

COUNCIL DECISION REQUEST

SUBJECT: PRELIMINARY PLAT – CHAPARRAL HIGHLANDS SUBDIVISION S-122-06

MEETING DATE: 3-23-06

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE: N/A

SUBMITTED BY: Jerry Owen
Community Development Director

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N/A

CONT. FUNDING REQUIRED: N/A

EXHIBITS (If Applicable, To Be Attached):

P & Z Commission recommendation and staff report.

RECOMMENDED MOTION

The Planning and Zoning Commission recommend approval of the preliminary plat for the Chaparral Highlands Subdivision. The supporting motion would be: "I move to APPROVE the Preliminary Plat for the Chaparral Highlands Subdivision as submitted subject to the nine (9) conditions listed in the staff report."

SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

PROS: (Not Applicable)

CONS: (Not Applicable)

PUBLIC INPUT (if any): See staff report.

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

The Planning & Zoning Commission reviewed the Preliminary Plat for the Chaparral Highlands Subdivision at a Public Hearing on March 6, 2006, at 4:00 PM, in the Town Council Chambers, and recommended the Town Council approve S-122-06, on a 5-1 vote.

A Citizens Participation Meeting was held on December 15, 2005 (see attached CPM report).

MAR 23 2006 L.3



COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF PAYSON
303 N. BEELINE HIGHWAY
PAYSON, ARIZONA 85541-4306
PHONE: (928) 474-5242 X. 263 • FAX: (928) 472-7490 • TDD: (928) 472-6449

CDR
Info Sheet

Preliminary Plat
Chaparral Highlands
Subdivision
S-122-06

March 7, 2006

- * The applicant is requesting approval of a preliminary plat to allow a 9.98 acre property, currently zoned R1-10-MH, to be subdivided into 19 single family residential properties and 1 tract.
- * This property is currently addressed as 1109 N. Karen Way.
- * A Citizens Participation Meeting was held on December 15, 2005. Citizens attending the meeting asked questions regarding: whether manufactured housing would be allowed, an existing building on the site, horse privileges, water, CC&R's and other non-related zoning questions; all of which were addressed by the property owners.
- * On March 6, 2006, the Planning and Zoning Commission reviewed this application and recommends the Town Council **Approve S-122-06, the Preliminary Plat for Chaparral Highlands** Subdivision with the nine conditions listed in the staff report (see attached).
- * Discussion at the Commission meeting included: restricting manufactured homes with a note on the plat as this property has MH designated zoning, potential historical ruins, a well on the property, private road ownership, the potential amending of the building envelope on Lot #4 due to a rock outcropping and horses not being allowed due to the UDC requiring one acre for livestock.

S-122-06

MOTION BY P & Z COMMISSION

Barbara Underwood moved, seconded by Kevin Sokol, that the Planning and Zoning Commission recommend to the Town Council approval of S-122-06, a Preliminary Plat for the proposed Chaparral Highlands subdivision; consisting of Tax Parcel 302-23-006A, currently addressed as 1109 North Karen Way, with the following conditions:

1. Karen Way may be dedicated as a public road if the public roadway right of way and required improvements are extended west to the existing full width public roadway at the San Gianni Hills Subdivision. The developer will need to coordinate with the other property owners between this development and San Gianni Hills to accomplish this dedication. Otherwise, Karen Way will still need to be improved to public standards but will remain private.
2. The gate shall be equipped with an 'Opticom' receiver for emergency vehicle access.
3. The developer shall submit a hillside analysis showing which lots are Hillside Lots. A note shall be included on the final plat stating that the hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.
4. Developer shall provide storm water detention in accordance with Town of Payson Standards.
5. The 8" water line needs to be extended from the existing water line at the east side of the San Gianni Hills Subdivision across the frontage of this property and on the interior of this project to feed any fire hydrants.
6. The Final Plat shall be amended to reflect the correct Assessor Parcel Number and the final plat will note that only site built homes will be allowed in this subdivision.
7. All lot dimensions must be depicted on the final plat.
8. The final plat shall be in substantial conformance with the site plan as submitted.
9. Parcel 302-23-006A must be properly annexed into the Northern Gila County Sanitary District prior to approval of the final plat.

Motion carried 5-1 with Hal Baas casting the dissenting vote.



**TOWN OF PAYSON
REPORT TO THE
PLANNING & ZONING COMMISSION**



February 14, 2006

FROM: Ray Erlandsen
Zoning Administrator

SUBJECT: Review of the proposed **Preliminary Plat** for the **Chaparral Highlands** Subdivision.

I. INTRODUCTION

MEETING DATE: March 6, 2006

CASE NUMBER: S-122-06

LOCATION: The property consists of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 11 North, Range 10 East, Payson, Arizona. Currently the property is addressed as 1109 North Karen Way.

TAX PARCEL: 302-23-006A

APPLICANTS: Chaparral Highlands, LLC; property owner
Michael Mustacci, representative

REQUEST: "Zoning approval for Chaparral Highlands, a preliminary plat consisting of 19 lots (18,000 s.f. min) and one tract."

PURPOSE: To determine how the request for a Preliminary Plat Review of proposed Chaparral Highlands subdivision shall be recommended to the Town Council.

II. EXISTING LAND USE/ZONING DESIGNATION:

EXISTING SITE: Single Family Residential Property / R1-10-MH
Dwelling unit demolished with permit 1/24/06

NORTH: Developed Single Family Residential Property / R1-90
(The Woods at Payson Subdivision)

SOUTH: Developed and Undeveloped Single Family Residential Property / R1-10-MH

EAST: Developed Single Family Residential Property / R1-12 PAD
(Chaparral Pines Phase One Subdivision)

WEST: Developed Single Family Residential Property / R1-10-MH

III. PREVIOUS ZONING & BUILDING ACTIONS:

A. Zoning Actions -

R1-D10 zoning for this property was 'inherited' from Gila County, when the Town became incorporated in December of 1973.

