



Administrative Policy
STORM WATER VARIANCE
Public Works – A103

Effective Date:

June 2010

Revised Date:

February 2014

STORM WATER DETENTION

VARIANCE CRITERIA

Summary

The Payson Town Code contains the requirements for normal Grading, Drainage and Storm Water Detention requirements in Chapter 152. In some cases the standard requirements are not reasonably applicable. Town Code §152.04 provides for an Administrative Policy by which a variance to these requirements may be granted.

Process

The Public Works Director may grant a variance to the technical requirements of Payson Town Code Chapter 152 so long as such variance does not violate the objectives and requirements of Section 152.01 and 152.03. Upon receipt of a written request and supporting data from a property owner, or their agent, the Public Works Director may grant a variance to the grading, drainage and storm water detention requirements under the following conditions:

1. When the area of land that has an increased storm water runoff coefficient due to development is between 10,000 square feet and 20,000 square feet, the peak storm water runoff leaving the site after development may be adjusted to be between 75% and 100% of the pre-development peak storm water runoff, depending on the area of the increased coefficient. This is based on the 2-, 10-, and 100-year storms data.
2. When the area of land that has an increased storm water runoff coefficient due to development is between 1,000 square feet and 10,000 square feet, the peak storm water runoff leaving the site after development may be allowed up to an amount equal to the pre-development peak storm water runoff. This is based on the 2-, 10-, and 100-year storms data.
3. When the area of land that has an increased storm water runoff coefficient due to development is less than 1,000 square feet, the peak storm water runoff leaving the site after development may exceed the pre-development peak flows by a maximum of 0.1 cfs if adequate adjacent and down stream drainage facilities are available. This increased flow is based on the 100-year storm data.



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4. When the total project area is no more than 10,000 square feet and the post-development weighted storm water runoff coefficient ("C") is lower than the pre-development weighted storm water runoff coefficient, the requirement for storm water detention may be waived.
5. When the area of land that has an increased storm water runoff coefficient is no more than 1,000 square feet, the requirement for the Grading and Drainage Plan to be prepared by an Arizona Registered Professional may be waived.
6. When the area of land that has an increased storm water runoff coefficient is no more than 1,000 square feet, the requirement for the Site Drainage Evaluation may be waived.
7. When the area being developed is less than 10 acres and meets the following criteria:
 - (a) The drainage basin in which the project is located is elongated creating a long time of concentration for the peak storm water flows to reach the confluence with the flows from the project area.
 - (b) The project is at, or near, the lower end of the elongated drainage basin.
 - (c) It can be demonstrated using standard engineering methods that the designed post-development storm water peak flow leaving the project will not increase the total peak flow at a predetermined point of compliance nor exiting the onsite drainage basin.

The Public Works Director shall review the written request and supporting data to determine if the project is eligible for a variance. If the variance request is approved, the Public Works Director shall issue a written notice stating such to the person or entity requesting the variance.

The Public Works Director may deny a variance if it is believed that approval would be detrimental to the existing drainage in the immediate area or downstream locations, or if it does not fall within the criteria listed above. If the variance request is denied the Public Works Director shall issue a written notice to the person or entity requesting the variance stating why the variance was denied.