



## MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP  
Zoning Administrator

DATE: October 10, 2011

SUBJECT: **Unified Development Code Amendment, Section 15-02-014**  
Design Review – Government Buildings, Utilities

**P11-005**

### **Background**

The Town of Payson Design Review Board was established in 2007 with the responsibility “to review all existing Town Design Review guidelines and recommend to the Town Council any changes, amendments, deletions or additions to such Design Review guidelines. During such review the Board shall, following citizen input, specifically consider separate Design Review guidelines for multifamily, commercial, and industrial development.” The last of those recommended amendments would remove Government buildings and nongovernmental utilities from the Commercial Design Review requirements of 15-02-014 Part IV, A. and create new provisions as outlined in Exhibit A attached hereto.

### **Analysis**

Attached is the Board’s recommendation for amendments to Section 15-02-014 Design Review Overlay District, PART IV. The attached amendments received approval (6-0) at the Board’s September 13, 2011 meeting. As these changes are to the Unified Development Code (UDC) the first public hearing is before the Planning & Zoning Commission.

### **Motion**

If the Commission agrees with the proposed revisions, an acceptable motion could be:

“I move the Planning and Zoning Commission recommend to the Town Council approval of P11-005, an amendment to the Unified Development Code Section 15-02-014-Design Review Overlay District, amending the design guidelines for government buildings and nongovernmental utilities as outlined in attached Exhibit A.”

Attachments: Exhibit A-Proposed amendments to be included in § 15-02-014 PART IV

Government Buildings:

Part II

*[add new subsection (A)(4)]*

- A.
4. Pursuant to State law, governmental buildings may not be required to comply with the provisions of this section (15-02-014). If compliance is not required, Town staff shall work with the governmental entity, when possible, to encourage consistency with the purposes and intent, vision and goals, and principles of the Design Review Overlay District.

Part III

*[amend subsection (A)(3)(a) and add new subsection (A)(3)(d)]*

- A.
- 3.
- a. The Design Review Board shall review all Design Review applications except minor changes and applications by governmental entities.
- d. Any application by a governmental entity required by the provisions of this section (15-02-014) shall be reviewed by the Town Council.

Part IV

*[amend section (E) and add new subsection (F)]*

- E. Governmental Properties.  
Governmental Properties are encouraged to comply with the regulations that are most closely associated with their use. I.e. government offices - Commercial; government storage/outdoor uses - Industrial, etc.
- F. Non Governmental Utilities  
Non Governmental Utilities shall comply with the provisions of the regulations that are most closely associated with their use. I.e. offices - Commercial; substations - commercial; storage/outdoor uses - Industrial, etc.