With the implementation of the Unified Development Code in April of 1996 the R1-D10 designation transitioned to R1-10-MH.

B. Building Actions - A demolition permit was issued in December 2005. Original dwelling unit was constructed prior to 1974.

IV. APPLICABLE REQUIREMENTS:

Section 15-09-010 of the Town of Payson Unified Development Code (UDC), explains the requirements and procedures for a subdivision preliminary plat.

V. PROJECT DESCRIPTION:

A. The applicant has submitted a proposal for the development of a 19 lot and 1 tract subdivision for single family residential dwellings. The proposed area of development is 9.98 acres (Gross acreage) and 8.52 acres (Net acreage). Note: Net acreage equals the gross, minus the proposed area in private streets (Tract A) area of 1.46 acres.

B. **Proposed Densities -** Gross is 1.9 DU (Dwelling Units) per Acre = 19 DU ÷ 9.98 ac
 Net is 2.23 DU (Dwelling Units) per Acre = 19 DU ÷ 8.52 ac

C. The **minimum** lot size proposed is 18,055.16 sq.ft. (lot 17). The **maximum** lot size proposed is 24,323.89 sq.ft. (lot 6) The **average** lot size proposed is 19,526.48 sq.ft.

D. No recreational facilities, common open space, or green belts are proposed.

VI. BACKGROUND INFORMATION:

A. This property is not within a flood plain designated area.

B. The District Standards for the R1-10-MH classification is as follows:

District	Minimum Lot Size				Max Lot Cover	Minimum Yard Setbacks				Min Space Between Buildings	Public Water Sewer Required
	Area sq. ft.	Width	Depth	D/U Area		Front	Rear	Side	Strt Side		
R1-10	10,000	80'	110'	10,000	40%	20'	20'	7'	15'	10'	YES

C. The R1-10-MH classification, by UDC standards, would allow manufactured homes.

VII. ANALYSIS:

A. Compliance of the Preliminary Plat with R1-10-MH District Standards

<u>Lot #</u>	<u>Area (sq. ft.)</u>	<u>Depth (ft)</u>	<u>Width (ft)</u>	<u>3 to1 Ratio</u>
Minimum	10,000	110	80	(Depth / Width can not exceed 3)
1	18,273.89	195	93	2.10
2	18,350.21	168	107	1.57
3	18,062.52	195	92	2.12
4	18,150.63	208	87	2.39
5	18,267.12	175	101	1.73
6	24,323.89	233	126	1.85
7	18,362.10	170	110	1.55
8	18,113.79	194	111	1.75
9	19,187.55	212	110	1.93
10	18,242.10	158	115	1.37
11	23,861.03	245	132	1.86
12	22,526.31	167	133	1.26
13	22,414.06	217	110	1.97
14	18,173.46	163	108	1.51
15	18,653.18	141	136	1.04
16	19,141.32	145	138	1.05
17	18,055.16	162	118	1.37
18	18,758.06	195	96	2.03
19	20,086.65	219	91	2.41

371,003.03 sq.ft. = Total lot areas

1. Proposed lots 1 through 19 exceed the 10,000 sq.ft. area requirement.
2. Proposed lots 1 through 19 meet or exceed the 80 foot width requirement.
3. Proposed lots 1 through 19 exceed the 110 foot depth requirement.
4. Proposed lots 1 through 19, are well below the 'depth to width' ratio of three to one.(See Section 15-07-002, Item E.3 of the UDC)

B. Compliance of the Preliminary Plat with Subdivision Standards

1. Transportation and Circulation

Comments from LaRon Garrett, Public Works Engineer:

- a. Karen Way may be dedicated as a public road if the public roadway right of way and required improvements are extended west to the existing full width public roadway at the San Gianni Hills Subdivision. The developer will need to coordinate with the other property owners between this development and San Gianni Hills to accomplish this dedication. Otherwise, Karen Way will still need to be improved to public standards but will remain private.

2. Street Design

Comment from LaRon Garrett, Public Works Engineer:

The gate shall be equipped with an 'Opticom' receiver for emergency vehicle access.

3. Hillside Subdivision Requirements

Comment from LaRon Garrett, Public Works Engineer:

The developer shall submit a hillside analysis showing which lots are Hillside Lots. A note shall be included on the final plat stating that the Hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.

4. Street Names

Acceptable street names are required to be included on the Final Plat. Cul-de-sac streets should be designated to imply that a 'no through traffic' situation exists by using an appropriate designation.

5. Drainage

Comment from LaRon Garrett, Public Works Engineer:

Developer to provide storm water detention in accordance with Town of Payson Standards.

6. Water

The UDC requires utilization of public water for R1-10 zoned districts. Adequate public water is available to this proposed subdivision. Under current Town policy, each lot owner will be required to pay the prevailing water development impact fee at the time the building permit is issued.

Comments from LaRon Garrett, Public Works Engineer:

The 8" water line needs to be extended from the existing water line at the east side of the San Gianni Hills Subdivision across the frontage of this property and on the interior of this project to feed any fire hydrants.

7. Sanitary Facilities

As the proposed lots in this subdivision would be less than two acres in size, public sanitary facilities would be required.

This property is not currently in the Northern Gila County Sanitary District and must be properly annexed prior to approval of the final plat. The applicant will provide adequate sanitary facilities, which will be depicted in the Improvement Plans, and which will be accepted by the Northern Gila County Sanitary District, prior to final plat approval.

8. General Infrastructure

- a. Prior to Final Plat approval, the water, sewer and paving plans as well as the grading and drainage plans must be approved.
- b. A computer closure of the entire project must be submitted with the final plat.
- c. This project shall follow the standard subdivision process.

9. Platting Concerns

- a. All lot dimensions must be depicted on the final plat.

10. Citizens Participation Plan

A Citizens Participation Meeting was held on December 15, 2005. Enclosed is the Citizens Participation Report, which meets the requirements of the Unified Development Code. Also attached are comments from citizens.

