



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,
Planning & Development Director

DATE: October 13, 2014

SUBJECT: Amendment to Unified Development Code §15-02-006, Industrial Lot
Development Standards (relating to sewer connections) **P14-002**

Background

The Town is considering annexing property which is neither within the Northern Gila County Sanitary District's boundary, nor within a reasonable distance of the Northern Gila County Sanitary District's sewer infrastructure. Under the Town's current Code provisions, if the property were developed residential, it would not be required to be connected to public sewer. But if the property were developed as commercial or industrial, connection to public sewer would be required.

This Unified Development Code amendment would allow property owners town-wide desiring to develop industrial projects alternatives to public sewer facilities if certain conditions are met.

Analysis

Currently, the Unified Development Code (UDC) mandates that all lots within Industrial Zoned Districts (M-1 or M-2) utilize public sewer. However, the UDC allows Residential Zoned Districts to utilize alternative waste disposal measures under certain circumstances. For instance, if a property is located within the Northern Gila County Sanitary District's boundaries but there is no adequate public sewer within 1000 feet of the nearest property line, public sewer may not be required. Also, if a property is not within the District's boundaries, no adequate public sewer is located within 500 feet, and the total cost of connecting to the sewer is more than two times the cost of installing an on-site disposal system, public sewer may not be required. Even though public sewer is not required, other suitable facilities must be installed and approved by the Gila County Health Department.

The proposed amendment to the Unified Development Code attached as Exhibit A, would extend these same two exceptions to properties located within Industrial Zoned Districts. As the Sanitary District has public sewer facilities adjacent to all Industrial Zoned properties in the Town of Payson currently, the optional public sewer connection would affect only newly annexed areas not presently within the Town boundaries or other areas that may be rezoned to Industrial in the future.

Staff Recommendation

Suggested Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of P14-002, an amendment to the sewer requirements within Industrial Zoned districts as detailed in the Table of Industrial Lot Development Standards, attached hereto as Exhibit A.”

EXHIBIT A

**Unified Development Code
Table of Industrial Lot Development Standards**

District (1)	Minimum Yard Setback				Public Water, Sewer Required (3)
	Front	Rear (2)	Interior Side (2)	Street Side	
M-1	20'	30'	30'	15'	YES
M-2	20'	30'	30'	15'	YES

1. Building Height: See Section 15-02-003(A)(1)(b).
2. Rear and side yard setbacks will apply only when the industrial property has a common property boundary with a residentially zoned lot or the adjoining property has residential uses established; otherwise, if adjoining another Commercial or Industrial property, no rear or side yard setbacks are required.
3. Public sewer facilities shall be utilized: a) when the property is located within the Northern Gila County Sanitary District's boundaries and there is an adequate public sewer within 1000 feet of the nearest property line as measured along the usual or most feasible route of access. b) when property is not within the N.G.C.S. District's boundaries, but there is an adequate public sewer within 500 feet of the nearest property line, as measured along the usual or most feasible route of access, and the total cost of connecting to the sewer is less than two times the cost of installing an on-site disposal system. If facilities are unavailable within the parameters described in a) and b), then other suitable facilities are required to be approved by the Gila County Health Department. However, no new properties (less than 2 acres in size) shall be created by minor land divisions that would require septic or other alternate sanitary systems to be utilized.

*Existing standards shown in black, Proposed amendment shown in red.