

# COUNCIL DECISION REQUEST

SUBJECT: Doll Baby Ranch Estates Preliminary Plat Extension

MEETING DATE: February 7, 2008

PAYSON GOAL: NEW:

EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Jerry 

AMOUNT BUDGETED:

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED:

CONT. FUNDING REQUIRED:

EXHIBITS (If Applicable, To Be Attached):

Letter from Ralph Bossert, Tetra Tech

8x11 Preliminary Plat Sheet

Notice of Action to Focus Development

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## **POSSIBLE MOTION:**

"I move to approve the extension of the Doll Baby Ranch Estates Preliminary Plat for six months through August 1, 2008."

## **SUMMARY OF THE BASIS FOR POSSIBLE MOTION:**

This preliminary plat was approved by the Planning and Zoning Commission and approved by Town Council on March 1, 2007. It consists of 15 lots on 16.08 acres located on Doll Baby Ranch Road south of Sanitary District site.

## **PROS:**

The extension would allow this owner more time to proceed to the final plat stage.

## **CONS:**

None noted.

## **PUBLIC INPUT (if any):**

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

The Town Council approved this preliminary plat on March 1, 2007 subject to 14 conditions.

FEB 07 2008 I. 3



TETRA TECH, INC.

January 22, 2008

Ms. Sylvia Smith, Town Clerk  
Town of Payson  
303 North Beeline Highway  
Payson, AZ 85541

**RE: Doll Baby Ranch Estates (S-132-07)  
Project No. 2427.0010**

Dear Sylvia:

The Mayor and Common Council approved the Preliminary Plat for the subject property on March 1, 2007. Since then, the original Developer has decided not to develop the project. Several months of design time were lost during a prospective sale of the project to another Developer.

On behalf of The Floyd, LLC, owner of the property, we respectfully request the Common Council to extend the Preliminary Plat approval for six (6) months.

Very truly yours,

Ralph O. Bossert, PE, RLS  
Sr. Project Manager

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cc: Jerry Owen  
LaRon Garrett  
Lanny Floyd/The Floyd, LLC





COMMUNITY DEVELOPMENT DEPARTMENT  
TOWN OF PAYSON

303 N. BEELINE HIGHWAY  
PAYSON, ARIZONA 85541-4306

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## NOTICE OF ACTION

March 2, 2007

Focus Development  
2520 East University Drive, Suite 104  
Tempe AZ 85281  
Attn: Devin Warren

Re: S-132-07, Preliminary Plat – 2301 West Doll Baby Ranch Road – Doll Baby Ranch Estates

Dear Mr. Warren,

This letter serves to inform you that the Town Council approved the Doll Baby Ranch Estates Preliminary Plat (S-132-07), on March 1, 2007, subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, sealed 12-22-06.
2. The site shall be annexed into the Northern Gila County Sanitary District. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the final plat.
3. The applicant's portion of right of way for West Doll Baby Ranch Road and the interior streets shall be dedicated to the Town of Payson as public roadways.
4. West Doll Baby Ranch Road shall be improved to a minimum of 24 feet wide asphalt paving from the end of the existing improvements to at least the west side of the first American Gulch crossing. **Council amended for the roadway to be designed to the new collector standards.**
5. The American Gulch crossing improvements shall be a minimum of low flow pipes under the roadway and the roadway designed to carry major flows over the road.
6. Storm water detention/retention is required in accordance with the Town Code.
7. The Developer shall provide an 8 foot wide compacted ABC path/trail along the south side of West Doll Baby Ranch Road adjacent to the property and between Lots 7 and 8 from the public street to the National Forest Boundary within a 20 foot wide pedestrian-equestrian easement dedicated to the Town. The interior street shall include an 8 foot wide compacted ABC path/trail along the southerly and easterly

sides to connect the two segments described above. These trails should be detached from the curb as much as practical based on the width of right of way and the grading and drainage situation.

8. The Developer shall provide public water and sewer to each lot. The Developer shall install a new minimum 8" water line from the end of the existing water line near Greenfaire Circle to the west end of the asphalt roadway improvements. This line shall include a Pressure Reducing Valve to maintain appropriate pressures.

9. A note shall be added to the Final Plat stating that Lots 1-12 inclusive are Hillside Lots and shall conform to all Town of Payson Hillside Requirements.

10. A note shall be added to the face of the final plat regarding odor associated with the site's proximity to Wastewater Facilities.

11. An 8 foot wide Public Utility Easement shall be created along all lot frontages.

12. The Preliminary Plat is valid for a period of 12 months from the date of Council approval.

13. The applicant shall submit a letter regarding their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat. **Council amended to accept a \$15,000 contribution.**

14. The applicant and staff have agreed to the status of the wells on lots 13 and 15 as follows:

A. Abandon the well site between lots 14 & 15

B. Provide access easement to the well site on lot 13 for monitoring the water quality and level

C. Cut well down, on lot 13, as close as possible to ground and provide landscaping

If you have any questions please feel free to contact me at your convenience.

Sincerely,



Ray Erlandsen  
Zoning Administrator

Cc: Ralph Bossert, Tetra Tech