



MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen
Community Development Director

DATE: April 11, 2011

SUBJECT: **Conditional Use Permit Request** **CUP11-001**
304 S. Bassett Lane, Arizona Public Service (APS) Substation

Background

A request has been submitted by APS, property owner; Ryan Weed, Coe & Van Loo Consultants, Inc., applicant; for the construction of a new APS substation in a single family residential zoning district to strengthen existing electrical service and provide for future expansion within the surrounding community. The property is located at 304 S. Bassett Lane, Gila County Tax Parcel #304-04-203B & 304-04-202K.

Analysis

Arizona Public Service Company (APS) is in the process of upgrading their electrical system in the Payson area. This upgrade will consist of the proposed construction of a new electrical substation that will ensure greater reliability for their electrical system in this area and will also provide for existing as well as future growth in this region.

APS has purchased a 330 foot by 300 foot site for the proposed substation on the north portion of the Errol Owens property at 800 E. Miller Road. In addition, APS has purchased a parcel which has frontage on Bassett Lane and will provide access to the site.

Power to the proposed site will be accomplished by the construction of an overhead line from the existing Preacher Canyon to Tonto Substation 69,000 volt line currently located on the south side of Miller Road.

The Unified Development Code (UDC) allows public utility substations in single family residential zoning districts with a conditional use permit (CUP). This site is zoned R1-10-MH, therefore a CUP is required.

APS has submitted an application for the April 12, 2011, Design Review Board meeting for approval of their proposed substation. All design review criteria must be met. As more detail of the project is incorporated in the APS letter to the Design Review Board, a copy is attached.

Staff finds that the applicant's request could be compatible with the surrounding area, if the recommended conditions are met.

Staff Recommendation:

Approval with conditions listed below:

1. All criteria approved by the Design Review Board shall be completed prior to the issuance of a certificate of occupancy (C of O).
2. The two existing parcels shall be consolidated prior to the issuance of a building permit.
3. All Town of Payson development requirements shall be met.
4. Failure to comply with the above conditions shall be grounds for zoning enforcement action which may include, at the discretion of the Zoning Administrator, a review by the P & Z Commission.

Suggested Motion to Approve:

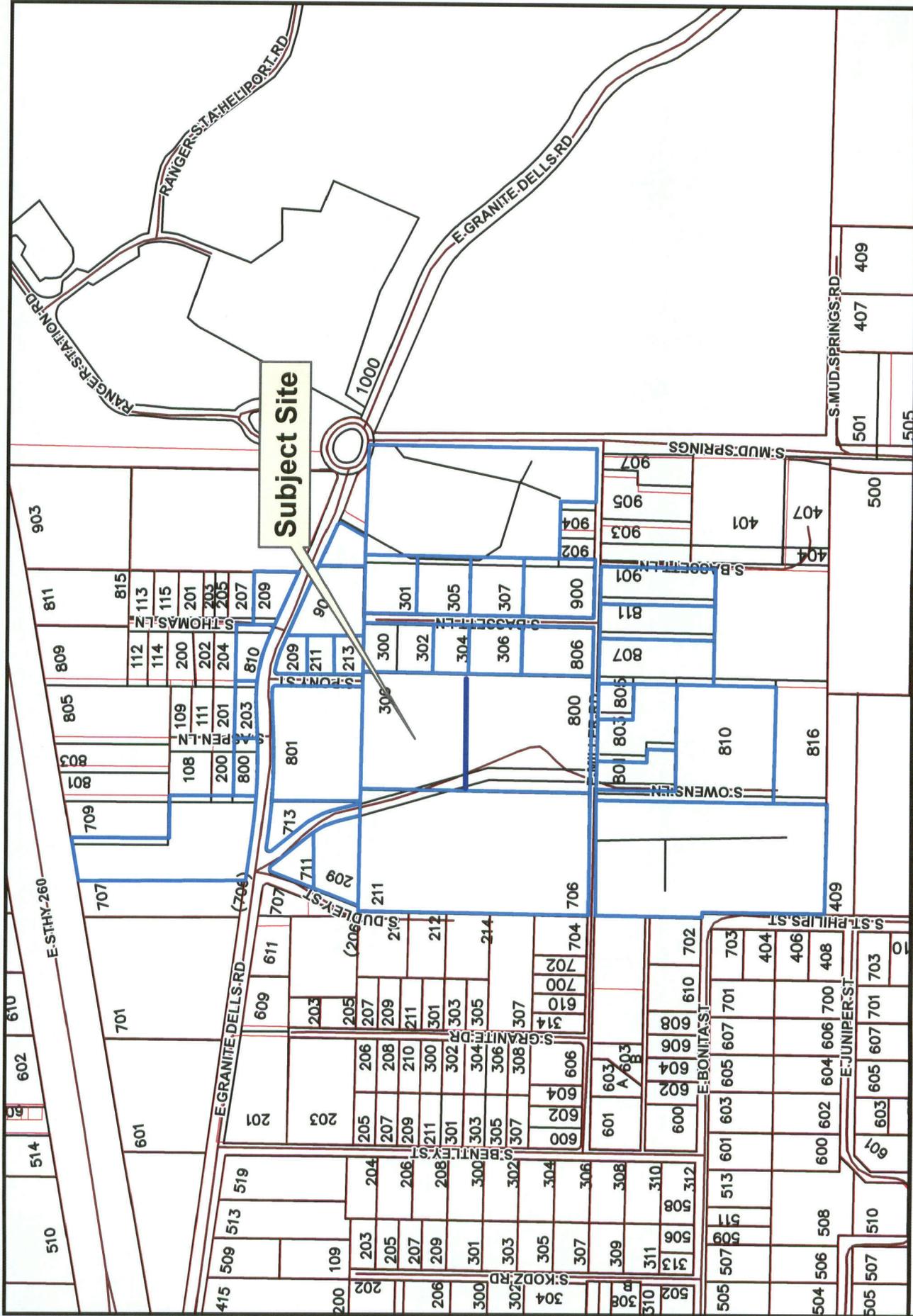
"I move the Planning & Zoning Commission approve CUP11-001, a request to allow a public utility substation in a R1-10-MH zoning district at 304 S. Bassett Lane, with the conditions as recommended by staff."

Neighborhood Involvement

A Citizens Participation meeting was conducted on February 1, 2011, at Frontier Elementary School. The Citizens Participation Report is incorporated in the bound booklet submitted by Coe & Van Loo Inc.

* Note: There is a 30 day appeal period before the action of the Planning and Zoning Commission becomes effective.

Properties within 300' notification area of Owens Substation



0 130 260 520 780 1,040 Feet
1:4,411

This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS\PaysonGIS_Master.mxd 11/28/2007