VIII. FINDINGS OF FACT

1. Compliance with the Town's zoning standards for a R1-10 District has been demonstrated.
2. The proposed subdivision could be compatible with the topography and adjacent property uses if compliance with all conditions is met.

IX. RECOMMENDATION FOR S-122-06:

Staff recommends that the Planning & Zoning Commission recommend to the Town Council approval of application S-122-06.

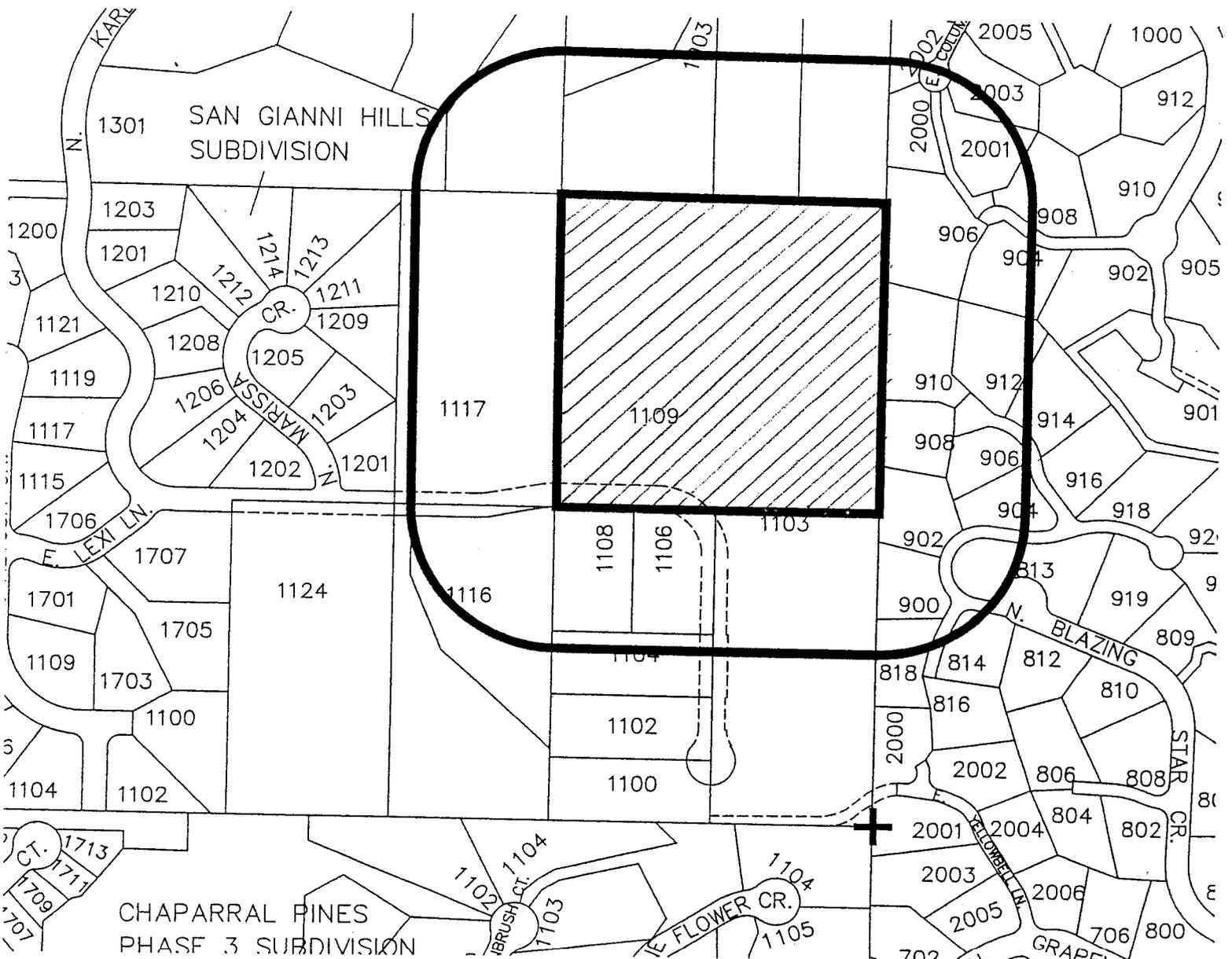
If the planning and Zoning Commission agrees with staff, an appropriate motion could be:

