ORDINANCE NO. 698

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THE OFFICIAL ZONING MAP FOR THE TOWN OF PAYSON, AMENDING ORDINANCE NO. 466 AND AMENDING THE ZONING CODE FOR THE TOWN OF PAYSON BY REZONING CERTAIN REAL PROPERTY GENERALLY LOCATED IN THE 1200 TO 1700 BLOCK OF EAST CEDAR LANE, BEING GILA COUNTY ASSESSOR'S PARCEL NUMBER 304-01-315G, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R1-175 TO R1-44 (FOREST EDGE).

WHEREAS, the Town of Payson from time to time amends its Official Zoning Map and Official Zoning Code for the purpose of accommodating zoning changes; and

WHEREAS, Application No. P-329-06 to amend the Official Zoning Map and Official Zoning Code has been made by Terra-Payson 65 L.L.C., property owner (Mark Perry, representative) to the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning and Zoning Commission held a public hearing on October 23, 2006, considered the issues, and made recommendation on Application No. P-329-06 to the Town Council; and

WHEREAS, the Town Council held a public hearing on November 16, 2006, in regard to said Application No. P-329-06 and has considered the issues relating thereto,

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AS FOLLOWS:

Section 1. Ordinance No. 466 of the Town of Payson, the Official Zoning Map for the Town of Payson and the Zoning Code for the Town of Payson be and each is hereby amended to establish a zoning district of R1-44 for that portion of the certain real property located in the 1200 to 1700 block of East Cedar Lane, Gila County Assessor's Parcel Number 304-01-315G, more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

Section 2. That the requested rezoning and the use and density of the Property as proposed by Application No. P-329-06 is hereby made contingent upon those conditions set forth in Section 3 below, and is consistent with the General Plan of the Town of Payson, as required by A.R.S. § 9-462.01(F).

Section 3. The foregoing change in zoning shall be and is hereby specifically made contingent upon and conditional upon each of the following:

A. Development on the property shall be limited to fifteen (15) Equivalent Residential Units (ERU's) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528, and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.

2nd Reading & Public Hrg DEC 14 2006 G9

B. The development shall not exceed a total of 31 lots and shall be in substantial conformance with the October 23, 2006 Rezoning Application and Narrative submitted by Terra-Capital 65 L.L.C.

C. A note shall be added to the final plat stating: "Hillside preservation areas shall not be disturbed in any manner except for defensible space thinning/maintenance. Any accessory structures, including fences, shall be located within the designated building envelope. Driveway widths outside the building envelope on all lots shall be limited to a maximum of 14 feet wide unless a greater width is needed to meet Fire Department requirements."

D. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, and be properly annexed into the Northern Gila County Sanitary District prior to Final Plat approval.

E. The 100-year flood plain depicted on the Forest Edge Master Development Plan contained in the Rezoning Application and Narrative (October 23, 2006) shall be shown on the Final Subdivision Plat. The following note shall also be included on the Final Subdivision Plat: "Construction within the 100-year flood plain shall be limited to driveway crossings on lots 1 and 10 in accordance with Federal Emergency Management Agency (FEMA) requirements."

F. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or the Developer shall provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.

G. The area of the Metate Pocket Park and Mud Springs Tank shall be dedicated to the Town of Payson on the final plat. The trail (between lots 2 & 3 and 18 & 19) be dedicated to the Town of Payson on the final plat as a non-motorized trial.

H. ~~Prior to Final Plat approval, the Town and Terra-Capital will create a process to establish building envelopes on each lot utilizing criteria such as, but not limited to, reasonable size of the envelope, setback and driveway conditions, protection of natural features such as rock formations and major vegetation and hillside conditions.~~

The final plat shall include a note defining the criteria for establishing building envelopes prior to the issuance of individual building permits. Such criteria shall include but not be limited to, reasonable size of the envelope, setback and driveway conditions, protection of natural features such as rock formations and major vegetation, and hillside conditions. Such note shall also state that the building envelopes may not encroach into the setbacks required in a R1-44 zoning district.

I. The developer shall contribute to the Town's affordable/workforce housing program as set forth in the developer's written proposal submitted November 30, 2006.

J. The applicant shall facilitate the Community Trail System framework approved recently by this Council, and construct trails between the westerly subdivision boundary and the southerly subdivision boundary, to include alignments along Phoenix Street, along the most westerly un-named cul-de-sac Street, and between Lots 18 and 19.

~~J~~K. If any conditions in this Section 3~~, A through I above,~~ cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-44 rezoning may revert to the original R1-175 zoning, pending Council action.

Section 4. Pursuant to A.R.S. §19-142 and §30.54 of the Code of the Town of Payson, this ordinance shall not become operative until 30 days after its passage.

Section 5. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2006, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
F. Robert Edwards, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Samuel I. Streichman, Town Attorney

EXHIBIT "A"

to Ordinance No. 698

64.05 acres located in the 1200 to 1700 block of East Cedar Lane
Gila County Tax Parcel Number 304-01-315G

PARCEL NO. 1

Lot 12, Section 11, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona;

EXCEPT Beginning at the West quarter corner of said Section 11 being common with the Southwest corner of said Lot 12 being a B.L.M. Brass Cap;
THENCE North 00°03'56" West, along the West line of said Lot 12, a distance of 987.04 feet to the Northeast corner of Lot 4 located in the Northeast quarter of Section 10, being a B.L.M. Brass Cap;
THENCE continuing along the West line of Lot 12, North 00°05'13" West a distance of 164.08 feet to the Northwest corner of said Lot 12;
THENCE South 89°44'12" East along the North line of said Lot 12 a distance of 743.69 feet;
THENCE South 00°04'08" East a distance of 1150.90 feet to a point lying on the South line of said Lot 12;
THENCE North 89°45'14" West, along said South line, a distance of 743.70 feet to the Point of Beginning.

PARCEL NO. 2

Lots 14, 15 and 17; and
The Southeast quarter of the Northeast quarter of the Northeast quarter; and
The South half of the North half of the Southwest quarter of the Northeast quarter; and
The South half of the Southwest quarter of the Northeast quarter; and
The East half of the Southeast quarter of the Northeast quarter; and
The East half of the Northwest quarter of the Southeast quarter of the Northeast quarter; and
The Southwest quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter; and
The Southwest quarter of the Southeast quarter of the Northeast quarter;
All in Section 11, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona.

MEMO

TO: Mayor and Council

THROUGH: Fred Carpenter, Town Manager

FROM: Jerry Owen, Community Development Director

DATE: December 14, 2006

SUBJECT: Forest Edge – Ordinance 698

Attached for your review is the letter received from Terra Payson 65 LLC regarding their contribution of twenty-four ERU water credits to Payson Area Habitat for Humanity (PHAH). Before the effective date of this rezoning, staff will request a letter accepting the donation from Habitat and ask the Water Department to assign the credits to Habitat or other potential affordable/workforce housing projects.

