District property located at 300 E. Tyler Parkway. The garden was established as a temporary use until such time that the church needs to utilize the land for planned expansion. Payson Community Garden is seeking a building permit to construct a permanent shade structure and the site does not presently conform to current Commercial Development Standards.

Staff is seeking direction from the Council to draft updates to the Unified Development Code that support Community Garden uses upon property within the Town of Payson. In addition, staff is asking the Council to provide an exception to the current development standards governing the property located at 300 E. Tyler Parkway, to provide Payson Community Garden the ability to construct the metal shade structure in advance of Council's consideration of the Unified Development Code amendments. An exception would allow the shade structure to be completed in time for use during the current growing season.

PROS:

MAY 21 2015 I 4



COUNCIL DECISION REQUEST

CONS:

FUNDING:

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

FM: _____ Date: _____