

COUNCIL DECISION REQUEST

SUBJECT: Usage of Right of Way for Landscaping and Signage

MEETING DATE: 03-06-08

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon G. Garrett, Town Engineer  AMOUNT BUDGETED: \$ 0

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: \$ 0

CONT. FUNDING REQUIRED: \$ 0


EXHIBITS (If Applicable, To Be Attached): Sketch of Proposed Landscaping and Sketch of Proposed Sign

RECOMMENDED MOTION

I move to direct staff to issue a right of way permit for the installation of a private commercial sign on Town of Payson property adjacent to 800-806 N. Beeline Highway with the conditions that the adjacent property owner install and maintain landscaping within the Town right of way and that the sign construction conform to the current sign code requirements, except for location.

SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

In December, 2005 the Arizona Department of Transportation (ADOT) granted ownership of the ADOT right of way between the back of curb and the private property along Highway 87 and Highway 260 where there is curb and gutter. Since that time we have received requests for commercial entities adjacent to the highway to use this area for signage. In September, 2006 the Town Council discussed amending the Town of Payson Code to include landscape requirements on Town property in return for allowing the adjacent property owner to install a commercial sign on the Town property. The current Town Code prohibits private commercial signage on the Town property. That modification would have allowed any property owner adjacent to the highways to participate. At that time the revisions were postponed until a comprehensive landscape scheme could be developed for all Town owned property along the major highways. Unfortunately, that overall scheme has not been done yet. The Town is in process of retaining a Landscape Architect to complete this study. However, it may be some time before this study is ready to be implemented.

At the January 9, 2008 Payson Goal Plan meeting this issue was again discussed. At that time the Town Council directed Staff to devise a plan where the property owner of 800-806 N. Beeline Highway could

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move forward with a commercial sign on the Town property adjacent to his property prior to completing the overall scheme. This property owner has been working with the Town for over two years to install this sign. His goal is to have the sign and landscaping in place prior to the 2008 tourist season. The property owner has provided drawings on what the landscaping and signage improvements would look like.

Staff has developed a plan where this can be accomplished without modifying the Town Code. The proposed plan is to issue a right of way permit to the property owner to install a private commercial sign and landscaping on Town property with the following stipulations: (1) The property owner must install and maintain landscaping in accordance with the attached sketches; and (2) The new sign must meet the Towns' existing sign code, except for location.

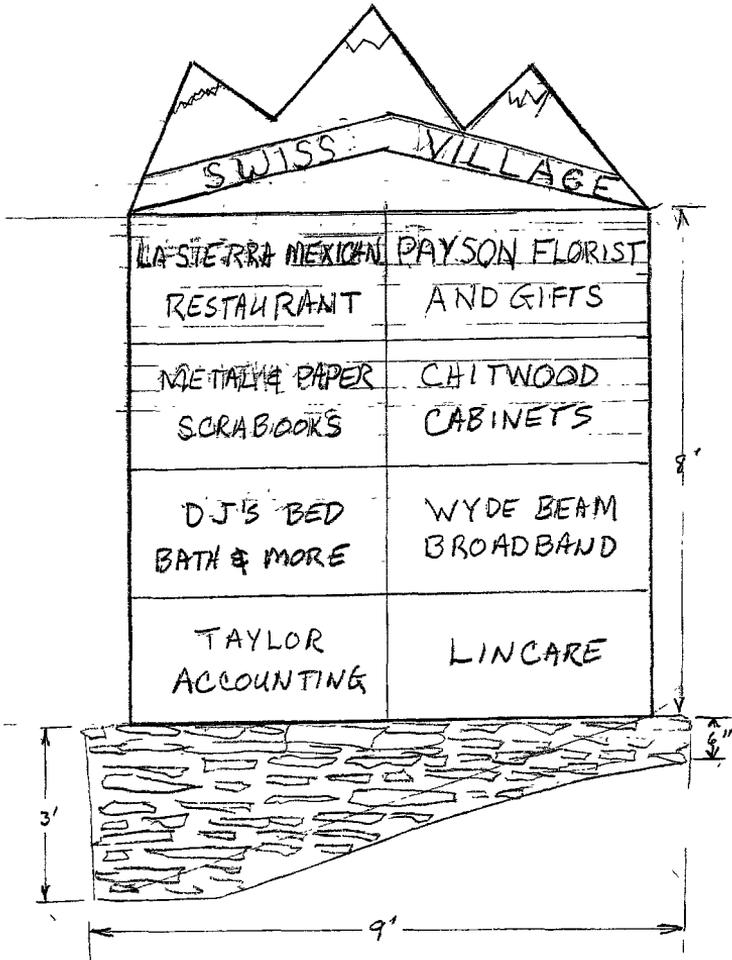
Staff believes that for this particular property this is an effective way to provide and maintain some attractive landscaping along a portion of the State Highway without cost to the Town for construction or maintenance. Staff recommends that the Town Council direct Staff to issue a right of way permit to allow this landscaping and signage to be installed.

PROS: This will make a more attractive highway corridor and will also allow this business to locate their signage in a more visible location.

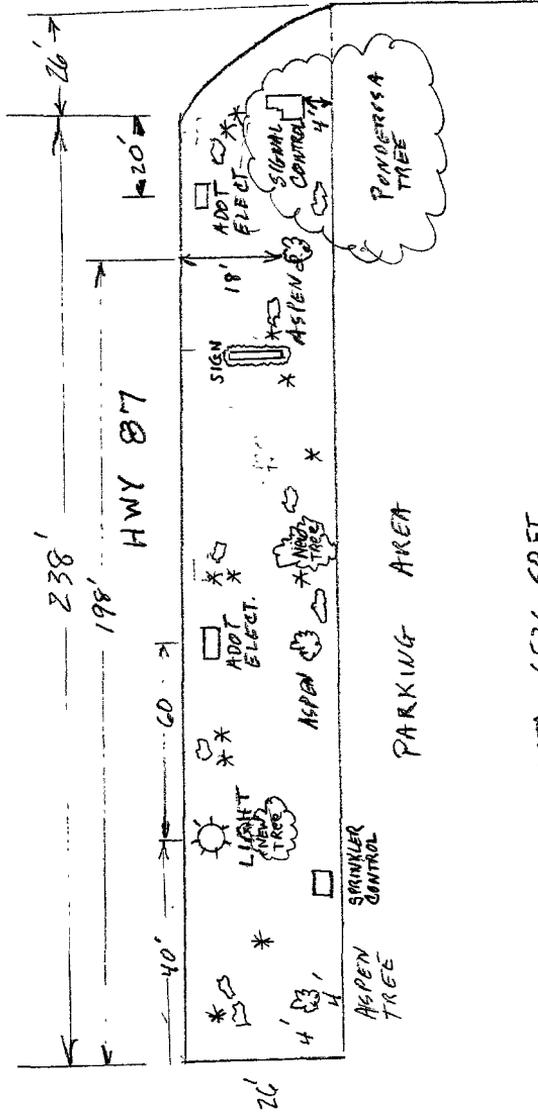
CONS: None

PUBLIC INPUT (if any): N/A

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



SWISS VILLAGE NORTH



TOTAL AREA 6526 SQ.FT.
 REQUIRED LANDSCAPE:
 3 TREES (2 NOW)
 * 12 SHAUBS
 19 MEDIUM ROCKS (1-23-08)

FOREST BLVD

26'

