

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 consider 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 intention of Staff at this time is to further evaluate the proposed amendments and then return to Planning Commission with a recommendation of approval.

APPROVAL PROCESS

Staff is not seeking a recommendation of approval to adopt the proposed amendment at this time; rather, staff expects the Planning Commission to remand the proposed amendment back after discussion and comments. Staff will refine the amendment based on any comments and then will return with any further proposals for a recommendation of approval.

ANALYSIS

The proposed amendments are a first attempt of compiling recommendations received by the Planning Commission and the City Council in two different work sessions. Staff has drafted the proposed amendments based on those comments and is now seeking additional input from the Planning Commission which could then be incorporated into a final amendment.

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 review the proposed amendments, provide helpful feedback, and then remand the amendments back to staff for refinement and then Staff will bring the proposed amendments back to the Planning Commission for a recommendation to the City Council.