COUNCIL DECISION REQUEST

SUBJECT: Request to Waive Fees for Rezoning application
Expedition Church

MEETING DATE: Oct. 20, 2016

SUBMITTED BY: Sheila DeSchaaf, Planning & Development

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: n/a

EXPENDITURE REQUIRED: n/a

EXHIBITS (If Applicable, To Be Attached):

POSSIBLE MOTION

"I move to direct staff to waive or reduce the Rezoning Application fee for the property located at 301 S. Colcord Rd as requested by Expedition Church."

OR

"I move to deny the request by Expedition Church to waive or reduce the Rezoning Application fee for the property located at 301 S. Colcord Rd."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

The Planning & Development Department received a written request from the Lead Pastor, Donovan Christian, with Expedition Church requesting a waiver or reduction in the application fee for rezoning the property. Expedition Church is seeking to expand their use of the church facilities located at 301 S. Colcord Rd by converting a building on the site to a coffee shop. A coffee shop or restaurant/retail use is not a permitted use in a R1-8 Single Family Residential zoning district, in which the church is located. However, a rezoning of the parcel from residential to neighborhood commercial could be appropriate based upon the land use element of the 2014-2024 Town of Payson General Plan and the adjacent land uses east of the subject property.

The application fee for rezoning a property is $1,500.00 and is assessed to cover minimum required noticing requirements associated with processing the application.

The Town incurs certain costs in order to comply with statutory requirements related to a rezoning ordinance. The expenditures vary depending upon the length of the ordinance, number of conditions, length of legal description, etc. as advertising rates are assessed at a rate of $10.50 per inch of print. By compiling recent invoices, staff was able to provide an estimate of the overall cost to the Town of Payson.

$126.00	(x2) publish dates (P&Z Commission public hearing, Council public hearing)
$780.00 - 1,985.00	publication of the approved ordinance (cost varies depending upon document size)
$50.00 - $100.00	postage, materials, and printing costs associated with posting the subject property and providing mailed notice to other residents in the area of the proposed change
$48.00 - 96.00	recording fees
$1,130.00 - $2,433.00	approximate general fund expenditures associated with a rezoning application

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PROS: Monies not applied toward permit fees may be utilized for operation of the program which is a valuable benefit to the community.

CONS: Fees paid out of Town of Payson general fund for required noticing of the rezoning application would not be reimbursed.

FUNDING:

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

FM: _____ Date: _____