Terra Capital Group

November 30, 2006

Mr. Jerry Owen
Director of Community Development
Town of Payson
303 N. Beeline Highway
Payson AZ 85541

Re: Forest Edge – Affordable Housing Component

Dear Mr. Owen:

As a result of the Town Council discussion at the November 16, 2006, meeting regarding our Forest Edge rezoning application, we will contribute to the Affordable Housing Component as part of our rezoning proposal.

As a condition of the rezoning approval, Terra Payson 65 LLC will transfer twenty-four (24) Equivalent Residential Units (ERU) water credits to Payson Habitat for Humanity upon the approval of our rezoning request. This represents a donation of close to $142,800 to Habitat for Humanity which we consider to be a significant and a very generous contribution.

Sincerely,

Stephen J. Carder
Terra Payson 65 LLC
Manager

Terra Capital Group, Inc.
7975 N. Hayden Rd. • Ste. C-360 • Scottsdale, Arizona 85258
Phone: 480.747.6540 • Fax: 480.747.6545
Website: www.terra-capital.com

MEMO

TO: Mayor and Council

THROUGH: Fred Carpenter, Town Manager

FROM: Jerry Owen, Community Development Director

DATE: November 16, 2006

SUBJECT: Ordinance 698 - P-329-06; Request from Terra-Payson 65 LLC property owner and Mark Perry, authorized agent to rezone a 64 acre in the 1200 to 1700 block of E. Cedar lane from R1-175 to R1-44 to allow a 31 lot single family development. The Gila County tax parcel number is 304-01-315G.

Attached for your review are the following documents:

- Ordinance 698 – four pages.
- An October 26, 2006 e-mail from Ray Erlandsen to Mark Perry listing the Planning and Zoning Commission's conditions of approval and requesting a written proposal regarding affordable/workforce housing (see condition #10 of the Planning and Zoning Commission action) and Section 3. I. of Ordinance 698) – four pages.
- The staff report to the Planning and Zoning Commission dated October 23, 2006 including the citizen participation report – 17 pages.
- Terra-Capital's Rezoning Application and Narrative – 31 pages.

The Planning and Zoning Commission recommended approval of this request subject to ten conditions. Staff notes that the applicant has not presented a formal affordable/workforce housing proposal as required by the condition #9 of the Planning and Zoning Commission.

EXHIBIT "A"

to Ordinance No. 698

64.05 acres located in the 1200 to 1700 block of East Cedar Lane
Gila County Tax Parcel Number 304-01-315G

PARCEL NO. 1

Lot 12, Section 11, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona;

EXCEPT Beginning at the West quarter corner of said Section 11 being common with the Southwest corner of said Lot 12 being a B.L.M. Brass Cap;
THENCE North 00°03'56" West, along the West line of said Lot 12, a distance of 987.04 feet to the Northeast corner of Lot 4 located in the Northeast quarter of Section 10, being a B.L.M. Brass Cap;
THENCE continuing along the West line of Lot 12, North 00°05'13" West a distance of 164.08 feet to the Northwest corner of said Lot 12;
THENCE South 89°44'12" East along the North line of said Lot 12 a distance of 743.69 feet;
THENCE South 00°04'08" East a distance of 1150.90 feet to a point lying on the South line of said Lot 12;
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PARCEL NO. 2

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The Southeast quarter of the Northeast quarter of the Northeast quarter; and
The South half of the North half of the Southwest quarter of the Northeast quarter; and
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The East half of the Southeast quarter of the Northeast quarter; and
The East half of the Northwest quarter of the Southeast quarter of the Northeast quarter; and
The Southwest quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter; and
The Southwest quarter of the Southeast quarter of the Northeast quarter;
All in Section 11, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona.

Erlandsen, Ray

From: Erlandsen, Ray
Sent: Thursday, October 26, 2006 1:50 PM
To: 'Mark Perry' (E-mail)
Cc: Owen, Jerry; Beck, Bethany
Subject: Forest Edge Zone Change

Mark -

Attached is a copy of the P&Z Commission motion as well as the listed conditions. As you know, the Commission amended condition # 10 requiring the developer to subnmit a proposal outlining their contribution to affordable/workforce housing prior to Council consideration. I recommend you schedule a meeting with Jerry Owen and Bethany Beck to facilitate your proposal.

Ray E.

P-329-06.MOT.doc P-329-06.ConditionsForestEdge1...

Conditions for "Forest Edge" Rezoning
As Approved By The Planning & Zoning Commission
On October 23, 2006

1. Development on the property shall be limited to fifteen (15) Equivalent Residential Units (ERU=s) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528, and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.

2. The development shall be in substantial conformance with the Rezoning Application and Narrative, dated October 23, 2006 and shall not exceed a total of 31 lots.

3. A note shall be added to the final plat stating: "Hillside preservation areas shall not be disturbed in any manner except for defensible space thinning/maintenance. Any accessory structures, including fences, shall be located within the designated building envelope. Driveway widths outside the building envelope on all lots shall be limited to a maximum of 14 feet wide unless a greater width is needed to meet Fire Department requirements."

4. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District prior to Final Plat approval.

5. The 100-year flood plain depicted on the Forest edge Master Development Plan shall be shown on the Final Subdivision Plat. The following note shall also be included on the Final Subdivision Plat: "Construction within the 100-year flood plain shall be limited to driveway crossings on lots 1 and 10 in accordance with Federal Emergency Management Agency (FEMA) requirements."

6. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.

7. The area of the Metate Pocket Park and Mud Springs Tank shall be dedicated to the Town of Payson on the final plat as well as the trail (between lots 2 & 3, and 18 & 19) be dedicated as a non-motorized trail.

8. Prior to Final Plat approval, the Town and Terra-Capital will create a process to establish building envelopes on each lot utilizing criteria such as, but not limited to, reasonable size of the envelope, setback and driveway conditions, protection of natural features such as rock formations and major vegetation and hillside conditions.

9. Prior to Council consideration of this zoning request, the developer shall submit a written proposal outlining their contribution to affordable/workforce housing.

10. If any conditions, one through nine (9) above, cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-44 rezoning may revert to the original R1-175 zoning, pending Council action.

P-329-06

Barbara Underwood moved, seconded by Hal Baas, Recommend to the Town Council approval of P-329-06, a request to rezone a 64.05 acre property located at 1200-1700 East Cedar Lane from R1-175 to R1-44 for the purpose of a 31 lot single family development - Forest Edge; subject to the conditions listed in the staff report **amended** as follows:

- Condition 8 being omitted
- Condition10 becoming condition 9 to read "Prior to Council consideration of this **zoning request**, the developer shall submit a written proposal outlining their contribution to affordable/workforce housing"
- Condition 11 becoming condition 10 to read "If any conditions, one through **nine (9)** above, cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-44 zoning may revert to the original R1-175 zoning, pending Council action.

Motion carried 7-0.

