



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,  
Planning & Development Director

DATE: October 13, 2014

SUBJECT: Major Amendment to the town of Payson General Plan; Land Use Map  
designations for property annexed in 2014 **P14-003**

The Town of Payson has initiated a Major Amendment to the Town of Payson General Plan. The proposed amendment would apply Land Use designations to 760 acres recently annexed, and 80 acres considered for annexation into the Town of Payson in 2014.

The annexation had not yet been considered when the Land Use Element of the 2014-2024 Town of Payson General Plan was approved by the Town Council in 2013. As no Land Use designations were applied to the 840 ± acres considered for annexation during 2014 the proposed amendment is being considered as the sole Major Amendment proposal to the Town of Payson General Plan in 2014.

Exhibit A attached to this memo was distributed to the appropriate authorities and neighboring jurisdictions on September 19, 2014 in accordance with the requirements governing a Major Amendment. As of the date of posting of the Planning and Zoning Commission's October 13, 2014 agenda, the Community Development Department has received one written comment concerning the proposal (see Exhibit B).

The Planning and Zoning Commission need not make a recommendation on this application at this time. The application has been placed on the agenda for the purpose of a public hearing as the application is still in the initial 60-day comment period. This application for amendment will be placed on the December 8, 2014 Planning & Zoning Commission agenda for another public hearing and Commission action.

Attachment(s):

Exhibit A - Memo and materials submitted to affected agencies and individuals in conjunction with the 60-day review period for Major Amendments

Exhibit B – Written correspondence received as of the date of posting

# **EXHIBIT A**



**Town of Payson**  
**Community Development Department**  
**303 North Beeline Highway**  
**Payson, AZ 85541**  
**928-474-5242**  
**928-472-7490 Fax**  
**928-472-6449 TDD**  
**www.paysonaz.gov**

**MEMO**

TO: Arizona Commerce Authority  
Gila County  
Gila County Planning  
Central Arizona Governments  
Town of Star Valley  
All Interested Parties

FROM: Sheila DeSchaaf, Planning & Development Director *sld*

RE: Town of Payson General Plan – Major Amendment (Land Use Element)

DATE: September 19, 2014

The Town of Payson recently annexed approximately 760 acres and is considering annexing an additional 80 acres east of the current municipal boundary. The Town of Payson General Plan does not presently address land uses outside of the municipal boundaries of the Town. Therefore, the Town desires to amend its General Plan to create land use designations for the areas to be annexed.

A draft of the proposed Land Use Map amendment for the 760 acres recently annexed as well as the 80 acres being considered for annexation is attached for your review and comment pursuant to ARS § 9-461.06. Comments concerning the proposed amendment are appreciated on or before November 15, 2014.

The Town of Payson Planning & Zoning Commission will hold public hearings on the amendments on October 13, 2014 and December 8, 2014 at their regularly scheduled meetings. All interested persons are invited to attend. The Town Council will act on the proposed amendment following a recommendation by the Planning & Zoning Commission.

