



MEMO

To: Planning and Zoning Commission

FROM: Ray Erlandsen 
Acting Community Development Director

DATE: October 12, 2009

SUBJECT: Increase in Maximum Building Height

An inquiry has been raised about the possibility of increasing building heights within certain districts. Staff has been directed by Council “to prepare possible amendments to the Unified Development Code to increase the maximum allowable height of buildings in Multi-Family and Commercial Zoning Districts.”

In addition to receiving input as to what would be an acceptable maximum height, staff seeks input from the Commission and the public on areas where increased building heights would be appropriate. An increase of up to 5-7 stories or up to 75 feet could be appropriate as long as minimum lot size, zoning categories and adjacencies, open space, viewscape and setbacks are considered.

The amendment process begins with a series of opportunities for public comment at applicable Board & Commission meetings, the Town’s website, by phone and by mail.

After public input, staff would draft code amendments that address the circumstances under which increased building heights could be allowed and present the proposed amendments to the Design Review Board and Planning & Zoning Commission for more formalized consideration and public input. Once the Planning & Zoning Commission provides a recommendation, the amendments would be brought before the Council for final consideration.

Attached is a proposed timeline to guide the amendment process as well as a copy of the Council Decision Request (CDR) sent to Council requesting the code change.

**Town of Payson
2009
Increase in
Maximum Building Height
Proposed Timeline**

<u>Date</u>	<u>Action</u>
10/6/09	Public Notice – newspaper – P&Z Commission meeting (10-12-09)
10/12/09	P&Z Commission meeting – public meeting to gather information
10/13/09 to 12/7/09	Gather information – other interested boards & commissions and public comment
11/18/09	Legal Notice to newspaper – P&Z Commission Public Hearing
11/24/09	Legal Notice appears in newspaper (P&Z Commission)
12/14/09	P&Z Commission meeting – staff to present draft copy of proposed ordinance (Recommendation to Council)
12/16/09	Legal Notice to newspaper – Council Public Hearing
12/22/09	Legal Notice appears in newspaper (Council)
1/7/10	Town Council Public Hearing - 1 st Reading
1/21/10	Town Council Public Hearing - 2 nd Reading
2/21/10	Ordinance becomes effective

COUNCIL DECISION REQUEST

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):

FUNDING:

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

BA: _____ Date: _____