Staff Report
Planning and Zoning Commission

Project Title: **Forest Edge - Rezone** P-329-06
R1-175 to R1-44

Planning & Zoning Commission Meeting Date: October 23, 2006

Description:

Location: 1200-1700 E. Cedar Lane
Site size: 64.05 acres
Current Zoning: R1-175
Lot sizes: 1.35± acres (58,806± sq. ft.) to 2.43± acres (105,850± sq. ft.) lots.
No. of homes: 31 single family homes.
Estimated cost of homes: Unknown at this time.

Action Requested: Zone change from R1-175 to R1-44

Neighborhood Involvement

A Citizens Participation Meeting was held on September 9, 2006, with the attendees listed below. According to the Citizens Participation Report, 30 citizens attended the meeting. Thirteen signed the sign-in sheet. Two provided written comment and one submitted a letter prior to the meeting.

Name	Address	Phone	Assoc w/ Developer
Joel Mona	P.O. Box 1507, Payson	978-1387	Unknown
Don Castleman	1101 S. Stewart Pocket.	474-6134	Unknown
Hal Baas	1117 S. Mud Springs Rd..		Unknown
Bob & Dee Gailey	1103 S. Stewart Pocket	472-9479	Unknown
Roy Urch	1430 E. Cedar Ln.	472-4513	Unknown
Lew Levenson	1308 E. Cedar Ln	472-7175	Unknown
1. Drainage and road erosion			
Patrica Allebrand	1308 E. Cedar Ln	472-7175	Unknown
1. Remove old real estate sign			
Albert Hurd	1206 E. Cedar Ln.	474-1582	Unknown
Norm Brown	1204 E. Cedar Ln	474-3690	Unknown
Joanie King	705 E. Phoenix St.	474-8953	Unknown
Ed & Tricia Heidal-Baltz	1204 E. Cedar Ln.	480-947-9036	Unknown
Jason Phillimore	431 S. Beeline Hwy	474-4636	Tetra-Tech
Ralph Bossert	431 S. Beeline Hwy	474-4636	Tetra-Tech

General comments/inquiries included the following:

1. How many workforce housing units were being proposed?
2. Who would be responsible for maintaining trail system?
3. Preserve water trough and metates as cultural features for the public.
4. Where is water coming from for this project?
5. Concern over old real estate signs on property.

Community Benefits

Affordable Housing - None proposed. See Analysis section.
Recreation - Each home will pay the $647 parks impact fee with issuance of the building

permit. Developer shall construct and dedicate to the Town a park that encompasses the Metate Stone Rock, two forest access trails, and an all weather pathway along E. Phoenix Street that would provide access to the existing spring fed tank.
Streets - The development will include new streets including extending E. Phoenix Street from Rim View Heights Subdivision to Boulder Creek Subdivision.
Forest Access – The development will provide a dedicated access to the National Forest.
Cultural/Historical Features – A dedicated trail will provide access to an existing water trough and Metate Stone Rock.

Community Development & Engineering Assessment

Compatibility with adjacent zoning districts: Compatible.
Drainage: Meets requirements.
General Plan Conformance:

1. Natural landscaping preservation - Addressed with each building permit.
2. Trail Access - The development will provide a dedicated access to the National Forest .

Fire Safety: Meets requirements.
Water:

1. Source - New water source equivalent residential units.
2. Estimated Usage - 1 ERU per residence.

Analysis

The applicant is requesting approval of a zone change from R1-175 to R1-44 for the proposed development of a 31 residential lot subdivision on 64.05 acres to be called Forest Edge.

The Land Use Element (Chapter 3) of the Town of Payson General Plan, shows that this property is planned for Low Density residential development. As the net density proposed is .53 dwelling units per acre, the proposed R1-44 zoning district would be appropriate and meets the general criteria of the Land Use Element.

The applicant has not addressed affordable/workforce housing at this time. Based on the pending report from the Affordable Housing Task Force, viable options may include the following: (1) the construction of attached or detached, single-story or two-story Accessory Dwelling Units (ADUs). ADUs, which are also known as secondary units, add to housing affordability both from the perspective of potential tenants, for whom rents are usually cheaper than market units, and from the perspective of homeowners, who may use the rental income from an ADU to ease the burden of home mortgage and maintenance expenses; and (2) the commitment of 10% - 20% of the units to workforce housing (or the equivalent value of such units) to the Town of Payson Housing Trust Fund or Community Land Trust for the development of workforce housing.

Public sanitary facilities would be required for R1-44 zoning. The property is not currently within the Northern Gila County Sanitary District, and would have to be annexed prior to approval of the Final Plat.

Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.

Staff Recommendation

Recommendation: Approval with conditions listed below.

1. Development on the property shall be limited to fifteen (15) Equivalent Residential Units (ERU=s) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528,

and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.

2. The development shall be in substantial conformance with the Rezoning Application and Narrative, dated October 23, 2006 and shall not exceed a total of 31 lots.
3. A note shall be added to the final plat stating: "Hillside preservation areas shall not be disturbed in any manner except for defensible space thinning/maintenance. Any accessory structures, including fences, shall be located within the designated building envelope. Driveway widths outside the building envelope on all lots shall be limited to a maximum of 14 feet wide unless a greater width is needed to meet Fire Department requirements."
4. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, and be properly annexed into the Northern Gila County Sanitary District prior to Final Plat approval.
5. The 100-year flood plain depicted on the Forest Edge Master Development Plan shall be shown on the Final Subdivision Plat. The following note shall also be included on the Final Subdivision Plat: "Construction within the 100-year flood plain shall be limited to driveway crossings on lots 1 and 10 in accordance with Federal Emergency Management Agency (FEMA) requirements."
6. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.
7. The area of the Metate Pocket Park and Mud Springs Tank shall be dedicated to the Town of Payson on the final plat as well as the trail (between lots 2 & 3, and 18 & 19) be dedicated as a non-motorized trail.
8. A sign easement shall be created on Lot 13 for the subdivision sign.
9. Prior to Final Plat approval, the Town and Terra-Capital will create a process to establish building envelopes on each lot utilizing criteria such as, but not limited to, reasonable size of the envelope, setback and driveway conditions, protection of natural features such as rock formations and major vegetation and hillside conditions.
10. Prior to Council consideration of the preliminary plat, the developer shall submit a written proposal outlining their contribution to affordable/workforce housing that includes allowances for the construction of accessory dwelling units and a commitment of 10-20% of the lots or units, or the financial equivalent thereof to the Town of Payson Housing Trust Fund or Community Land Trust.
11. If any conditions, one through ten (10) above, cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-44 rezoning may revert to the original R1-175 zoning, pending Council action.