A Existing View Looking East



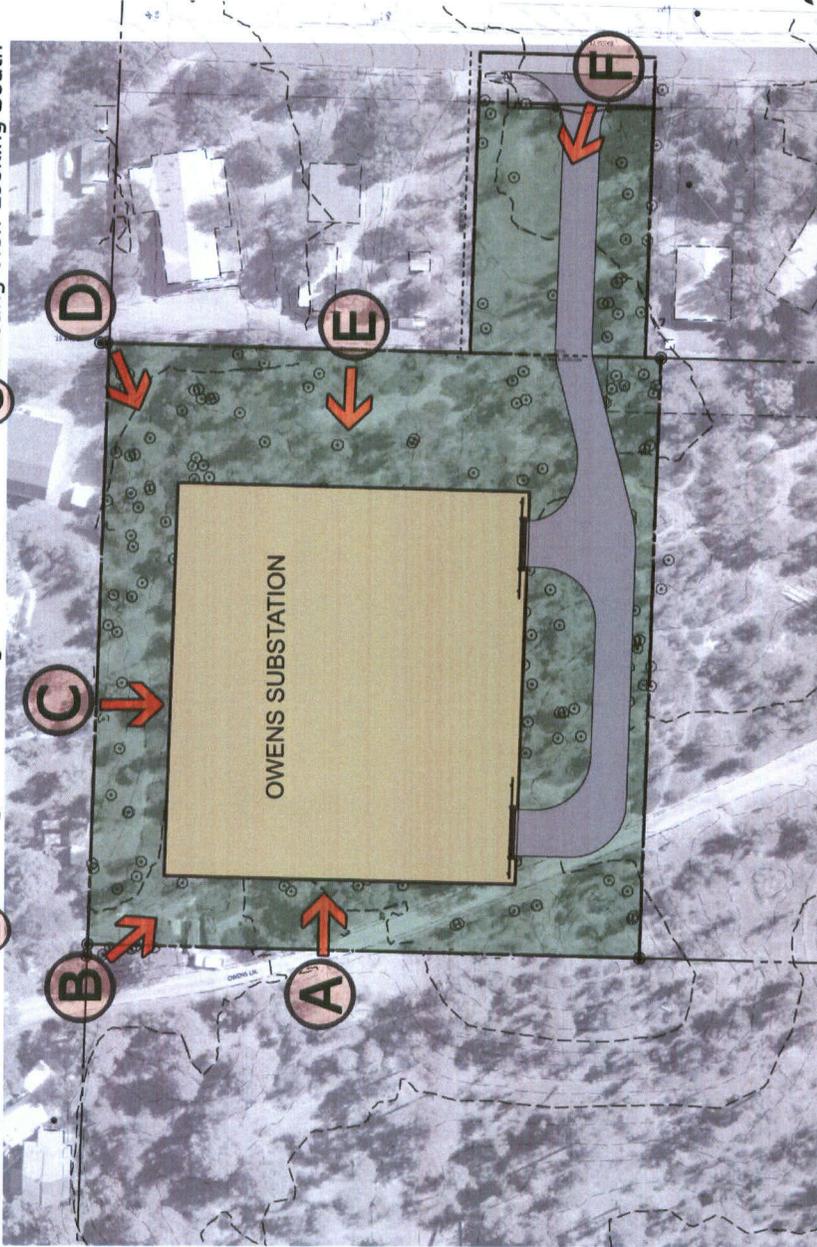
B Existing View Looking Southeast



C Existing View Looking South



D Existing View Looking Southwest



E Existing View Looking West



F Existing View Looking West

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION OR
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- | | | |
|--|--|---|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> General Plan or Land Use Plan Amendment | <input type="checkbox"/> Guest Quarters |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Minor Land Division | <input type="checkbox"/> ADU |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> P & Z Commission Appeals | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Subdivision Plat | |
| <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> Temporary Use Permit | |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Zone Change | |

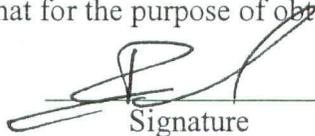
Aug, 2009

Project Address: 304 S. Bassett Drive Tax Parcel Number: 304-04-203^B & 304-04-202^K
 Subdivision: portion of Lot 3 Russell Subdivision Lot Number: portion of Lot 3
 Name of Applicant(s): Ryan Weed - Coe & Van Loo Phone #: 602-264-6831
 Mailing Address: 4550 N. 12th Street Town: Phoenix St: AZ Zip: 85014
 Name of Property Owner(s): Arizona Public Service Co
 Mailing Address: 2124 W. Cheryl Drive Town: Phoenix St: AZ Zip: 85021
 Contact Person: Steve Deming Phone #: 602-371-5245 Fax #: _____
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request: Construction of a new APS substation to strengthen existing electrical service and provide for future expansion within the surrounding community. A new 10' high masonry wall will be constructed surrounding the proposed substation. The wall will be painted and designed to blend in with the surrounding native trees and shrubs. The substation has been located within the property based on feed back from the neighborhood open house. The site plan also takes into account location of the existing trees and shrubs so as to keep as many as possible in place.