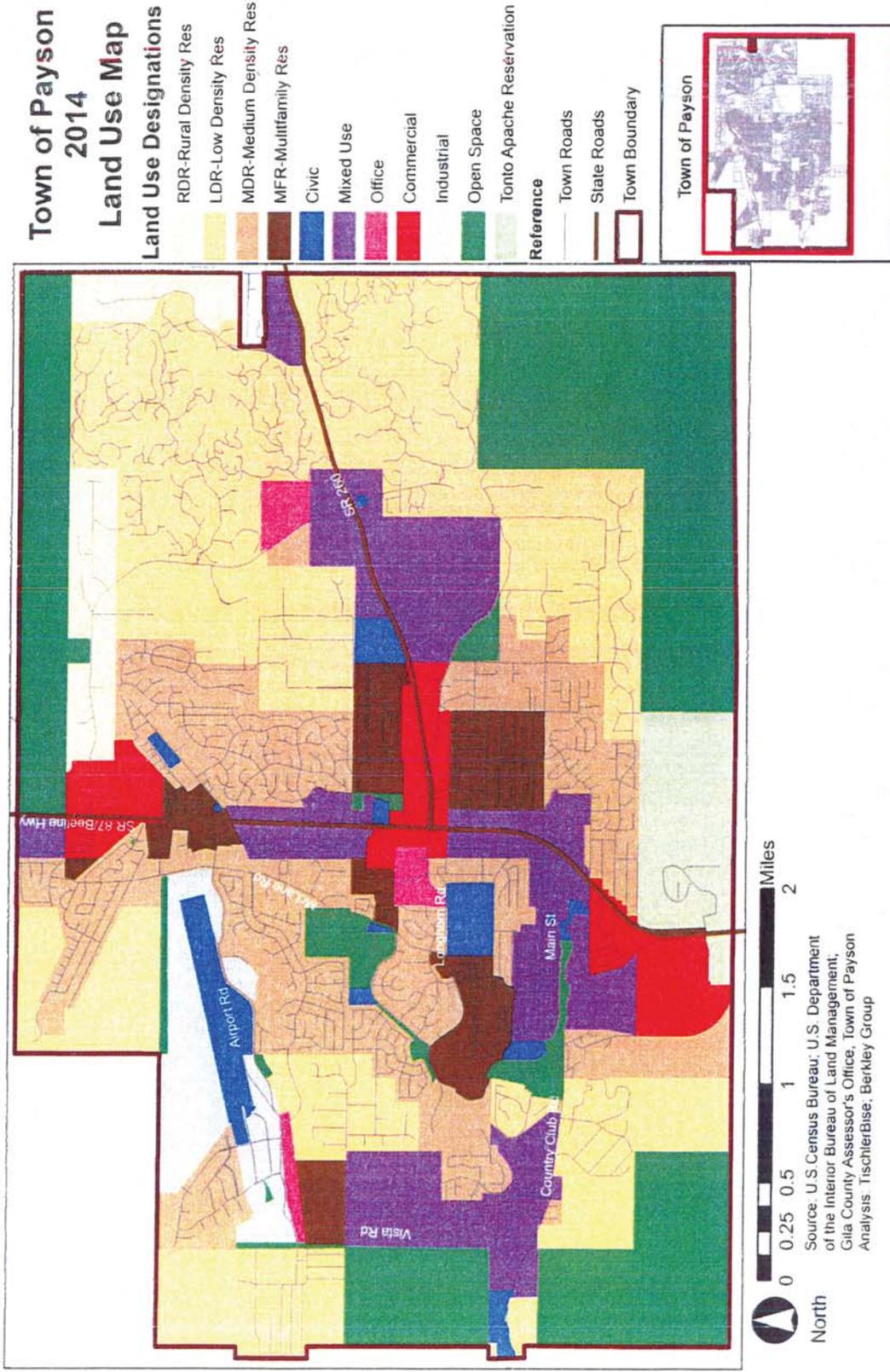
If you have any questions please contact me at the address or phone number listed above. Thank you.

