



MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks
Planning Technician

DATE: December 10, 2012

SUBJECT: **Unified Development Code Amendment; Section 15-02-003(A)9**
Mobile Storage Containers

P12-006

Background

At the October 4, 2012 Town of Payson Council meeting the Council directed staff to work with the Planning and Zoning Commission to evaluate and explore options for potential amendments to the section of the Unified Development Code pertaining to mobile storage containers, based upon recent concerns and issues.

Analysis

Concerns from recent enforcement efforts have brought to staff's attention multiple storage containers throughout the Town that are not code compliant. A review of the current code would help to address these recent issues and decide if the code is amiable for customers. Possible areas for consideration and discussion are below.

- Size of containers
- Screening/color options
- Permit length
- Placement of units
- Number of allowed units
- Permission in zoning districts

Attachment(s): Current mobile storage container regulations and a copy of the Council Decision Request dated October 4, 2012 are attached.

Exhibit A

9. Mobile Storage Units, Railroad Cars, Tractor Trailer Units, and Shipping Containers
 - a. Industrial Districts - Mobile Storage Units, railroad cars, tractor trailer units, and shipping containers may be used as accessory structures within Industrial Districts.
 - b. Commercial Uses -
 - (1) Mobile Storage Units are permitted in Commercial Districts utilized for commercial purposes and other properties legally utilized for commercial uses subject to the following provisions:
 - i. No more than two Mobile Storage Units per parcel may be utilized;
 - ii. Each Mobile Storage Unit shall not exceed eight feet in height, eight feet in width, and sixteen feet in length;
 - iii. Mobile Storage Units shall not be placed (1) within fifteen feet of any building or adjoining property line, (2) within a front or street side yard, or (3) within required landscape areas, open space, or parking areas;
 - iv. Mobile Storage Units shall be screened from view of any adjacent public way or residential use; such screening shall be subject to all applicable Design Review requirements;
 - v. No animals or toxic/hazardous materials (as determined by the Fire Marshall and/or the Building Official) may be stored in a Mobile Storage Unit;
 - (2) Prior to the placement of a Mobile Storage Unit, a permit shall be obtained from the Community Development Department. Such permit shall be issued for a period not to exceed twelve months and may be renewed annually for up to two additional one year terms if requested by the applicant.
 - c. Residential Uses - Mobile Storage Units may not be used as accessory structures within Residential Districts or properties being utilized for residential purposes.
 - d. Construction/Demolition - Mobile Storage Units may be used in all Zoning Districts in conjunction with and during the period of a valid building and/or demolition permit.

Exhibit B



COUNCIL DECISION REQUEST

SUBJECT: Mobile Storage Containers

MEETING DATE: 10-4-12

SUBMITTED BY: LaRon Garrett, Asst. Town Mgr 

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: \$0

EXPENDITURE REQUIRED: \$0



EXHIBITS (If Applicable, To Be Attached):

POSSIBLE MOTION

I move to direct staff to work with the Planning and Zoning Commission concerning potential revisions to the current Town Codes relating to the use of mobile storage containers

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

In 2009 the Payson Town Council approved Ordinance No. 768 and Resolution No. 2501 pertaining to mobile storage containers. It has recently come to our attention that these regulations may be overly restrictive and cause a hardship on the container owner.

This Council Decision Request is to seek direction from the Town Council on whether the existing requirements should be reviewed for potential modifications.

PROS:

Reviewing the current regulations may produce recommendations that allow more flexibility in the use of mobile storage containers.

CONS:

Reviewing the current regulations may produce recommendations that allow less flexibility in the use of mobile storage containers.

FUNDING:

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

FM: _____ Date: _____

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