

PAYSON CITY  
PLANNING COMMISSION MEETING  
Payson City Center, 439 W Utah Avenue, Payson UT 84651  
Wednesday, October 9, 2019 7:00 p.m.

CONDUCTING            John Cowan

COMMISSIONERS      John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan

EXCUSED                Kirk Beecher, Adam Billings, Kathy Marzan

ABSENT

STAFF                    Jill Spencer, City Planner  
                             Daniel Jensen, Planner II  
                             Kevin Stinson, Admin Assistant

1. Call to Order

This meeting of the Planning Commission of Payson City, Utah, having been properly noticed, was called to order at 7:03 p.m.

2. Roll Call

Four commissioners present.

3. Invocation/Inspirational Thought

Invocation given by Commissioner Frisby

4. Consent Agenda

4.1 Approval of minutes for the regular meeting of September 11, 2019

**MOTION: Commissioner Frisby- To approve the consent agenda.** Motion seconded by Commissioner Moore. Those voting yes John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan. The motion carried.

5. Public Forum

No public comments.

6. Review Items

**MOTION: Commissioner Morgan - To move the agenda item 6.1 and move forward.** Motion seconded by Commissioner Frisby. Those voting yes John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan. The motion carried.

6.2 PUBLIC HEARING – Request by Lynn Peery for preliminary and final approval of the proposed Peery Estates, a two lot single-family residential subdivision arranged on Utah County Parcel 08:045:0023 located at 385 East 200 North, Payson in the R-1-7.5, Residential Zone.

Staff Presentation:

Daniel stated this is a two lot subdivision with no overlay. This for a final approval. It needs to meet the requirements for our subdivision ordinance and zoning code. It is located in the middle of a residential neighborhood zoned for R1-7.5 which allows for 1 residential with a 7500 square foot lots. The lot in question is large enough for 2 lots if split. All utilities are already in place as well as curb and gutter. The new lot will have access off of 400 E with 75 of frontage for the new lot. The lots will meet subdivision ordinances and zoning codes. Staff is unaware of any easement that will make the area not buildable. This is for a final approval. Staff recommends approval with conditions, there are some redlines.

**MOTION: Commissioner Morgan- To open the public hearing.** Motion seconded by Commissioner Moore. Those voting yes – John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan. The motion carried.

Public Hearing: No public comment

**MOTION: Commissioner Frisby- To close the public hearing, item 6.2.** Motion seconded by Commissioner Moore. Those voting yes – John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan. The motion carried.

Commission Discussion: Commissioner Morgan looked at the lots and all appeared to be in order.

**MOTION: Commissioner Morgan- To approve the preliminary and final plat of the Peery Estates Subdivision with staff comments.** Motion seconded by Commissioner Moore. Those voting yes – John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan. The motion carried.

7. Commission and Staff Reports and Training

7.1 Land Use Training

Daniel presented that there are two main guiding organizations that design standards for roads. AASHTO and NACTO. AASHTO is engineer's that put out road designs in a highway direction. NACTO is mostly planners that put out plans from community direction. Both groups follow the international fire code regulations. Access for a large fire truck and a quite street conflict. A fire apparatus road need 20 feet of unobstructed space. It needs to be made of something that a fire truck can easily drive over. There is a 6 minute response time for emergency vehicles. At eight minutes there is a flash over point that is difficult to address the fire.

Response times are effected by roads, speed bumps, density of population. Road connectivity reduces the cost and increases the effectiveness of our local response.

Twenty foot minimum on a fire truck is so the truck can operate correctly. Stabilizers, hoses, ladders all need room to operate. Statistics show wider street do increase the number of accidents although wider streets do make it easier for the trucks to get to the area.

Bike infrastructure helps with health and our environment. People will use what is provided bike lanes or car lanes. If people walk more they have better health and less car pollution.

Commercial areas financially do better with slower traffic or with more stops in the commute, which allow people slow down and stop at the businesses.

AASHTO residential lanes are 10-11 feet and industrial are 12 feet. You need at least one unobstructed lane. Parking spaces provided with flower boxes still allow for wide streets and keep the parking and flow of traffic.

International Fire code says you need 150 feet from another fire apparatus road. With a 25 foot wide road. Commissioner Frisby pointed out that Payson uses 40 foot on our roads. 32 feet has been adopted more recently.

Jill stated we are always looking at each project, standards, demands of developers. We are pushing to going back to the grid. Land is getting more expensive and developers are trying to use it to its maximum. We will get kick back from them, but we need to keep the grid system. As we grow and want to stay with the grid system, we will need to look at other options for the roads.

Commissioner Cowan asked about condo developments and flag lots were people park wherever and have RV's parked everywhere. How can we still maintain fire access? Daniel stated flag lots are each reviewed by the Fire Chief to make sure fire code is maintained.

Some states do require fire sprinklers in the homes. If the home has fire sprinklers then the codes do not apply. Some homes are using sprinklers to get around the road width requirements.

Discussion on sprinklers verses narrow roads and providing the water supply to those out lining homes.

Welcome Commissioner Morgan. Introductions from each commissioner and staff.

#### 6.1 Farewell to Commissioner Mills

Commissioner Mills was not present.

#### 7. Adjournment

**MOTION: Commissioner Frisby– To adjourn.** Motion seconded by Commissioner Moore. Those voting yes John Cowan, Ryan Frisby, Tyler Moore, Kit Morgan. The motion carried.

This meeting adjourned at 7:49p.m.

/s/Kevin Stinson

Kevin Stinson, Administrative Assistant