



COUNCIL DECISION REQUEST

SUBJECT: Construction Work During Night Time Hours at Payson Plaza Shopping Center

MEETING DATE: May 7, 2015

SUBMITTED BY: LaRon Garrett, Asst. Town Mgr 

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: \$0

EXPENDITURE REQUIRED: \$0



EXHIBITS (If Applicable, To Be Attached): Letter of Request from the Contractor

POSSIBLE MOTION:

I move to approve an exemption to the hours of construction activity for construction work at the Payson Plaza Shopping Center on May 12th and 13th, 2015.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

Section 130.20 (C) 8 (a) of the Payson Town Code restricts the hours of construction activity as follows:

“From June 1 to September 1, inclusive, all construction or repair work shall not begin prior to 5:00 a.m. and must stop by 10:00 p.m. From September 2 to May 31, inclusive, all construction or repair work shall not begin prior to 6:00 a.m. and must stop by 10:00 p.m.”

The Payson Plaza Shopping Center, located at the southeast corner of Highway 87 and Highway 260, is in the process of repairing the drainage and paving in their parking lot. Traffic in the parking lot is very heavy, especially at the northwest corner around McDonalds. There are two driveways in that area, one on Highway 87 and on Highway 260, that need to be closed to traffic during the repairs and upgrades. In an effort to minimize disruption to the traffic flow as well as the financial impact to the adjacent businesses, the contractor has requested approval from the Town Council to work in this area during night time hours. The work would be completed during the nights of May 12th and 13th, 2015.

Section 130.20(D) 6 of the Payson Town Code provides for the Town Council to allow an exception to these work hour restrictions. Prior to approving any exception, the Council shall consider the potential disruption versus the public benefit of any such exemption.

Approval of this request to work at night will allow the property owner to enhance the public areas of their development with minimal affect on traffic, as well as reducing the financial impact on the businesses in the area.

PROS: This will allow the work to be completed during the lowest traffic flows and have the lowest impact on the surrounding businesses.

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CONS: There may be additional night time noise during the construction.

FUNDING:

Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

FM: _____ Date: _____

Garrett, LaRon

From: Susan McIntyre [windsonghollow@gmail.com]
Sent: Monday, April 20, 2015 1:48 PM
To: Garrett, LaRon
Cc: David McIntyre
Subject: Fw: Payson Plaza , valley gutter night closure

From: Garrett, LaRon
Sent: Monday, April 20, 2015 1:00 PM
To: Susan McIntyre
Cc: David McIntyre
Subject: RE: Payson Plaza , valley gutter night closure

From: Susan McIntyre [<mailto:windsonghollow@gmail.com>]
Sent: Monday, April 20, 2015 12:30 PM
To: Garrett, LaRon
Cc: David McIntyre
Subject: Payson Plaza , valley gutter night closure

To Whom it May Concern;

I am the General Contractor replacing the valley gutters in the Payson Plaza. As per town code not allowing construction during evening hours I would like to make a request for an exemption.

We want to barricade Hwy 87 entry to McDonald's

We would like to complete this work on the night of May 12,13. We will cut and remove, place concrete and plate at McDonalds in the same evening.

The reason for the exemption is that there is far less traffic in the area at night. The increased amount of traffic during the day will cause safety issues.

Additionally, there will be far less financial impact on McDonald's

Thank you for your consideration.

Pine country Builders LLC
L. David McIntyre
79 E. Pine Canyon Drive
Payson, AZ 85541
928-951-0241
dmaczero@gmail.com