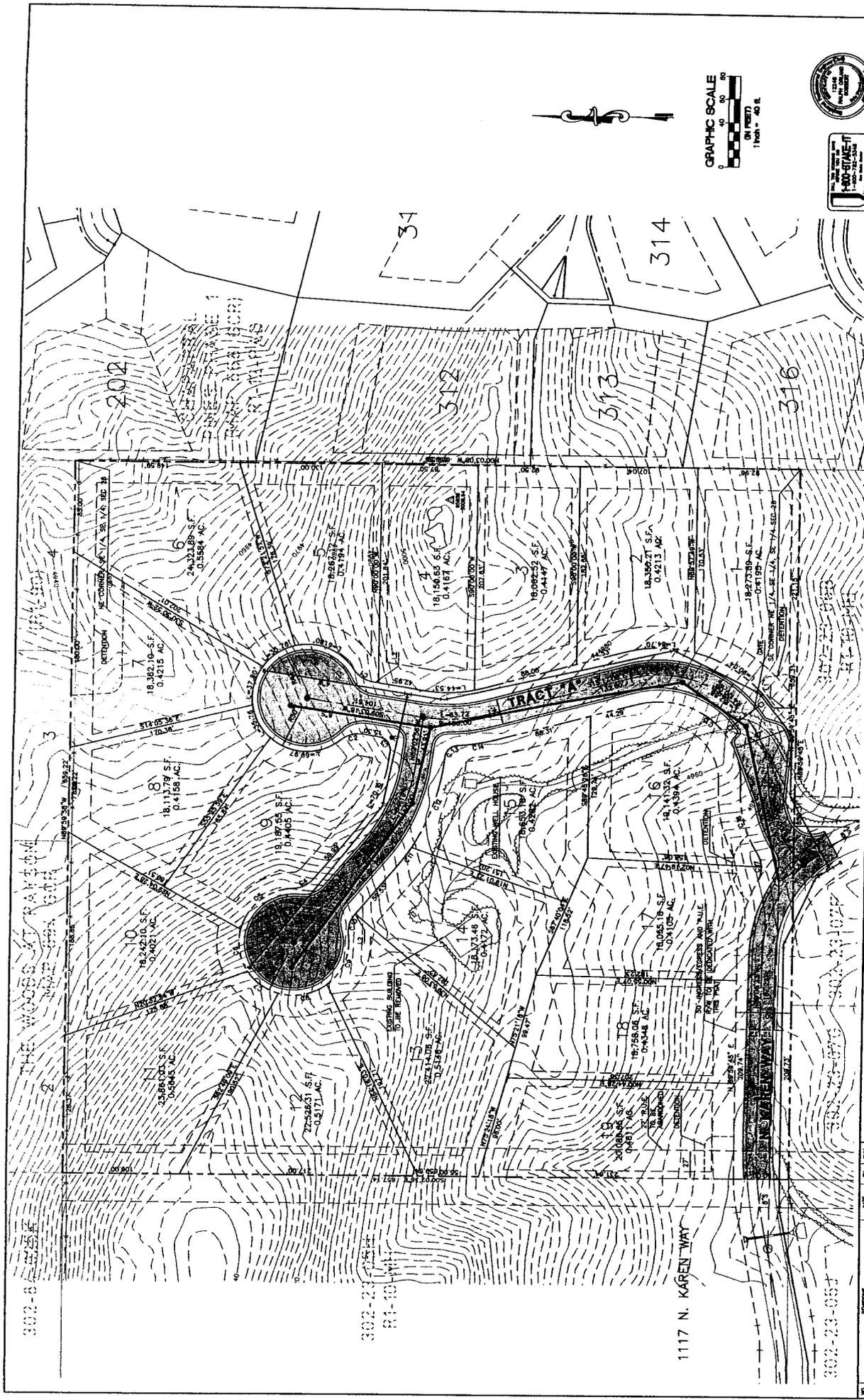
"I move that the Planning & Zoning Commission recommend to the Town Council approval of application S-122-06a Preliminary Plat for the proposed Chaparral Highlands subdivision; consisting of Tax Parcel 302-23-006A, currently addressed as 1109 North Karen Way, with the following conditions:

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Map Depicting the Subject Site with 300' Limit
and Additional Notification Requirements for
1109 N. Karen Way





JOB NO.	100000001
DESIGNED BY	MS
DRAWN BY	JP
CHECKED BY	MS
APPROVED BY	MS
DATE	12/29/05

SCALE	HORIZ. 1" = 40'
VERT.	1" = 20'
CONT. INTERVAL	5'
TRAILING	PP
SHEET NO.	2
OF	2

CHAPARRAL HIGHLANDS

PAYSON, ARIZONA

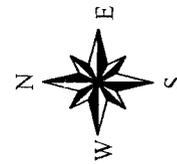


NO.	REVISION	DATE	BY	CHK.

302-23-057

Chaparral Highlands Hillside Lot Exhibit

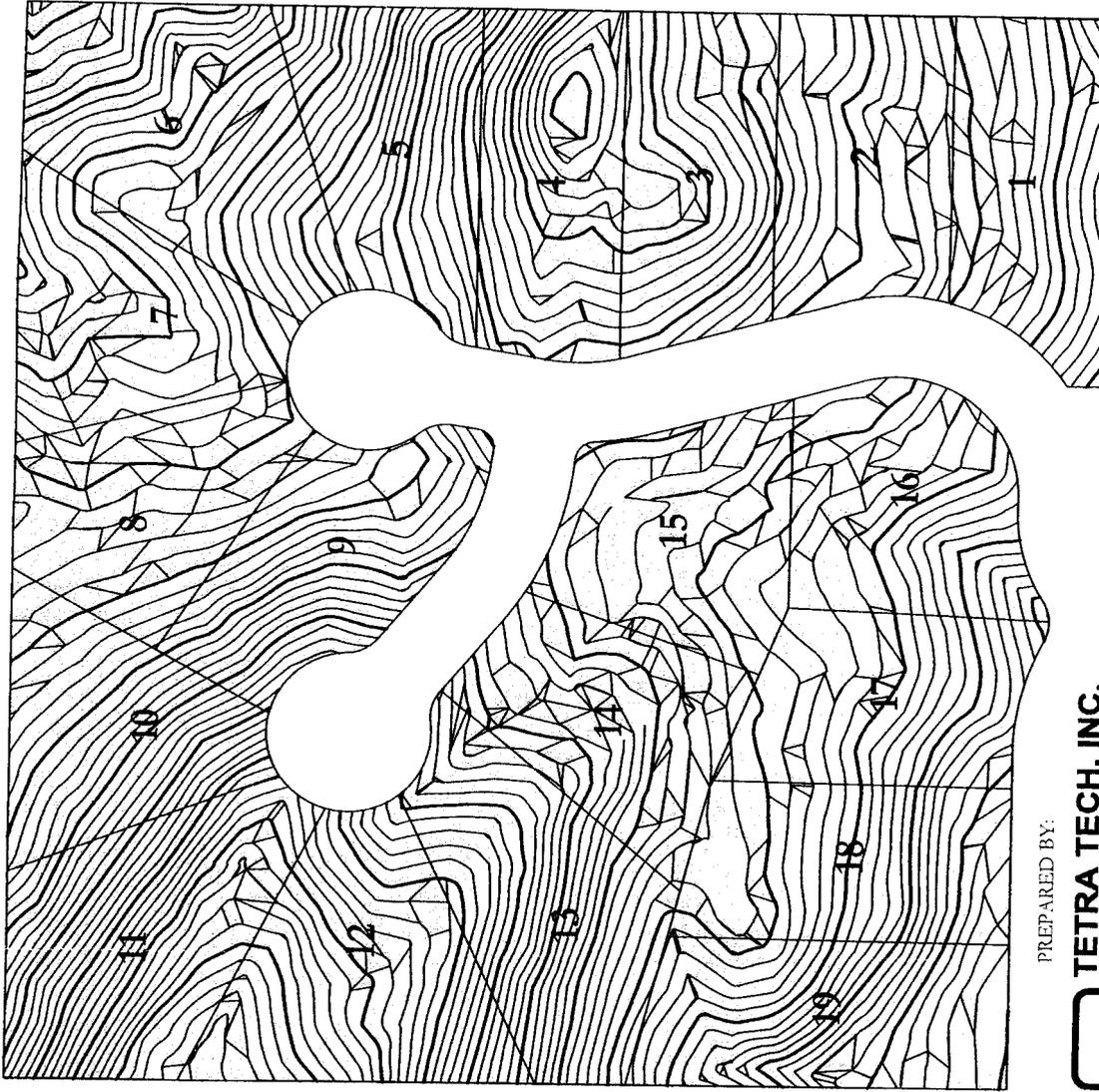
Lot Number	Slope Area (s.f.)	Lot Area (s.f.)	Percent Slope	Hillside Lot?
1	14455.11	18211.29	0.79 YES	
2	2084.73	18151.01	0.65 YES	
3	1317.70	18061.45	0.50 YES	
4	1242.04	18150.12	0.54 YES	
5	1811.28	18267.37	0.39 YES	
6	2005.44	14324.06	0.36 YES	
7	1384.67	14381.38	0.70 YES	
8	1701.39	15113.36	0.43 NO	
9	1358.72	19187.19	0.31 YES	
10	17010.18	18242.30	0.43 YES	
11	13082.91	19961.00	0.37 YES	
12	20315.26	20226.34	0.30 YES	
13	22093.71	23414.28	0.49 YES	
14	13175.97	18173.71	0.23 YES	
15	9717.03	18655.32	0.36 NO	
16	1478.11	15140.13	0.69 YES	
17	12250.21	17882.12	0.78 YES	
18	13867.08	19940.17	0.78 YES	
19	16551.28	20226.65	0.53 YES	