xc Payson Town Council  
Town of Payson Planning & Zoning Commission

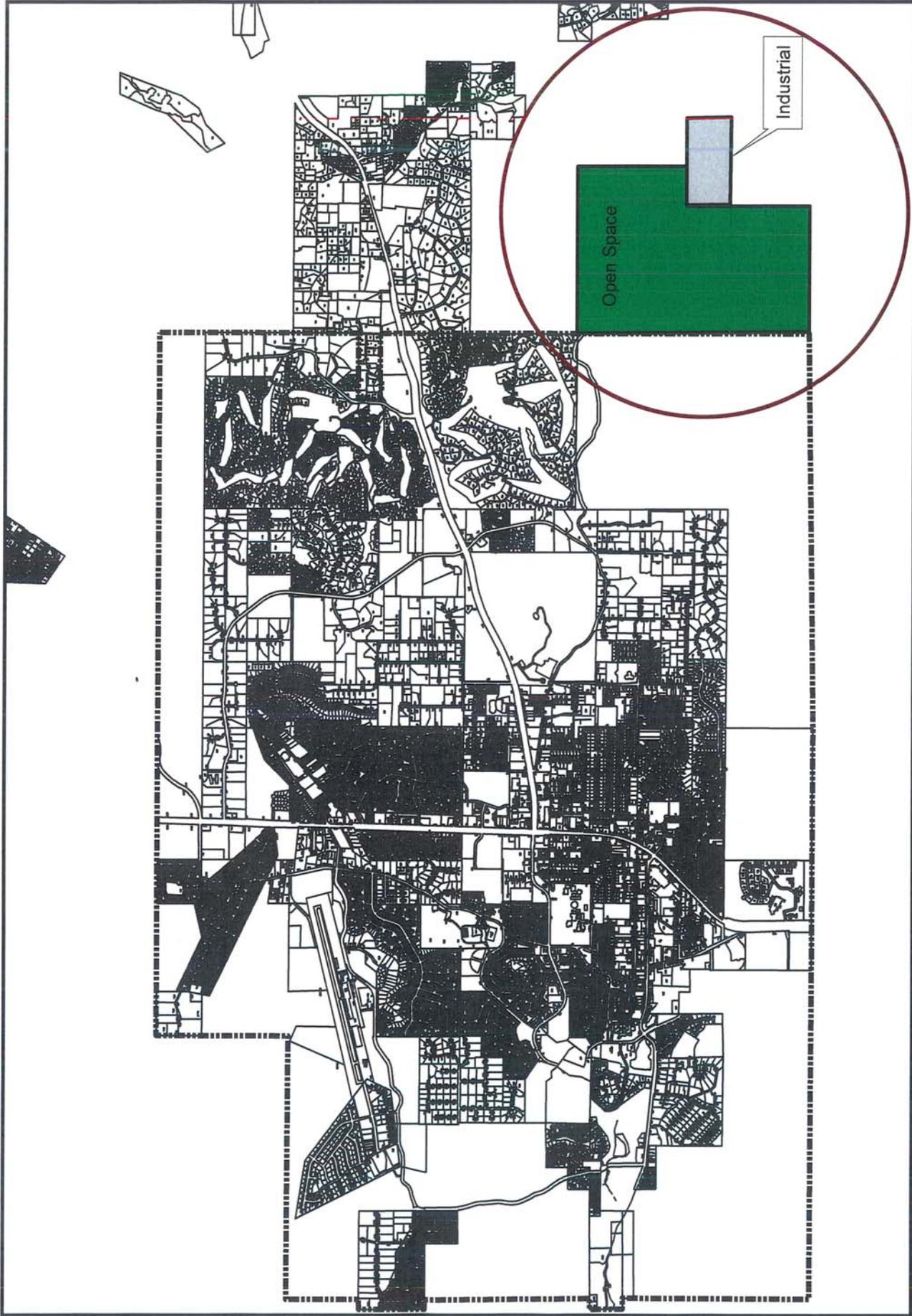
# Existing Land Use designations

General Plan Update 2014 - 2024  
Town of Payson, Arizona

Map 9: Future Land Use Map



# Proposed Land Use designations for newly Annexed Areas



1:47,364

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](http://www.ci.payson.az.us)  
GIS\PaysonGIS\_Master.mxd 11/28/2007



# **EXHIBIT B**

## LEON H. KEDDINGTON

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110 N Feather Plume Circle  
Payson, Arizona 85541  
(928) 468-9667  
emk@npgcable.com

October 7, 2014

Town of Payson Planning and Zoning Commission  
303 N Beeline Highway  
Payson, Arizona 85541

RE: Hearing scheduled for October 14, 2014. Items B, C and D

Dear Commission,

I would like to offer the following comments these agenda items:

**Item B**     **P14-002**, An application filed by the Town of Payson to amend the Town of Payson Unified Development Code provisions related to sewer requirements in Industrial Zoning Districts.

It is inappropriate to allow any new development to not connect to Northern Gila County Sanitary District or provide a wastewater treatment system using similar technology, especially an industrial site. All traditional septic systems fail; it is not if, it is when. We can look to sites in California and Arizona. Actually, we need look no further than right here in Payson. Further, industrial sites use materials that are known to be environmental hazards (solvents, lubricants, etc.) and we cannot risk those contaminants reaching the ground water by leaching through a septic leach field or by a spill.

In the case of the proposed new industrial area it seems to me a better solution is for the Towns of Payson and Star Valley to work together to solve their issue with septic systems and provide a safe wastewater management plan for this new area.

**Item C**     **P14-003**, An application filed by the Town of Payson for a major amendment to the Town of Payson General Plan. This amendment would apply land use designations to land annexed or considered for annexation into the Town of Payson in 2014.

**Item D**     **P14-004**, An application filed by the Town of Payson to ReZone property annexed or considered for annexation into the Town of Payson in 2014, in and around E. Granite Dells Road, including The Rim Ranch property (commonly known as FOX FARM; Gila County Assessor Parcel number

304-27-001).

I agree it is absolutely a sound plan to annex the Fox Farm in to Payson. However, I disagree it should be Industrial on the General Plan. Likewise, it is inappropriate to change the zoning to industrial. It does not make sense to have one of the most isolated areas with fabulous vistas become an industrial area. The fact that it is so isolated seems to make it more difficult serve with fire and emergency services. A small industrial accident could very well result in a catastrophic wild fire due the proximity to the National Forest. It should be residential or perhaps agriculture.

I believe that there is still adequate space near the Airport that is currently zoned for industry that should be utilized.

Questions for another day; Will there be sufficient ingress and egress, two well-built roads? Will the roads be able to handle 60,000 to 80,000 pound trucks? Will the roads have curb, sidewalk and bike path? Are plans in the works to allow an outdoor shooting range?

Sincerely,

Leon Keddington