

COUNCIL DECISION REQUEST

SUBJECT: Graham Ranch Circle Plat Modification

MEETING DATE: 03-01-07

CSP ITEM: Yes G No G KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon G. Garrett, Public Works

AMOUNT BUDGETED: \$ 0

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$ 0

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$ 0

EXHIBITS (If Applicable, To Be Attached): Letter of Request, Letters of Agreement

RECOMMENDED MOTION

I move to approve the removal of Note No. 1 of the Graham Ranch Circle Subdivision Plat recorded as Map No. 661, Gila County Recorders Office.

SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

When the Graham Ranch Circle Subdivision Plat was approved by the Town Council in 1994 it included a note that all on-site septic systems must be at least 50 feet from a property line. No Sanitary Sewer Service is available in this area. In some cases this note was more restrictive than the Arizona State Standards regarding septic systems. Being more restrictive than the state standards created a hardship for some of the lots. All property owners in the subdivision have signed an agreement form to modify the plat by removing this note.

With the removal of this note, the location of any septic system will be controlled by the state standards. This will prohibit any part of a septic system from being within 100 feet of a well, 50 feet from a property line of land not served by a common water system, and 5 feet from a property line of land served by a common water system.

Staff recommends approval of this plat modification.

PROS: This will allow property owners of existing lots to build without unreasonable restrictions

CONS: None

PUBLIC INPUT (if any): None

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):

MAR 01 2007 L-3*

504 W. Sherwood Dr.
Payson, AZ 85541

February 8, 2007

Town of Payson
303 N. Beeline Highway
Payson, AZ 85541

Re: Graham Ranch Circle

Attn: Ray Erlandsen:

Dear Ray,

This is in reference to the above mentioned subdivision Plat Map 661B; we have requested that Note Number 1 be removed in order to accommodate the building of homes on the one acre properties.

At your direction, we were able to get the signatures of all the property owners in the subdivision giving their approval to remove Note Number 1.

I have included the signed Amendment forms and look forward to proceeding with this to the Consent Agenda of Town Council.

Thank you for your cooperation in this procedure and we await your instructions as to the next step.

Sincerely



Diane Arnold

474-4742

NOTES

1. ALL ON-SITE SEPTIC SYSTEMS SHALL BE A MINIMUM OF FIFTY (50) FEET FROM ANY PROPERTY LINE.
2. ALL ON-SITE SEPTIC SYSTEMS SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET FROM AN EXISTING WELL.
3. NO LOT SPLITS WILL BE PERMITTED WITHIN THE BOUNDRIES OF SAID SUBDIVISION WHICH REDUCE THE AREA OF ANY LOT WITHIN THE SUB-DIVISION TO AN AREA LESS THAN THAT SHOWN FOR THE EXISTING LOT PROPOSED TO BE SPLIT ON THE PRELIMINARY OR FINAL PLAT OR WHICH CREATE MORE THAN 12 LOTS WITHIN THE BOUNDARIES OF THE SUBDIVISION.
4. A GRADING, DRAINAGE AND STORMWATER RETENTION/DETENTION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN OF PAYSON FOR LOTS 1, 2 AND 3 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THESE LOTS.

APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA THIS 23 DAY OF FEBRUARY 1995.

BY: Clifford S. Potts
MAYOR, TOWN OF PAYSON

ATTEST: [Signature]
TOWN CLERK

APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON, ARIZONA THIS 12 DAY OF April, 1995.

BY: [Signature]
PUBLIC WORKS DIRECTOR, TOWN OF PAYSON

Graham Ranch Circle Subdivision 302-23 plat;661B
To Remove Note 1

Signatures:

45A	Lesueur	yes
45D	Bergman	yes
45F	Stevens	yes
45G	Kelly	yes
45C	Kettner	yes
46C	Arnold	yes
46D	Arnold	yes
46E	Sylvester	yes
46F	Clear	yes
14Z	Albert	yes
14Z	Allen	yes
14X	Johson	yes

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.