Scale 1"=75'

LEGEND

- Major Contour
- Minor Contour
- Area of > 15% Slope
- Lots



PREPARED BY:

TETRA TECH, INC.

431 S. Baseline Highway
Pepeon, AZ 85541-4885
TEL:(928)474-4838 FAX:(928)474-4867



**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION or
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

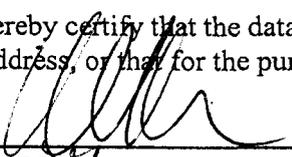
- | | |
|--|--|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Minor Land Division |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> P & Z Commission Appeals |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Zone Change |

Project Address: 1109 N. Karen Way **Tax Parcel Number:** 302-23-006A
Subdivision: Chaparral Highlands L.L.C. **Lot Number:** N/A
Name of Applicant(s): Chaparral Highlands, L.L.C. **Phone #:** (928) 472-7414
Mailing Address: 7954 Gibson Ranch Road, HC-6, Box 14750 **Town:** Payson **St:** AZ **Zip:** 85541
Name of Property Owner(s): Chaparral Highlands, L.L.C.
Mailing Address: 7954 Gibson Ranch Road, HC-6, Box 14750 **Town:** Payson **St:** AZ **Zip:** 85541
Contact Person: Gary de Szendeffy **Phone #:** (928) 472-7414 **Fax #:** (928) 472-8936
Payson Business License # N/A **Sales Tax #** _____

Detailed Description of Request: Zoning approval for "Chaparral Highlands", a preliminary plat consisting of 19 lots (18,000 s.f. min) and one tract.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

Michael Mustacci  January 4, 2006
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ PRELIMINARY SUBD. PLAT = 2500.00 + 2500.00 PER LOT, TRACT, PARCEL 500.00 (2500 x 19 = 47500.00) 7500.00 (TIMER) + 2500.00 = 2500.00 50000.00 TOTAL Pd (P)
DATE FILED	<u>1-19-06</u>	<u>(P)</u>	
COMPLETED APPLICATION	<u>2-28-06</u>		
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	
			CHECK NUMBER: <u>1017</u> DATE: <u>1-19-06</u>

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____



Gila County Assessor Parcel Search

[Back to Gila County Page](#)

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Data updated Yesterday

Enter parcel number in the format xxx-xx-xxx and press Submit.

Don't know your Parcel Number?



Parcel

Tax Year:

Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	302-23-006A
Site Address:	1109 N KAREN WAY PAYSON
Owner:	CHAPARRAL HIGHLANDS LLC
Owner 2:	
Mailing Address:	2880 E NORTHERN AVE
City:	PHOENIX
State:	AZ
Zip:	85032
Full Cash Value:	\$224,146
Assessed Full Cash Value:	\$35,863
Limited Value:	\$217,253
Assessed Limited Value:	\$34,760
Value Method:	Cost Model
Exempt Amount:	0
Exemption Type:	

Use Code:	0012
Property Use:	VACANT LAND
Class Code:	AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /
Assessment Ratio:	16.00%

Last Sale Information

Sale Price: (Click for sale info)	\$1,300,000
Sale Date:	10/14/2005
Recorded Instrument Type:	WARRANTY DEED
Book:	19063
Page:	5

Legal Description Information

Parcel Size:	10
Unit Type:	ACRES
Legal Description:	THE NE4 OF SE4 OF SE4 SEC 26 T11N R10E; APPROX 10 AC M/L

[Back to Gila County Home Page](#)