Suggested Motion to <u>Disapprove</u>:

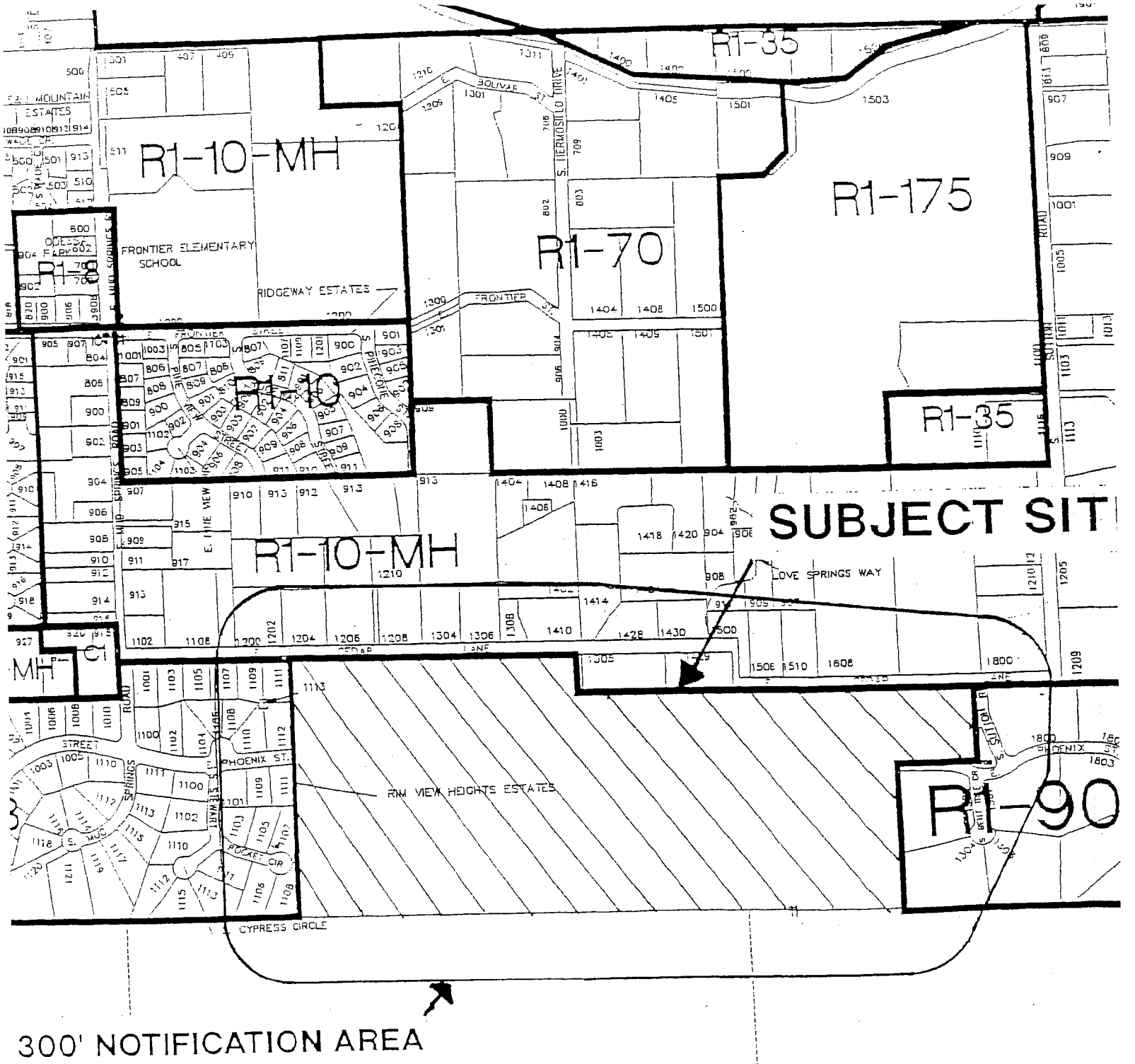
"I move the Planning & Zoning Commission recommend to the Town Council denial of P-329-06.

Suggested Motion to <u>Approve</u>:

"I move the Planning & Zoning Commission recommend to the Town Council approval of P-329-06, a request to rezone a 64.05 acre property located at 1200-1700 E. Cedar Lane from R1-175 to R1-44 for the purpose of a 31 lot single family development – Forest Edge."

P-329-06

Map Depicting the Subject Site, 300' Radius & Notification Area for 1200-1700 Block E. Cedar Lane



R1-
4

CASE NUMBER P-329-06

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

The undersigned Applicant(s) hereby applies for:

- ☐ Abandonment Request
- ☐ Administrative Appeal
- ☐ Code Amendment
- ☐ Conditional Use Permit
- ☐ Development Master Plan
- ☐ Devel. Agreement, PAD & SPD
- ☐ Final Subdivision Plat
- ☐ General Plan or Land Use Plan Amendment
- ☐ Minor Land Division
- ☐ P & Z Commission Appeals
- ☐ Preliminary Subdivision Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☒ Zone Change

Project Address: 1200-1700 ~~W.~~ E. Cedar Lane Tax Parcel Number: 304-01-315G
Subdivision: N/A Lot Number:
Name of Applicant(s): Terra Payson 65 LLC Phone #:
Mailing Address: PO Box 279 Town: Payson St: AZ Zip: 85547
Name of Property Owner(s): Terra Payson 65 LLC
Mailing Address: PO Box 279 Town: Payson St: AZ Zip: 85547
Contact Person: Ralph O. Bossert, PE, RLS Phone #: (928) 474-4636 Fax #: (928) 474-4867
Payson Business License # Sales Tax #

Detailed Description of Request: Approval to Rezone a 64-Acre Parcel from R1-175 to R1-44 for the Purpose of Creating a 31-Lot, Low Density Residential Subdivision.

(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.

Mark Perry — Print Name

Signature

September 15, 2006 — Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS
DATE FILED	9/15/06	SLL
COMPLETED APPLICATION	9-27-06	SLL
NEWSPAPER PUBLICATION	10-6-06	KE
300' NOTIFICATION MAILOUT	10-5-06	KE
POSTING DATE	10-6-06	KE

APPLICATION FEE: $ 350.00

Pd SLL

CHECK NUMBER: 1099 DATE: 9/15/06

RECOMMENDATION	DECISIONS
By: Date:	By: Date:

Aug 2005

TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

A **Principal** (owner) / **Agent** (acts for the owner) **relationship** has been created between Terra Payson 65 LLC, Stephen Carder, Manager [principal(s)] and Mark Perry (agent), for the purpose of rezoning the project known as Forest Edge.

Principal

Principal

(Need both signatures, if husband and wife)

The foregoing Principal / Agent Relationship Statement was signed before me this 14th day of September, 2006, by Stephen Carder [principal(s)], known to me to be the person(s) who signed said statement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

OFFICIAL SEAL
D. GILMORE
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
MY COMM. EXPIRES JULY 15, 2010

Notary Public

My commission expires: 7/15/2010

TETRA TECH, INC.

Thursday, September 14, 2006

Mr. Ray Erlandsen
Zoning Administrator
Community Development Department
Town of Payson
303 N. Beeline Hwy.
Payson, Arizona 85541

Re: Citizens Participation Report for FOREST EDGE.

Mr. Erlandsen,

The purpose of this citizens' participation report is to inform you that as part of a rezoning application to rezone a 64 acre parcel from R1-175 to R1-44, Tetra Tech Inc. and Terra Payson 65 LLC, conducted a citizens' participation meeting on Saturday, September 09, 2006 at 10:00 A.M., in the conference room at the Payson Public Library.

