

MAG Question:  
Do certain areas lend  
themselves to being included  
in service area?

Evasive Answer:

Small parcels to the east,  
already with septic  
tanks, probably not ( ¶3.2.2)

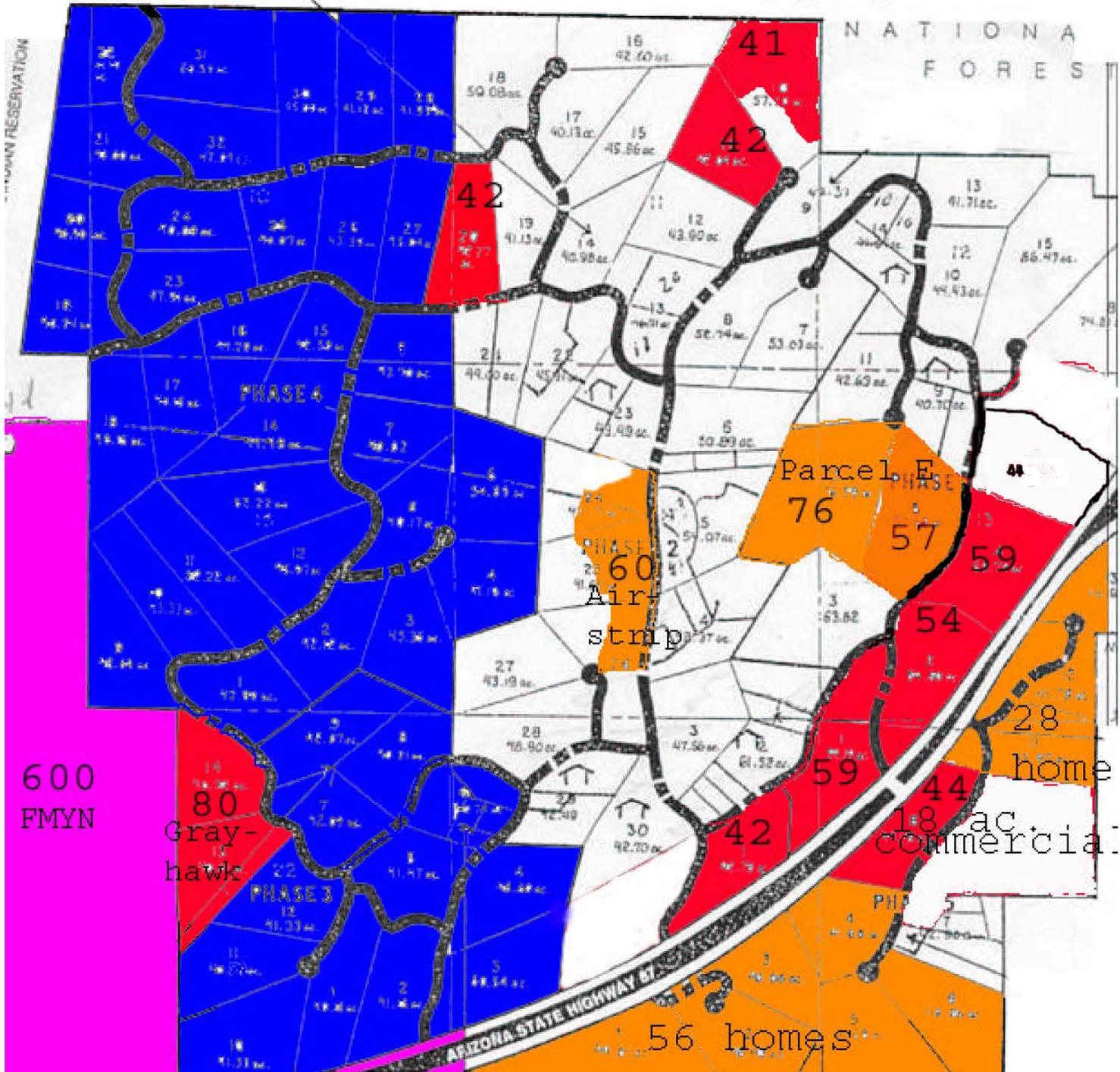


# What was not answered?

- What about small parcels without septic tanks?
- What about large parcels?
- What about land to the west?
- What about land outside of Goldfield Ranch?