**ARTICLES OF ORGANIZATION
of
CHAPARRAL HIGHLANDS, LLC**

RECEIVED
SEP 23 2005
ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

1. The name of this limited liability company is Chaparral Highlands, LLC
2. The address of the principal place of business of this limited liability company is 7954 Gibson Ranch Road, Payson, Arizona 85541.
3. The name and business address of the initial agent for service of process for this limited liability company are KEYTLaw, L.L.C., 2415 East Camelback, Suite 700, Phoenix, Arizona 85016.
4. Management of the limited liability company is vested in a Manager or Managers.
5. The names and addresses of the Managers of this limited liability company at the time of formation are: (a) Michael Joseph Mustacci, 7954 Gibson Ranch Road, Payson, Arizona 85541 and (b) James Read Mann, 8673 East Dahlia Drive, Scottsdale, Arizona 85260.
6. The names and addresses of each Member who owns a twenty percent or greater interest in the capital or profits of this limited liability company at the time of formation are: (a) Michael Joseph Mustacci and Mary Alice Mustacci, 7954 Gibson Ranch Road, Payson, Arizona 85541 and (b) James Read Mann and Pamela A. Mann, 8673 East Dahlia Drive, Scottsdale, Arizona 85260.

DATED: September 23, 2005.


Richard Keyt

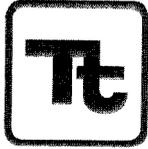
CONSENT OF STATUTORY AGENT

KEYTLaw, L.L.C., an Arizona limited liability company, having been designated to act as Statutory Agent hereby consents to act in that capacity until removed by the Company or resigning in accordance with the Arizona Revised Statutes.

KEYTLaw, L.L.C., an Arizona limited liability company

By: 
Richard Keyt, Manager

ACL, Box 14750
Payson 85541



TETRA TECH, INC.

January 12, 2006

Ray Erlandsen
Zoning Administrator
Community Development Department
Town of Payson
303 N. Beeline Hwy.

**Re: Citizens Participation Report for Chaparral Highlands.
Project No. 2424.0003**

Mr. Erlandsen,

This report is to inform you that on Tuesday, December 15, 2005 at 9:00 A.M, as part of the Town of Payson's preliminary plat application process, Chaparral Highlands, L.L.C. and Tetra Tech Inc. held a Citizens Participation Meeting (CPM) in the Tiny's Family Restaurant conference room in Payson. The project name is Chaparral Highlands. The project location is 1109 N. Karen Way.

On December 2, 2005, Tetra Tech sent by first-class mail a notice to all property owners within a 300' radius of the proposed project with an invitation to attend the meeting for discussing concerns and issues related to the project. A copy of the meeting invitation, the 300' radius notification exhibit, the 11X17" plan exhibit and the returned invitations if any, are included with this report. A copy of the mailing list and mailing labels is also included.

Six citizens attended the meeting including Planning Commissioner Underwood. The participants received comment request forms after signing in. They were also asked to leave their written comments for inclusion with this report. One citizen returned a comment form at the end of the meeting. A copy of the meeting sign-in sheet and the returned comment request form are included with this report.

Tetra Tech staff presented an overview of the project and the Town of Payson plat application process. The project is a subdivision consisting of 19 lots ranging in size from 18,000 S.F. to 24,000 S.F. and 1 tract of .66 acres for private roads. The property is currently zoned R-10-MH. The project borders The Woods of Payson (R1-90) to the North, Chaparral Pines Phase 1 (R1-12-PAD) to the East, unsubdivided property (R1-10-MH) to the South, and unsubdivided property (zoned R1-10-MH) to the West. The Town of Payson Land Use Plan has designated this parcel for low-density residential development.

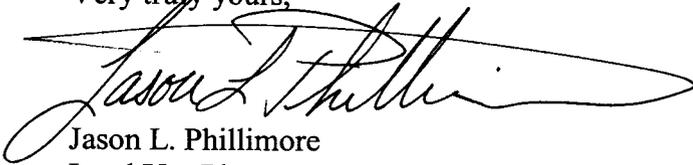
After the presentation, staff invited the participant to ask questions and express concerns about the project.

1. **At least one participant wanted to know if manufactured housing would be permitted in this subdivision.** The participants were informed that while the existing zoning designation allowed for manufactured housing, the homes in this subdivision would be all site built.
2. **At least one participant asked about the existing building on the site.** The participants were told that the existing building would be removed from the site. .
3. **At least one participant asked in the proposed parcels would be allowed horse privileges.** In response to this concern, it was explained that the Town of Payson Unified development code restricts the keeping of livestock to parcels of one acre or more.
4. **At least one participant mentioned concern over water and wanted to know how the developer would bring the water necessary to obtain Town of Payson approval.** In response to this question, the attendees were told that because this project had less than 20 lots tracts or parcels, it was not contingent upon bringing new water to Payson.
5. **At least one participant mentioned that he would like to see the same CC&R's that apply to Chaparral Pines applied to this project.** In response to this request, the owner/developer offered to examine those CC&R's and if they were compatible would possibly be adopted. He also assured the participants that this project would compliment the character of the surrounding neighborhoods.

The meeting concluded at approximately 10:15 A.M.

Please feel free to contact us with any questions or comments you may have concerning our Citizens' Participation Meeting or this report.

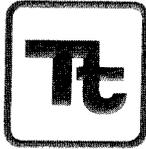
Very truly yours,



Jason L. Phillimore
Land Use Planner
Tetra Tech, Inc.

P:\24240003\WdDocs\CPR 1-12-06.doc

CC: Ralph Bossert P.E., R.L.S.; Gary de Szendeffy



TETRA TECH, INC.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Subdivision at 1109 North Karen Way
Request to develop 10.0 acres into 20 lots in accordance with existing R1-10MH
zoning.

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Thursday, December 15, 2005, at 9:00 a.m. at Tiny's Family Restaurant, located at 600 East Highway 260, in Payson, AZ. The purpose of the meeting is to provide information to property owners adjacent to subject property and registered interested parties regarding our proposed development. A copy of the Site Plan is attached. If you cannot attend the meeting and/or have questions regarding the proposed project, please call Gary de Szendeffy (928-472-7414) or me.

