ORDINANCE NO. 850

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF PAYSON, ARIZONA, INCORPORATING THE TOWN'S UNIFIED DEVELOPMENT CODE INTO THE MAIN TOWN CODE COMPILATION.

WHEREAS, in 1996, the Town Council adopted the Town of Payson Unified Development Code relating to municipal planning, zoning, and subdivision ("the UDC"), see Ordinance 466 and Resolution 1106; and

WHEREAS, historically, although the UDC is technically Chapter 154 of the Town Code, the UDC has been maintained as a separate, stand alone document; and

WHEREAS, the Town desires to incorporate the UDC into the main Town Code compilation,

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Town Staff is directed to work with American Legal Publishing to incorporate the specific provisions of Chapter 154: Unified Development Code ("the UDC") into the main Town Code compilation.

Section 2. All numbered sections and referenced sections within the UDC are amended from a 15-_ _ - _ _ _ format to a 154- _ _ - _ _ _format to facilitate such incorporation.

Section 3. Section 15-01: TITLE, PURPOSE, AND GENERAL PROVISIONS of the UDC (renumbered as 154-01) is amended and shall read as set forth in Exhibit A attached.

Section 4. If any section or subsection of the UDC as previously adopted or amended by this Ordinance is declared for any reason to be invalid, such invalidity shall not affect the remaining portions of the UDC.

Section 5. Sections 2-4 of this Ordinance shall have a delayed effective date of October 1, 2014.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this ____ day of _____, 2014, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

First Public Hearing D.4 **JUN 0 5 2014**
Second Public Hearing D.8 **JUN 1 9 2014**

Kenny J. Evans, Mayor

ATTEST:

APPROVED AS TO FORM:

Silvia Smith, Town Clerk

Timothy M. Wright, Town Attorney

Exhibit A

To

Ordinance 850

154-01 TITLE, PURPOSE, AND GENERAL PROVISIONS

This Chapter ~~ordinance shall be referred to as the "Town of Payson Unified Development Code" (Code). R~~ relating to municipal planning, zoning and subdivision, may be referred to as the Unified Development Code of the Town of Payson. ~~this Code provides for a Community Development Director, Zoning Administrator, Public Works Director, Planning and Zoning Commission, and Board of Adjustment; prescribes their powers and duties; establishes official regulations, and provides for enforcement and appeals.~~

The purpose of this Chapter ~~Code~~ is to protect public health, safety and general welfare by establishing guidelines to promote and maintain a coordinated and harmonious environment for future growth, and to implement the Town's General Plan. ~~"Town of Payson Master Plan."~~

The provisions of this Chapter ~~Code~~, unless otherwise specified, shall be applied at a minimum to prevent public nuisances; assure public safety from fire, panic, and other dangers; provide adequate light and air; prevent overcrowding of land; prevent undue congestion; preserve community character; conserve existing landscape and native vegetation and minimize scarring of hillsides; ~~minimize adverse impacts from soil erosion & rock falls;~~ facilitate adequate transportation, water, sewage, drainage, ~~schools,~~ parks, air quality, and other public services; and maintain stable ~~values of~~ property values ~~, and to conserve local water resources~~.

154-01-001 Authority

This Chapter ~~The Unified Development Code~~ is adopted pursuant to the municipal planning, zoning and subdivision authority granted to municipalities in ~~local jurisdictions in Section 9-400 et. seq. of~~ the Arizona Revised Statutes. ~~This Code is designed to treat in one unified text those areas of regulation more typically dealt with in separate zoning and subdivision ordinances and related chapters of the Town Municipal Code.~~

154-01-002 Relationship to the Town's General ~~Master~~ Plan

This Chapter ~~The Unified Development Code~~ is a primary tool for the implementation of the Town's General Plan ~~Town of Payson Master Plan and Land Use Plan,~~ and the planning policies adopted by the Council.

154-01-003 Applicability

All buildings, structures, uses of land and appurtenant structures, subdivisions, and minor land divisions within the ~~incorporated limits of the~~ Town shall be subject to the provisions of this Chapter ~~Code~~.

154-01 TITLE, PURPOSE, AND GENERAL PROVISIONS

This Chapter relating to municipal planning, zoning and subdivision, may be referred to as the Unified Development Code of the Town of Payson.

The purpose of this Chapter is to protect public health, safety and general welfare by establishing guidelines to promote and maintain a coordinated and harmonious environment for future growth, and to implement the Town's General Plan.

The provisions of this Chapter, unless otherwise specified, shall be applied at a minimum to prevent public nuisances; assure public safety from fire, panic, and other dangers; provide adequate light and air; prevent overcrowding of land; prevent undue congestion; preserve community character; conserve existing landscape and native vegetation and minimize scarring of hillsides; facilitate adequate transportation, water, sewage, drainage, parks, air quality, and other public services; and maintain stable property values.

154-01-001 Authority

This Chapter is adopted pursuant to the municipal planning, zoning and subdivision authority granted to municipalities in the Arizona Revised Statutes.

154-01-002 Relationship to the Town's General Plan

This Chapter is a primary tool for the implementation of the Town's General Plan-and the planning policies adopted by the Council.

154-01-003 Applicability

All buildings, structures, uses of land and appurtenant structures, subdivisions, and minor land divisions within the Town shall be subject to the provisions of this Chapter.