On August 24, 2006, Tetra Tech, Inc. sent by mail a notice to all property owners within a 300' radius of the proposed project (as provided by the Community Development Department), with an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Of the 54 notifications sent, one returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, and the 8.5"X 11" plan exhibit, and the undelivered invitation, are included with this report. A copy of the mailing labels is also included as well as a letter received prior to the meeting.

Thirty citizens attended the meeting. Participants received a comment request form after signing in. A copy of the meeting sign-in sheet and any returned comment request forms are included with this report.

Mark Perry of Terra presented an overview of the project and the rezoning application process. The project consists of 31 single-family units on 64.05 acres. The project is located at 1200 E. Cedar Lane in Payson and is currently zoned R1-175. The project borders Forest Service Lands to the south, Rim View Heights to the west, "R1-10-MH" zoned residential property to the north, and Boulder Creek subdivision to the east. Primary access to the project is from East Phoenix Street.

After the presentation, Mr. Perry invited the participants to ask questions and express concerns about the project. The following is a brief synopsis of the questions and concerns mentioned by the participants, along with the developers responses. This inclusion of issues is not to be represented as a comprehensive list of all things discussed at the meeting. The supplied responses are "to the best of the facilitator's knowledge", and not intended to represent absolute fact or endorsement by the Town of Payson or any other entity, including Tetra Tech, Inc.

The citizen participants raised the following issues and concerns during the meeting and in the returned comment request forms:

431 South Beeline Highway, Payson, AZ 85541
Tel 928.474.4636 Fax 928.474.4867
www.tetratech.com

1. **How many work-force housing units were being proposed?** The participants were told that while affordable housing is an important goal for the community, due to the location and character of the project, affordable housing units would not be included within the project.

2. **A least on person wanted to know who would be responsible for maintaining the proposed trail system.** In response to this question, the developer said that the trails within the project would be dedicated to the Town of Payson.

3. **At least one participant mentioned a desire to see the water trough and matates preserved as cultural features for the public. It was also mentioned that the water trough has dried up possibly due to road construction on the phoenix street extension.** The developer agreed that these cultural features would make a great addition to the projects amenities and agreed to preserve them. Mr. Perry also said it was his intention to ensure the water trough functions normally and would look into see what could be done.

4. **Several participants wanted to know where the water for this development is to come from.** In response to this, the citizens were told that the developer would be from the Town's water supply. Sufficient ERU's have been reserved for this project.

5. **Several citizens expressed concern over an old "Rim Valley Real Estate" sign left on the project adjacent to E. Cedar Lane.** To this concern, the developer offered to have the sign removed immediately.

At the conclusion of the meeting, Tetra Tech staff collected comment forms from the attendees. Six participants elected to fill out comment forms or mailed letters. These comment forms are included with this report. The meeting concluded at approximately 11:00 A.M.

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

Very truly yours,

Jason L. Phillimore
Development Planner II
Tetra Tech, Inc.

CC: Ralph Bossert PE,RLS
Mark Perry

Terra Capital Group

Subject: Forest Edge
Community Participation Meeting

Dear Resident:

This letter is intended to clarify information which was sent to you and reviewed with those who attended the meeting held September 9, 2006 at the Payson Library. First, let me say the Plan presented has not changed. What has changed is the technical designation of the zoning change. The letter sent to you and the project description provided at the meeting references a change from R1-175 to R1-90 with PAD overlay.

Discussion with Town Staff indicated that the zoning which should apply to the Plan as presented is from R1-175 to R1-44, tied specifically to the 31-lot plan. This allowed all lots shown to be conforming and did not create the controversy over public or homeowner access to the dedicated open space in the Plan. For those of you who attended the meeting, this was a point Kathy Baas brought up for discussion and I did not understand. Kathy was correct.

We wanted to notify you of this technical correction to make sure it had no influence on your attendance at the meeting or comments on the Plan. If you have any questions or need additional information, please give me a call. If you have any comments on this change which you want to provide to the Town of Payson, please contact Ray Erlandsen @ (928) 474-5242.

I apologize for any confusion this may have caused.

Sincerely,

Mark Perry
Development Manager
Terra Capital
(928) 468-8979
(602) 956-6540

Terra Capital Group, Inc.
7975 N. Hayden Rd. • Ste. C-360 • Scottsdale, Arizona 85258
Phone: 480.747.6540 • Fax: 480.747.6545
Website: www.terra-capital.com

FOREST EDGE

CITIZEN PARTICIPATION MEETING

9/9/06

SIGN-IN SHEET

NAME	ADDRESS	PHONE #
Joel Mena	PO Box 1507 Payson AZ 85547	978-1387
Don Castleman	1101 S Stewart Pocket	474-6134
Hal Haas	1117 S Mud Springs Rd	
Bob & Dee Gailey	1103 S. Stewart Pocket	472-9479
Roy Urch	1430 E. Cedar Ln	472-4513
Jason Phillimore	431 S. Beeline Hwy	474-4636
Ralph Bossey	431 S Beeline	474-9636
Lew Levenson	1308 E Cedar Lane	472-7175
Patricia A. Brand	1308 E Cedar Lane	472-7175
Albert Hurd	1206 E Cedar Lane	474-1582
Norm Brown	1204 E Cedar Lane	474-3690
Joanie King	705 E. Phoenix	474-8953
Ed & Trisha Heidel-Bally	1410 E Cedar	489-9036 947-

TETRA TECH, INC.

FOREST EDGE

CITIZEN'S PARTICIPATION MEETING

9/9/06

NAME LEW LEVENSON

ADDRESS 1308 E. CEDAR LANE

PHONE NUMBER 472-7175

COMMENTS:

DRAINAGE FROM THE CURRENT (9/9) ~~BOUT~~ ~~FOREST~~ EDGE PAD IS SUPPOSED TO ENTER A CULVERT FROM YOUR LOT #2. EROSION HAS DIVERTED DRAINAGE FROM THE CULVERT AND NOW FLOWS ON THE SOUTH SIDE OF CEDAR LANE TO RUN EAST TO JOIN ANOTHER OUT FLOW.

THIS HAS RESULTED IN SIGNIFICANT ROAD DAMAGE AND EROSION AND CAN ONLY GET WORSE.

THE ROOT CAUSE APPEARS TO LIE WITH YOUR PROPERTY (LOT #2). NOT REPAIRING IT (BRINGING IT BACK TO WHERE IT WAS) COULD WELL LEAD TO LITIGATION.

L M Levenson

G:\Tt Standard Forms\Citizens Participation Comments.doc

TETRA TECH, INC.

FOREST EDGE

CITIZEN'S PARTICIPATION MEETING

9/9/06

NAME PATRICIA ALLEBRAND

ADDRESS 1308 E. CEDAR LANE

PHONE NUMBER 472-7175

COMMENTS:

TAKE DOWN THE RIM VALLEY real estate SIGNS!! ONE on your LOT #4, ONE ON YOUR LOT #1.