Very truly yours,

Ralph O. Bossert, PE, RLS
Senior Project Manager
Tetra Tech, Inc.
(928) 474-4636

Enclosure

cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Gary de Szendeffy
Michael Mustacci



TETRA TECH, INC.

PROPOSED SUBDIVISION AT 1109 NORTH KAREN WAY
CITIZEN'S PARTICIPATION MEETING

December 15, 2005

NAME BOB HEDRICK

ADDRESS 4536 E. VIA ESTRELLA

PHONE NUMBER 480 - 699 - 5776

COMMENTS:

APPEARS TO BE WELL DESIGNED!

GIVEN THE REDUCTION IN ALLOWED DENSITY, I HOPE
THE CITY WILL ALLOW THE STREET WIDTH TO BE
REDUCED TO MATCH THE ACTUAL DENSITY.

JASON L. PHILLIMORE
LAND USE PLANNER

TETRA TECH. INC

431 SOUTH BEELINE HWY

PAYSON

AZ 85541

17TH DECEMBER 2005



Laurence S. Wilson
908 N Blazing Star Cir
Payson, AZ 85541-1908

TEL 928-468-6329.

Dear Jason

Re: PROPOSED DEVELOPMENT AT 1109 N. KAREN WAY.

Thank you for the invitation to attend the Citizen's Participation Meeting on December 15th 2005. regarding the above proposed development.

The meeting was informative and I have since had the opportunity to "walk" the site. which has given me a stronger picture of your proposals. and their potential impact on my property (address above) and the surrounding area.

As promised my comments are attached for your consideration and review. I would appreciate them being included in the upcoming Planning & Zoning process. My comments are meant to be constructive and are submitted with the sole intention of creating a sub-division that both meets the developer's goals, maintains the values of adjacent properties and that blends into the surrounding neighborhoods without any degradation to the existing environment.

Yours sincerely.

LAURENCE S. WILSON.

PROPOSED SUBDIVISION AT 1109 NORTH KAREN WAY
CITIZEN'S PARTICIPATION MEETING

December 15, 2005

NAME LAURENCE STEPHEN WILSONADDRESS 908 N. BLAZING STAR CIRCLE, PAYSON, ARIZONA, 85541PHONE NUMBER 928-468-6329

COMMENTS:

1. THE PROPERTY IS A PROMINENT RIDGELINE SITE WITH STEEP SLOPES TO THE NORTH & SOUTH AND IS HIGHLY VISIBLE FROM MANY EXISTING PROPERTIES IN CHAPARRAL PINES, UNDERWOOD COURT AND BEYOND. IT CONTAINS MANY MAGNIFICENT NATURAL ROCK OUTCROPPINGS AS WELL AS INDIAN RUINS. AND TREES. IT SHOULD BE ENCUMBERT ON THE DEVELOPER TO PROVIDE FOR PROTECTION AND MAINTENANCE OF THESE FEATURES IN ANY FLAT DESIGN, CCRs AND/OR BUILDING ENVELOPE LAYOUTS. ALL BUILDING CODES RELATED TO RIDGELINE AND SLOPE ORDINANCES MUST BE STRICTLY ENFORCED.
2. THE DEVELOPER STATED AT THE MEETING THAT HIS DESIGN PHILOSOPHY FOR THE PROPERTY WAS TO CREATE A SUB-DIVISION THAT REFLECTED CHAPARRAL PINES CONSTRUCTION STANDARDS (COLORS, MATERIALS, ETC) AND THAT ALL HOMES WOULD BE SITE BUILT. NO MOBILE HOMES OR MANUFACTURED HOMES WOULD BE ALLOWED. THIS PHILOSOPHY MUST BE A CONDITION OF ANY PLANNING APPROVALS.
3. THE EXISTING INDIAN RUINS NEED TO BE PROTECTED AND OUTSIDE OF ANY BUILDING ENVELOPE.

12/17/05

PROPOSED SUBDIVISION AT 1109 NORTH KAREN WAY
CITIZEN'S PARTICIPATION MEETING

December 15, 2005

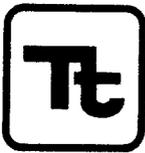
NAME LAURENCE STEPHEN WILSONADDRESS 908 N. BLAZING STAR CIRCLE, PAYSON, ARIZONA 85541PHONE NUMBER 928-468-6329.

COMMENTS:

4. THE PLAT PROPOSAL ALLOWED FOR 19 HOME SITES OF 18000 SQ FT. MINIMUM AREA. TO PROTECT THE RIDGELINE AND THE NATURAL ROCK OUTCROPPINGS ON LOT #4 I WOULD PROPOSE THAT LOT #4 BE ELIMINATED AND THAT THE NEW BOUNDARY BETWEEN ENLARGED LOTS #3 AND #5 BE THE RIDGELINE WITH CONSTRUCTION ONLY THEN ALLOWED BELOW THE RIDGE. THIS WOULD REDUCE THE "CROWDING" ADJACENT TO MY PROPERTY AND ELIMINATE A POTENTIAL EYESORE CAUSED BY A PROPERTY BEING BUILT ATOP THE RIDGE AS LOT #4 WOULD ALLOW. FURTHERMORE THE EXCLUSIVITY OF A DEVELOPMENT WITH MINIMUM 1/2 ACRE LOTS WOULD BE MORE IN KEEPING WITH SURROUNDING NEIGHBOURHOODS AND WOULD COMMAND HIGHER LOT PRICING.

5. THE ROAD WIDTH IS EXCESSIVE FOR A SMALL SUB-DIVISION. THE WIDTH NEEDS TO BE MINIMISED AS THE ROAD ITSELF WILL BE VERY VISIBLE FROM THE SOUTH AND IS A POTENTIAL EYESORE THAT CANNOT EVEN BE CAMOFLAGED BY ADDITIONAL LANDSCAPING.

