

Planning Commission Staff Report

February 14, 2024



Project Name:

Detached Accessory Dwelling Units

Applicants:

Staff Initiated

Location:

Citywide

Applicability:

Single-family detached dwellings in residential zones

REQUEST

Staff is requesting the planning commission forward a positive recommendation of the amendments to add Section 13.20.221 to the Payson City Code, relating to Detached Accessory Dwelling Units, to help provide additional moderate income housing units in Payson and increased homeownership opportunities for Payson residents.

BACKGROUND AND PROJECT DESCRIPTION

The proposed amendment to the Payson City Code would create a new subsection which would allow detached accessory dwelling units in single-family dwellings in residential districts. The purpose of these amendments would be primarily two-fold. First, the accessory dwelling units created could supply additional moderately priced dwellings to help support an increasing housing shortage. Second, the ability to add a detached accessory dwelling would allow homeowners additional options to age in place, as well as ease the burden of a mortgage.

Payson City has adopted a Moderate Income Housing component of the General Plan. One of the strategies to in the plan is to evaluate the possibility of detached accessory dwellings. Work sessions with the Planning Commission and City Council have productively outlined some of the provisions needed in order to pursue allowing detached accessory dwellings.

The planning commission provided additional feedback and evaluation of the proposed amendments and staff is now seeking a positive recommendation to the city council.

APPROVAL PROCESS

Staff is seeking a recommendation for the City Council to adopt the proposed amendments.

ANALYSIS

The proposed amendments are culmination of recommendations received by the Planning Commission and the City Council in two different work sessions and a Planning Commission meeting. Staff has drafted the proposed amendments based on those comments and is now moving forward with the adoption process.

The proposed amendments would allow detached accessory dwelling units in conjunction with single-family, owner-occupied dwellings in single-family neighborhoods in Payson City. Feedback was received and incorporated in the proposed amendments relating to height, size, parking, and lot coverage.

FINDINGS

- Payson City has adopted a Moderate Income Housing Plan as part of the General Plan and removing barriers to accessory dwelling units is one of the strategies of that plan.
- Utah is experiencing a significant shortage of housing units that are attainable to all income demographics, but especially moderate income households.
- Allowing detached accessory dwellings in conjunction with single-family dwellings would increase housing options with Payson City.

RECOMMENDATION

Staff is recommending the Planning Commission forward a positive recommendation to the City Council to adopt the proposed amendments to Payson City Code, relating to Detached Accessory Dwelling Units.