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Ryan Weed - Coe & Van Loo
Print Name


Signature

2/18/11
Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	3-9-11	RE	CONDITIONAL USE PERMIT = \$1000.00 Pd RE
COMPLETED APPLICATION	3-28-11	RE	
NEWSPAPER PUBLICATION	3-22-11	RE	
300' NOTIFICATION MAILOUT	3-17-11	RE	
POSTING DATE	3-17-11	RE	
			CHECK NUMBER: <u>051874</u> DATE: <u>3-9-11</u>

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

CITIZENS PARTICIPATION MATERIAL

(See bound booklet submitted by Coe & Van Loo)

**DESIGN REVIEW
PROJECTIVE NARRATIVE**



March 21, 2011

Ms. Sheila DeSchaaf
Town of Payson
Community Development Department
303 North Beeline Highway
Payson, Arizona 85541

Design Review Board
Board Members
303 North Beeline Highway
Payson, Arizona 85541

Re: Design Review Submittal - APS Owens Substation
Project Narrative
CVL Project No.: 1.01.0191201

Ms. DeSchaaf and Design Review Board Members:

Arizona Public Service (APS) is planning electrical improvements in Payson in the Russell Subdivision area to better serve the Payson area community. The existing Tonto substation, located at 440 West Longhorn Road in Payson has reached its limits and can not be expanded. APS plans on strengthening and expanding the electrical system to meet the needs of the town. This upgrade will consist of the construction of the new Owens electrical substation that will ensure greater reliability for our electrical system in this area and will also provide for existing and future growth in this region. In order to accomplish this, APS has purchased a 330 foot by 300 foot substation site on to the west of Bassett Lane. Another parcel was purchased with frontage along Bassett Lane to be used as access to the substation. These two parcels are depicted on the attached site plan. The new substation is located on Parcel Number 304-04-203 with access through Parcel Number 304-04-202H. Both parcels are previously vacant parcels.

The substation has been located within the property based on feed back from the neighborhood open house, as part of the conditional use permit. The site plan also takes into account location of the existing trees and shrubs. The intent of this project is to impact as little of existing vegetation as possible to preserve the mountain and forest character of Payson. The native trees and shrubs also provide excellent screening of the proposed substation from neighboring properties. A new 10' high masonry wall will be constructed surrounding the proposed substation to provide security and safety. The wall will be offset to breakup long continuous lengths and stepped to follow the existing site topography. The interior of the proposed substation will be designed to be depressed below grade. To accomplish this, a retaining wall is proposed along the north side of the project. The retaining wall will lower the interior of the substation by 4-feet in attempt to hide the proposed electrical equipment from view by adjacent neighbors. The wall will be painted in a natural hue and designed to blend in with the surrounding native trees and shrubs. The color choice will be non-contemporary, natural, and provide a rustic look that blends into the native background. Two rolling metal access gates are proposed

along the south boundary of the substation site. The gates will be painted to blend with the substation wall.

Access to the substation will extend west of Bassett Lane. A vehicular access gate is proposed immediately west of Bassett Lane to prevent unauthorized access to the substation and to prevent loitering or trespassing on the access road. The access road will be designed to be an all-weather accessible surface consisting of a gravel sub-grade material with decomposed granite surface material. The decomposed granite material selection and color will be a native material, possibly used from onsite excavated material.

In keeping with the requirements of the Town of Payson, detention basins are proposed to ensure downstream properties are not negatively impacted by storm water run-off from this project. The proposed detention basins have been located to maintain existing native plants. Landscape within the basins will be with appropriate materials which will integrate into the natural forest colors. Larger rock, required by the town to manage erosion will also be native to the area and blend into the native environment.

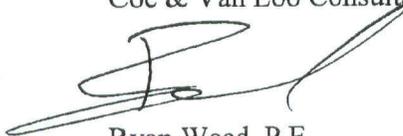
The only lighting required for the project by APS will be emergency lighting necessary for maintenance of the facility during an unexpected power outage at night.

Entry signage and monumentation is not proposed for this project. The only signage proposed are standard APS safety warning signs which are mounted to the substation wall. The signs are small 12-inch by 18-inch electrical danger signs spaced 60-feet apart. Another sign stating the substation name and APS logo will also be mounted to the entrance gate. The signage will not be illuminated.

The attached exhibits present the existing site photos, current site plan/grading plan, and proposed site improvements. Also included are the exterior wall elevations, materials sample exhibit, and property survey.

Please review and if you have any questions please feel free to contact me at 602-264-6831.

Sincerely,
Coe & Van Loo Consultants, Inc.



Ryan Weed, P.E.
Vice President, Director