12/17/05



PROPOSED SUBDIVISION AT 1109 NORTH KAREN WAY
CITIZEN'S PARTICIPATION MEETING

December 15, 2005

NAME LAURENCE STEPHEN WILSON

ADDRESS 908 N. BLAZING STAR CIRCLE, PAYSON, ARIZONA, 85541

PHONE NUMBER 928-468-6329

COMMENTS:

AGAIN A SMALLER ROAD MEANS LARGER LOTS, MORE
EXCLUSIVITY, HIGHER PRICING, ETC.

6. IN ADDITION TO BUILDING CODES, COLORS, ETC THE
CCRS NEED TO PROVIDE FOR REPLACING TREES, VEGETATION
ETC AND LANDSCAPING STANDARDS. THE PROPERTY IS NOT
HEAVILY VEGETATED AND ANY CONSTRUCTION WILL
SCAR THE SITE AND BE HIGHLY VISIBLE TO EXISTING
PROPERTIES UP TO 1 MILE AWAY. I BELIEVE THAT
ANY CITIZEN IMPACT STUDY SHOULD BE WIDENED
TO INCLUDE PROPERTIES THAT HAVE A CLEAR
VIEW OF THIS SITE, AND NOT BE LIMITED TO JUST
ADJACENT PROPERTIES.

12/17/05

**Property Owners within the Minimum 300' Radius
and Additional Notification Requirements for
1109 N. Karen Way**

Patrick J & Barbara A Trustees
PO Box 1856
Payson, AZ 85547

J. J. & Judy Cocke
16148 E Claxton Ave
Gilbert, AZ 85297

Billy E & Mildred M Furnas
Trustees
1117 N Karen Way
Payson, AZ 85541

P & B Underwood Living Trust
PO Box 1856
Payson, AZ 85547

Raymond L & Dinah A Jones
Trust/Trustees and William J Jones &
Tanda Hart
400 E Tyler Parkway
Payson, AZ 85541

Raymond L & Dinah A Jones,
Trust/Trustees and William J Jones &
Tanda Hart
400 E Tyler Parkway
Payson, AZ 85541

Chaparral Highlands LLC
2880 E Northern Ave
Phoenix, AZ 85032

Robert G & Oteka L Hedrick
4536 E Via Estrella
Phoenix, AZ 85028

Robert H Inman
4880 Manse Rd
Pahrump, NV 89061

Carol Elward
5869 Onyx
Scottsdale, AZ 85253

James R Tyler
5635 Trail St
Norco, CA 92860

Paul M Chapek
23601 N Snuff Valley Road
Cary, IL 60013

Cara Elwood
5869 E Onyx Ave
Scottsdale, AZ 85253

Patrick Jay and Barbara Ann
Underwood Trustees
PO Box 1856
Payson, AZ 85547

Peter Troy & Rebecca Lynn Haag
PO Box 1785
Payson, AZ 85547

Gary B & Judith E Cordell
1805 E Underwood Lane
Payson, AZ 85541

Peter P & Suzanne J Menghini
5351 E Calle Del Norte
Phoenix, AZ 85018

Chet K Goldberg III
4515 N Rock Cliff
Tucson, AZ 85750

Joseph J & Patricia J Gruden
14508 W Sentinel Drive
Sun City West, AZ 85375

Harold Michael & Deborah J
Rickman
1905 N Underwood Ct
Payson, AZ 85541

Douglas M & Cindy L Kerr
1923 E Krista Way
Tempe, AZ 85284

Raymond L & Alimari Bistrick
1901 N Underwood Ct
Payson, AZ 85541

Gregory L & Kathryn M Desanto
5726 E Leith Ln
Scottsdale, AZ 85254

Keith E & Lola M Hall
28803 Park Woodland Pl
Saugus, CA 91350

Steven E IV & Alane J Kovach
Trustees
9255 S Poplar
Tempe, AZ 85284

Jeffrey S & Lella M Smith
11303 E Caribbean Lane
Payson, AZ 85541

Peter D & Laura A Povinelli
Trustees
1710 N Woodlawn St
Wheaton, IL 60187

Frank & Judy Woertz Trustees
1908 E Rhea Rd
Tempe, AZ 85284

Curtis Dale & Mary Ellen Pap
Trustees
1010 E Kaler Dr
Phoenix, AZ 85020

Craig W & Debra K Shaw
13 E Oakwood Hills Dr
Chandler, AZ 85248

**Property Owners within the Minimum 300' Radius
and Additional Notification Requirements for
1109 N. Karen Way**

Ray D & Elan J Hughes Trustees
14661 N 15th Ave
Phoenix, AZ 85023

Steven L & Jacqueline M Strelitz
6322 Amesbury Dr
Frisco, TX 75034

Laurence Stephen & Linda Joyce
Wilson
908 N Blazing Star Circle
Payson, AZ 85541

Randy & Tammi Gwaltney
17184 Manzanita Street
Hesperia, CA 92345

Marni L Henderickson
2512 Waterbury Place
Champaign, IL 61822

Ronald R & Debra L Beyer
902 N. Blazing Star Circle
Payson, AZ 85541

The Peoria Group LLC
9628 East Desert Trail
Scottsdale, AZ 85260

Patrick & Sandra Glenn
7925 E Cholla St
Scottsdale, AZ 85260

Marvin & Shari Lightstone
5338 E Arcadia Lane
Phoenix, AZ 85018

Chaparral Pines Community
Association
9362 E Raintree Dr
Scottsdale, AZ 85260

Chaparral Pines Community
Association
9362 E Raintree Dr
Scottsdale, AZ 85260

Jeanie Langham
602 E Continental Drive
Payson, AZ 85541

Robert Henley
1302 W Aviator Circle
Payson, AZ 85541

Jason Phillimore
431 S Beeline Highway
Payson, AZ 85541