Exhibit D



80 Gray-hawk

56 homes

18 ac commercial

home

Parcel E

Air strip

600 FMYN

PHASE 3

PHASE 4

PHASE 6

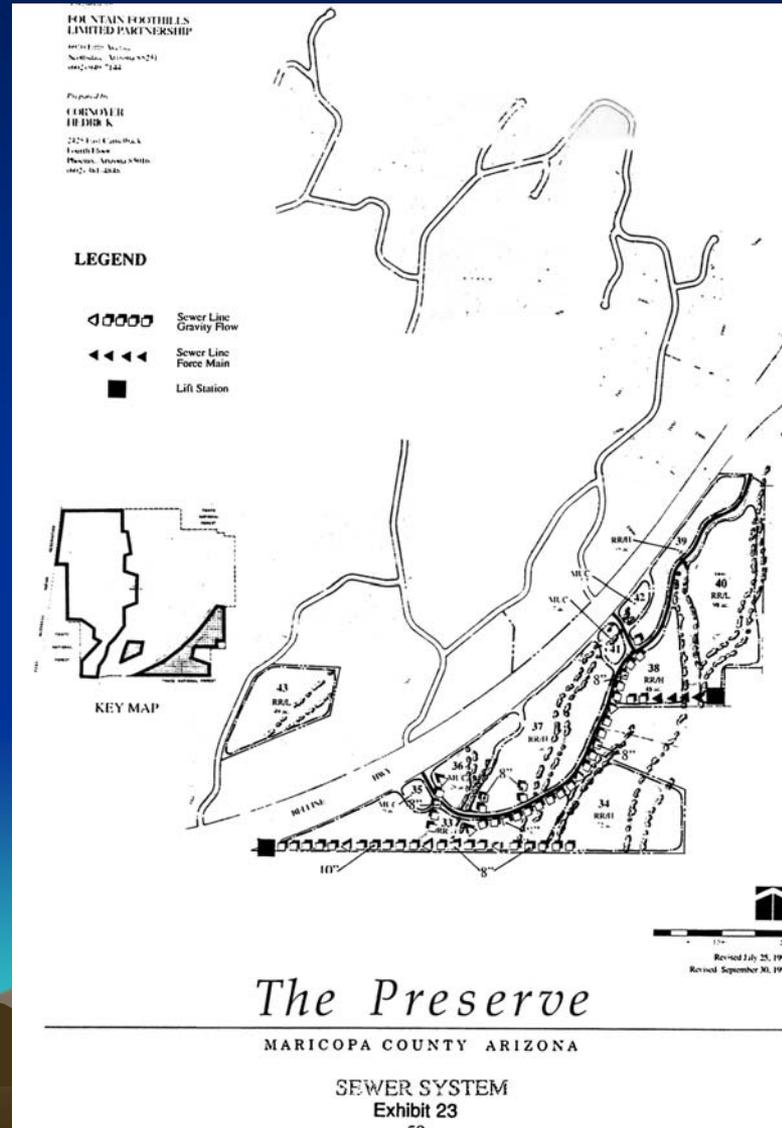
PHASE 5

NATIONAL FOREST

ARIZONA STATE HIGHWAY 57

# Example: Could the service area include the south side?

- In 1995, Maricopa County said “YES”



# Can the plant handle nearby areas that are NOT small lots on septic?

- 600 FMYN x 2du/ac = 1200 homes
- 80 Grayhawk x 2du/ac = 160
- Ellman parcels C & D = 84
- Other Ellman @ R-190 = 44
- Other large @ R-190 = 88
- Total homes = 1576 homes
- X 320 gpd/du = 504,320 gallons/day
  - More than DOUBLE planned capacity
  - Does not include 68 acres commercial



# Why bother with this analysis?

- To prevent an “uncontrolled proliferation of small plants that could cause problems in the future” (MAG 208 WQMP § 4.5.2, at 4-224)



# How can MAG prevent a proliferation of small plants?

- Consider, when approving a plant design, whether it can be expanded to serve future needs



# Question: Can this plant be expanded?

- Evasive Answer: The relatively small parcels of private land on the east will not likely exceed plant capacity (¶ 3.2)

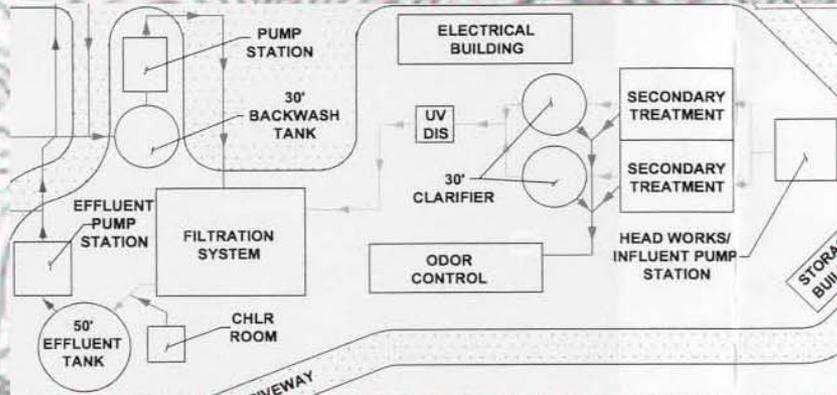


# What was not answered?

- Can this plant be expanded?
  - Yes or no?
  - An engineering question, not a lawyer question
- What about?
  - Large parcels
  - Parcels to the West, e.g., Grayhawk
  - Ellman's other parcels
  - Commercial development
    - 18 ac. between C and D – 1995 DMP still in effect
    - 50 acres on FMYN land



# Can this plant be expanded?



# GPD did not do its job

- MAG must do its job –
  - Send this back for GPD's engineers to consider ALL nearby areas
  - Send this back for GPD's engineers to answer whether plant could be expanded
  - Send this back for GPD to consider another site for a plant that could be doubled to meet future needs
  - Send this back for inquiry to ALL neighboring owners

This is what MAG planning is all about