THANKS

Jon E. Pedrick

G:\Tt Standard Forms\Citizens Participation Comments.doc

TETRA TECH, INC.
Attn. Jason L Phillimore
Development Planner II

8-31-06

Re: Notice Of Citizen Participation Meeting

This letter is a follow up of our phone conversation on Aug. 31, 2006.
The purpose of this letter is to notify you of an error in the boundary line in Lot No. 2 of your preliminary plat. This letter is not meant as an objection to your application for a Zoning change. I assume the northern boundary of the plat was taken from a map of the assessor parcels.

The northern boundary of the existing Cedar lane is situated at the extreme northern boundary of the existing 60 ft. easement for right of way and public utilities. Where Cedar Lane crosses my property at 1206 East Cedar Lane., the existing road is situated entirely on my property for the entire frontage of my parcel. Cedar Lane does not go in a straight line as the tax assessor parcel map would lead one to believe. The road veers to the north in this area, probably because the old road needed to bypass the large granite boulder which is located on the south side of my property.

The Town of Payson has specifically rejected the dedication of the right of way easement which is indicated by several letters from Mr. Garret and by the non maintaince sign erected by the Town at the entrance to the non paved portion of East Cedar Lane.

To conform to correct deed boundaries, Lot 2 on your preliminary plat should have its northern boundary on the southern portion of my lot. You can clearly see the corner stakes of my lot almost directly under the APS power lines.

I have not " abandoned " this portion of my property as Mr. Perry suggested. I have been paying taxes on this property and 2 years ago I paid to have it cleared at the suggestion of the fire department.

Please correct your preliminary plat to conform to proper deed restrictions.

Albert Hurd

Albert Hurd

Cc Ray Erlandsen, Zoning Administrator, Town of Payson

TETRA TECH, INC.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Zone change request for a 64-Acre residential subdivision, to be known as "Forest Edge".

Dear Property Owner:

On behalf of Terra-Capital 65 L.L.C. and Tetra Tech, Inc., I would like to invite you to a citizen participation meeting regarding a request to rezone a 64-acre parcel located at the end of East Phoenix Street from R1-175 to R1-90-PAD. This informal meeting will be held on Saturday, September 9, 2006, at 10:00 A.M., in the Conference Room at the Payson Public Library, 328 N. McLane Road, Payson, AZ. The purpose of the meeting is to provide information to property owners and residents adjacent to subject property regarding the proposed rezoning and to provide you with an opportunity to share your questions or comments about the project. An 8-1/2x11 copy of our new preliminary site plan is included with this letter for you to review. If you cannot attend the meeting and/or have any questions regarding this proposed rezoning, please call Mark Perry at (928) 474-2554 or myself. Please plan to attend.

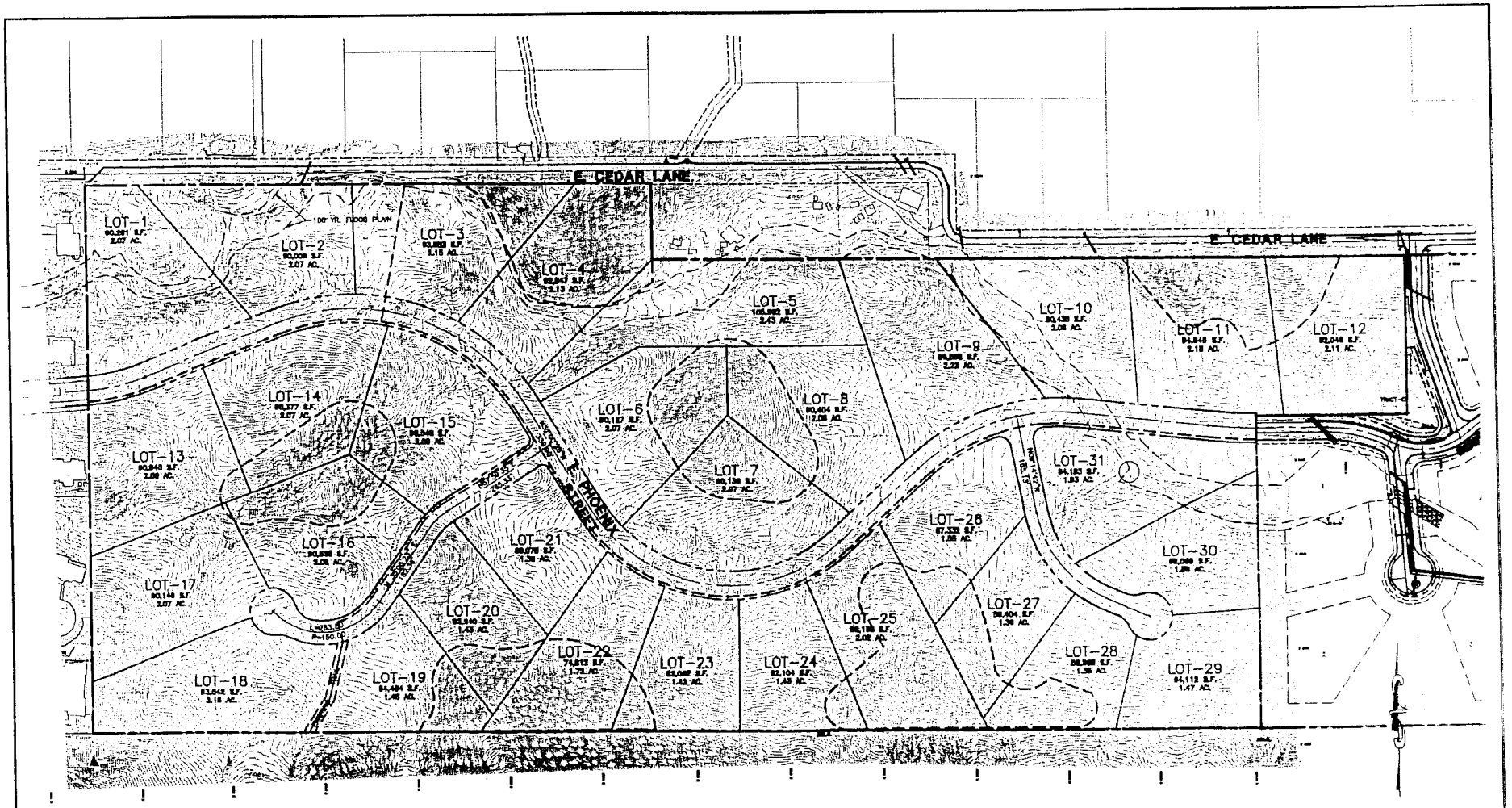
Very truly yours,

Jason L. Phillimore
Development Planner II
Tetra Tech, Inc.
(928) 474-4636

Enclosure

cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Mark Perry, Terra Capital Group, Inc.

431 S. Beeline Highway, Payson, AZ 85541-4885
928.474.4636 • FAX 928.474.4867
www.tetratech.com



GRAPHIC SCALE
0 100 150 200
(IN FEET)
1 inch = 100 ft.

