

Town of Paradise Valley Planning Commission

5. PUBLIC HEARINGS 19-302 CONSIDERATION OF PRELIMINARY PLAT

JULY 16, 2019 AT 6:00 P.M.

Ron and Lynn Duff – N. Invergordon

Counsel for the Duffs:

Daniel Torrens

Portmeirion Law Offices

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TIMING

- ▶ Duffs received notice last week
- ▶ Duffs did not expect this type of issue would be handled in summer months
- ▶ In limited time presented, review of Plat shows serious deficiencies that warrant denial

PLANNING COMMISSION

- ▶ ENSURES COMPLIANCE WITH CODES FOR SUBDIVISION PLAT APPLICATIONS
- ▶ COMPLIANCE WITH TOWN CODE
- ▶ COMPLIANCE STORM DRAINAGE DESIGN MANUAL

PLAT DEFICIENCY

- ▶ SECTION 3-6(3) Storm Drainage Design Manual
- ▶ *Easements along Natural Wash corridors shall be maintained to preserve the natural environment and landscape features. Natural Wash corridors shall include a landscape buffer.*
- ▶ No landscape buffer. No Plat approval.

PLAT DEFICIENCY

- ▶ SECTION 3-6(2) Storm Drainage Design Manual
- ▶ Natural Wash Determination:
- ▶ Shall have: *five cross sections of the wash **equally spaced*** across the property.
- ▶ Not equally spaced point. No Plat approval.

PLAT DEFICIENCY 2

- ▶ Natural Wash Determination:
- ▶ Shall have: *five cross sections of the wash equally spaced across the property.*
- ▶ Points are not across the whole wash.
- ▶ C3-6 appears 8 feet from beginning of the wash.
- ▶ C3-10 appears 30 feet from end of the wash.
- ▶ Analysis: Points closer to end of wash will confirm this is a Natural Wash or Watercourse.

PLAT DEFICIENCY

▶ Depth	Plat Point	
▶ 1.2	C3-6	
▶ 3.0	C3-7	
▶ 2.0	C3-8	
▶ 1.7	C3-9	
▶ 1.95	C3-10	1/2 inch; that's 1/48 th inch way from Natural Wash



DUE DILIGENCE

Duffs agree to share expense of a survey

OR

Take one point 8' from wash entrance (but, this will show that this is a Natural Wash or Watercourse)

NATURAL WASH OR WATERCOURSE

- ▶ Confirmation would mean Drainage Issue Dedicated to Town
- ▶ Likely, this Lot was not subdivided previously for a reason

COMMISSION SHOULD PAUSE

Serious issues need to be addressed

Commission should make an informed decision

Plat should be denied