



**PLANNING COMMISSION HEARING  
STAFF REPORT  
HEARING DATE: February 10, 2021**

**Agenda Item: ##** The Development Services Department is requesting a code amendment regarding the design of alleys for residential subdivisions.

**Applicant:** Nestor Gallo, P.E./ R.S.I.  
Acting Transportation  
Engineer/  
Development Services  
Director

**Relevant History:**

The Public Works Department, Payson City Police Code Enforcement, and Fire Department have expressed their concern about the negative impact of using alleys for residential development.

**Staff Coordinator:** Chris Van Aken

**Council Action  
Required:** YES

**Alternative Actions**

- 1 **Approve** the proposed code amendments to Title 9, Title 19, and Title 20.
- 2 **Continue** to a future date to obtain additional information or to further consider the information provided.
- 3 **Deny** the request code amendment. This action would not be consistent with the recommendation of the Staff Report. The Planning Commission should state a new finding.

**Staff Recommendation:**

The Development Services Department is requesting the Planning Commission to forward a positive recommendation for amending Title 9, Title 19, and Title 20 and prohibit the use of alleys for residential development.

**OVERVIEW:**

Alleys have been approved for several subdivisions in Payson.

The unforeseen consequences of allowing alleys for residential development are becoming a maintenance problem for the Public Works Department and their weekly garbage collection and snow plowing.

Without a 25 feet long driveway, residents are parking their vehicles outside the garage and creeping into the driving aisle. The Payson City Police Code Enforcement has no jurisdiction for writing citations within private property. However, the traffic safety concern remains.

Typically, the residential unit has the numbers/ address shown on the front of the house/ townhome. The Fire and Rescue Team has expressed their frustration and concern for not knowing which door direct access to the house when responding to a 911 call.

**FINDINGS OF FACTS:**

1. The approval of alleys is regulated by Title 9, Title 19, and Title 20 of the Payson City Code.
2. The City Council regulates the land use via Payson City Code.
3. The proposed amendment to Title 9, Title 19, and Title 20 has been reviewed and endorsed by the Payson City Engineer, Police Chief, Fire Chief, and Street Superintendent.

Figure 1: On-street parking.



Figure 2: On-street parking and garbage collection.



Figure 3: On-street parking and limited driveway space.



Figure 4: On-street parking and garbage collection



Figure 5: On-street parking and garbage collection