H-800-STAKE-IT
1-800-782-5348

NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4666
TEL:(928)474-4636 FAX:(928)474-4667

FOREST EDGE
PAYSON, ARIZONA

JOB NO.	6348.0002
DESIGNED BY:	RDB
DRAWN BY:	JAB
CHECKED BY:	RDB
APPROVED BY:	RDB
DATE:	06/12/08

SITE PLAN

SCALE: HORIZ: 1" = 100'
CONT. INTERVAL = N/A
DRAWING NO. SP-D
SHEET NO. 1 OF: 1

15

P-329-06

Property Owners Within the 300' Radius & Notification Area for 1200-1700 Block E. Cedar Lane

David Theodore Swanson and Sonia L Swanson Trustees
1106 Stewart Pocket Cir
Payson, AZ 85541

James Michael & Emily Carol Earlywine
1107 S Stewart Pocket
Payson, AZ 85541

William D & Marilyn M Castleman Trustees
1101 S Stewart Pocket
Payson, AZ 85541

James K Burr
1112 E Phoenix St
Payson, AZ 85541

Arlene J Kowalski Trustee
1106 E Phoenix St
Payson, AZ 85541

Lawrence J Lagerbauer and Jean C Prohoroff Trustees
77235 Irowuois Drive
Indian Wells, CA 92210

Claud Wayne & Cheri Lynn Dory
1200 E Cedar Ln
Payson, AZ 85541

Albert L & Lois P Hurd
1206 E Cedar Ln
Payson, AZ 85541

Debra C Wright
1055 E Rancho Rd
Camp Verde, AZ 86322

Joel G Mona
PO Box 1507
Payson, AZ 85547

Robert F Edwards and Ginger J Schoettinger
1111 S Cypress Cir
Payson, AZ 85541

James Michael & Emily Carol Earlywine
1107 S Stewart Pocket
Payson, AZ 85541

James D & Carol K Croft
1109 E Phoenix St
Payson, AZ 85541

John Arthur Trevithick & Barbara Elaine Trevithick
1110 E Phoenix St
Payson, AZ 85541

Northern Gila County Sanitary District
PO Box 619
Payson, AZ 85547

Victor R & Susan G Henderson
1111 E Cedar Lane
Payson, AZ 85541

Mary A Cobo (NKA Brown)
10287 Copperton Cir
Bingham Canyon, UT 84006

Walter Lawrence Grimes & Susan Gloria Grimes Trustees
1210 E Cedar Ln
Payson, AZ 85541

Debra C Wright
1055 E Rancho Rd
Camp Verde, AZ 86322

Christopher D Stevens & Lewis M & Allebrand Leverson
4833 North 31st Street
Phoenix, AZ 85016

Charles J Clark, Jr and Robbin D Clark
4150 E Quartz Cr
Mesa, AZ 85215

Charles R & Dee L Gailey Trustees
1103 S Stewart Pocket Cr
Payson, AZ 85541

Douglas E & Barbara J Overfield Trustees
10050 E Mountainview Lake Dr
Scottsdale, AZ 85258

James H & Sandra M Dorsey
1108 E Phoenix St
Payson, AZ 85541

Darlene E Reiland Trustee
1107 E Cedar Ln
Payson, AZ 85541

David L & Claudette J Hudson
1108 E Cedar Ln
Payson, AZ 85541

John W & Patricia C Helmick
1202 E Cedar Ln
Payson, AZ 85541

Donna Ruth Hickman Trustee
1208 E Cedar Lane
Payson, AZ 85541

Gerald W & Debra C Wright
913 S Pinecone St
Payson, AZ 85541

Patricia A Heidal
8524 E Mackenzie
Scottsdale, AZ 85251

P-329-06

Property Owners Within the 300' Radius & Notification Area for 1200-1700 Block E. Cedar Lane

Unknown Status
Unknown Status
Unknown, AZ 85541

Michael & Pamela Martelle
CMR 480 Box 918
Apo, AE 9128

Keith G & Connie E Zahnter
1429 E Cedar Lane
Payson, AZ 85541

Gregory L & Cathy A Lemoine
1500 E Cedar Ln
Payson, AZ 85541

Byron Huxley & Sandra J Russell
4431 N Wolverine Pass
Apache Junction, AZ 85219

Ellen M Cooper Trustee
1608 E Cedar St
Payson, AZ 85541

Ross W & Deborah M Skinner
1800 E Cedar Lane
Payson, AZ 85541

Robert W. Henley
1300 W. Aviator Circle
Payson, AZ 85541

Rim View Heights HOA Attn:
Ernie Schmidt
1112 S Cypress Cr
Payson, AZ 85541

Spirit Rock Investments LLC
3437 E Mariposa
Phoenix, AZ 85018

Roy E n& Clara E Urch Trustees
1430 E Cedar Ln
Payson, AZ 85541

Joseph P & Penny Navis-Schmidt
908 S Lovesprings Way
Payson, AZ 85541

Joseph P & Penny Navis-Schmidt
908 S Lovespring Way
Payson, AZ 85541

Gary L & Joyce Brandi Ann Harper
4105 N 21st St
Phoenix, AZ 85016

Mary C Schorsch Trustee
9607 N 40th St
Phoenix, AZ 85028

U.S. Forest Service Attn: Ed
Armenta
1900 E Hwy 260
Payson, AZ 85541

Wallace J Simerly & Carol M Kane-
Simerly Trustees
1414 E Cedar Ln
Payson, AZ 85541

Robin M Morse
1305 E Cedar Lane
Payson, AZ 85541

Dan M Eckstein
911 S Love Springs Way
Payson, AZ 85541

Joel H Mayer Trustee
1506 E Cedar Ln
Payson, AZ 85541

Gila County Board of Supervisors
1400 E Ash St
Globe, AZ 85501

Transwestern Investments Inc
8876 E Sunnyside Dr
Scottsdale, AZ 85260

Jeanie Langham
602 E. Continental Drive
Payson, AZ 85541

Jason Phillimore
431 S Beeline Hwy
Payson, AZ 85541

Forest Edge

Rezoning Application and Narrative

Planning and Zoning Hearing: October 23, 2006

Prepared By:

Terra-Capital 65 L.L.C.
P.O. Box 279
Payson, AZ 85547

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Lot Development Standards

Joint Development Agreement

Legal Description

Traffic study

Forest Edge
Rezoning Application and Narrative

Development Team

Owner:

Terra-Payson 65, L.L.C.
P.O. Box 279
Payson, AZ 85547

Ph: 928-474-2554
E-mail: mperry@terra-capital.com
Contact: Mark Perry

Civil Engineer:

Tetra Tech, Inc.
431 S. Beeline Highway
Payson, AZ 85541

Ph: 928-474-4636
E-mail: Ralph.bossert@tetratech.com
Contact: Ralph Bossert

Traffic Analysis

United Civil Group
2803 North 7th Avenue
Suite 16
Phoenix, AZ 85007

Ph: 602-265-6155
E-mail: ssimpson@unitedcivilgroup.com

Description of Proposal

Forest Edge is a proposed 31-lot custom home community located on a 64.03 gross acre site south of Cedar Lane and east of Mud Springs Road. The property is situated between Rim View Heights Estates on the west, the developing Boulder Creek community on the east and the Tonto National Forest to the south. The purpose of this application is to request the rezoning of the site from its existing R1-175 zoning district classification to R1-44. The change will be conditioned to substantially conform with the plan contained in this application. The objective of this plan is to allow for a lot layout that respects the topography of the site and promotes the preservation of natural open space.