Christopher J & Linda D. Lesueur
407 N Graham Ranch Rd

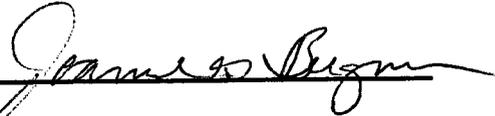
Dated: 7 Feb 07

45D Bergman

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.

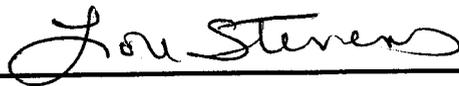
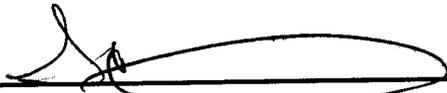


Bergman, Michael R. & Joanne G.
409 N. Graham Ranch Trail

Dated: 1-14-07

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.



Scot & Lora Stevens

1402 E Graham Ranch Trail

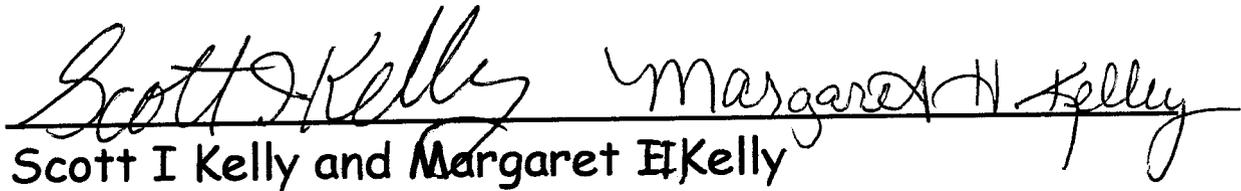
Dated: 1/19/07

-156- Kelly

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.



Scott I Kelly and Margaret H Kelly

1404 E. Graham Ranch Trail

Dated: 1.11.07

ASC Kettner

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.


Kettner, Peter M. & Judith A, Trustees, Kettner Trust

1406 E. Graham Ranch Trail

Dated: 1-13-2007

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.

Jack O. Arnold Jr. & Diane L. Arnold

Dated: 1/28/07

46D T. Arnold

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle final plat map Gila County Number 661

Thomas D. Arnold Sharon A. Arnold

**Thomas D. Arnold and Sharon A. Arnold
1410 E Graham Ranch Trail**

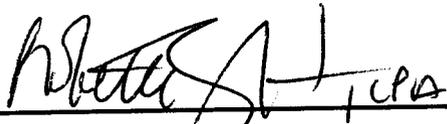
Dated: 1-17-07

46-E - B. Sylvester

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.



Bobette K Sylvester
1411 E Graham Ranch Trail

Dated: 1/25/07

46F - Clear

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661

Rose M Clear

Rose M. Clear

1409 E. Graham Ranch Trail

Dated: 1/16/2007

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.

Robert A Albert & Faith Albert

Robert A and Faith A. Albert
1407 E. Graham Ranch Trail

Dated: 02-03-07

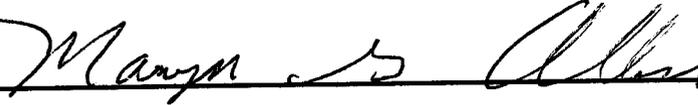
142 - M. Allen

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.

 1-14-07
Allen, Marvyn G. Trustee/Trust 50 and
Allen, Linda L. Trustee/Trust 50
1405 E. Graham Ranch Trail

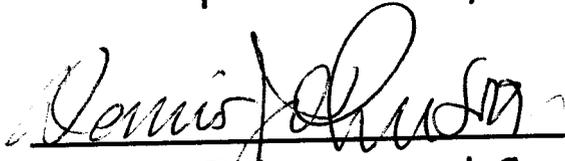
Dated:  1-14-07

124 Johnson

Amendment to Final Plat Map 661

Note 1: All on site septic systems shall be a minimum of fifty (50) feet from any property line.

We the undersigned agree to remove Note 1 as quoted above from the Graham Ranch Circle Final Plat Map Gila County Number 661.

Dennis Johnson and Carolyn Johnson
1203 E Graham Ranch /Lot # 12 1403 E. Graham
Ranch Trail

Dated: _____