The site will be developed using modified development standards as presented herein, with lots ranging in size from approximately 1.35 to 2.43 acres. Forest Edge will have a net density of approximately .53 dwelling units per acre. The Town of Payson's General Plan for this property is low-density residential development.

Forest Edge has been designed to protect and blend into the existing natural environment. Street alignments follow the natural topography of the site.

During the platting of the property the Town and Terra-Capital will create a process to establish a future building envelope on each lot according to established criteria. Criteria elements to be addressed will include:
-Reasonable size of envelope.
-Setback and driveway conditions
-Protection of significant natural features such as rock formations and major vegetation.
-Hillside conditions

A part of the development plan is the identification an establishment of Building Envelopes on each lot. The concept is, as a part of the site and house design process, the owner defines a building envelope, based on the pre-established criteria above, where all development and construction takes place. Areas outside of the envelope will remain as natural open space.

In addition, the project proposal contains a number of wildfire mitigation elements described in the Wild Fire Management section of this application.

Streets and cul-de-sacs will be built to an approved Town standard and dedicated to the Town of Payson. Parking on site will be according to the Town of Payson code. Street parking will be under the jurisdiction of the Town, as dedicated streets. The building envelope concept is intended to retain the existing landscaping and natural setting.

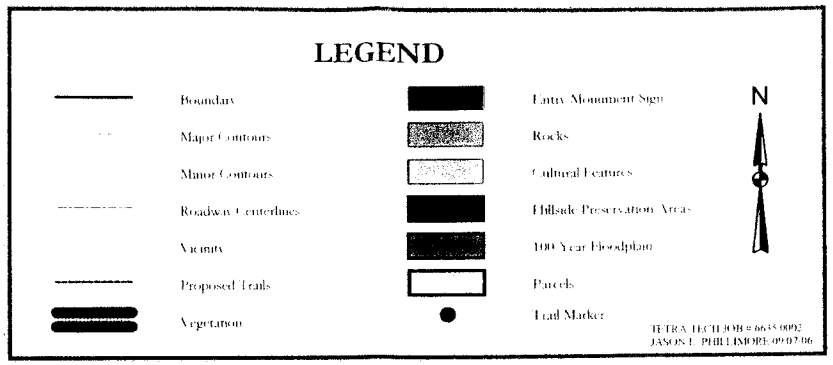
Grading and drainage for the site is established with the building of Phoenix Street and cul-de-sacs. Otherwise the lot layout and envelope is intended to use existing drainage patterns.

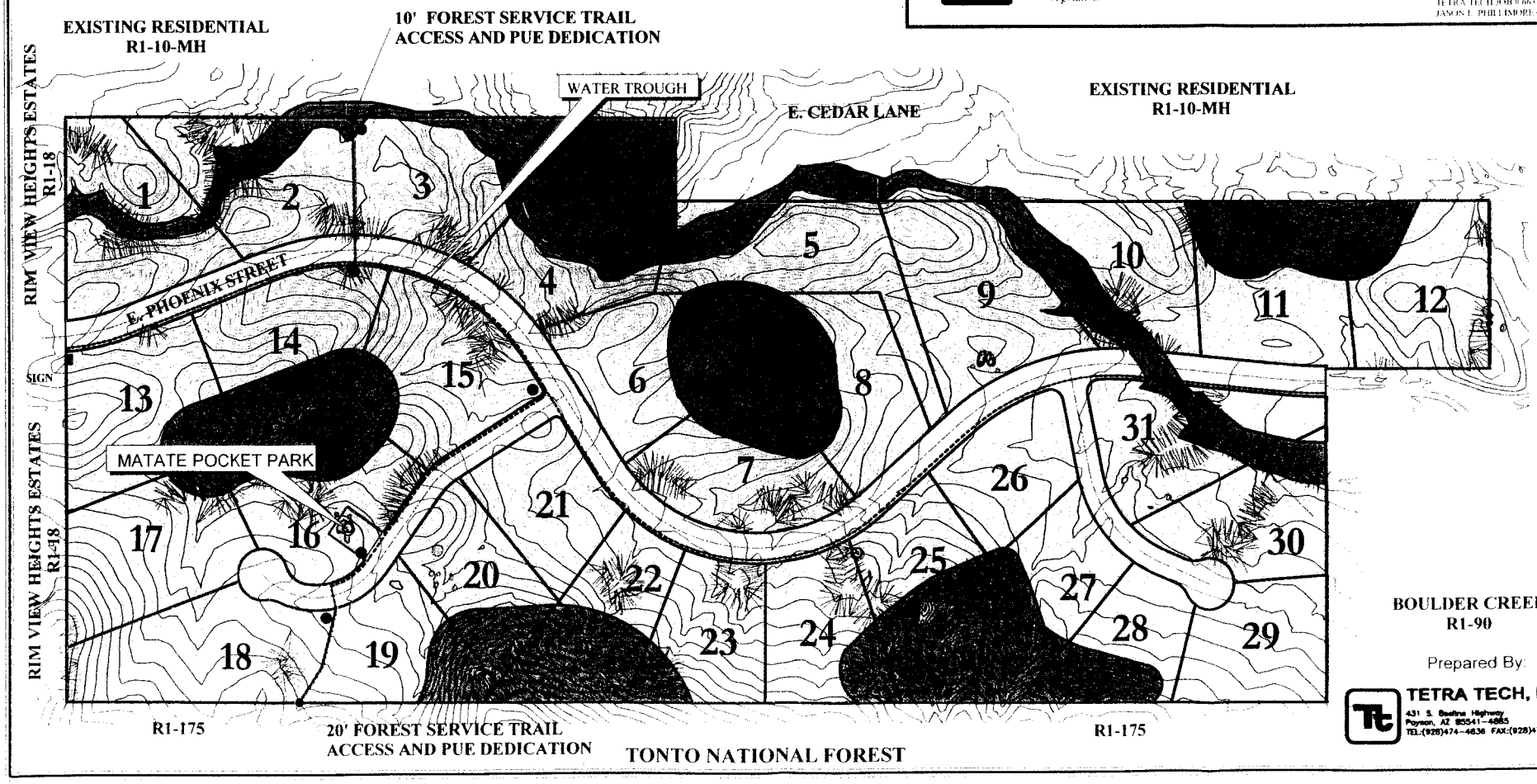
FOREST EDGE

MASTER DEVLOPMENT PLAN

R1-44

SCALE: 1"=200'





Prepared By:

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4865
TEL:(928)474-4636 FAX:(928)474-4867

5

Relationship to Surrounding Properties

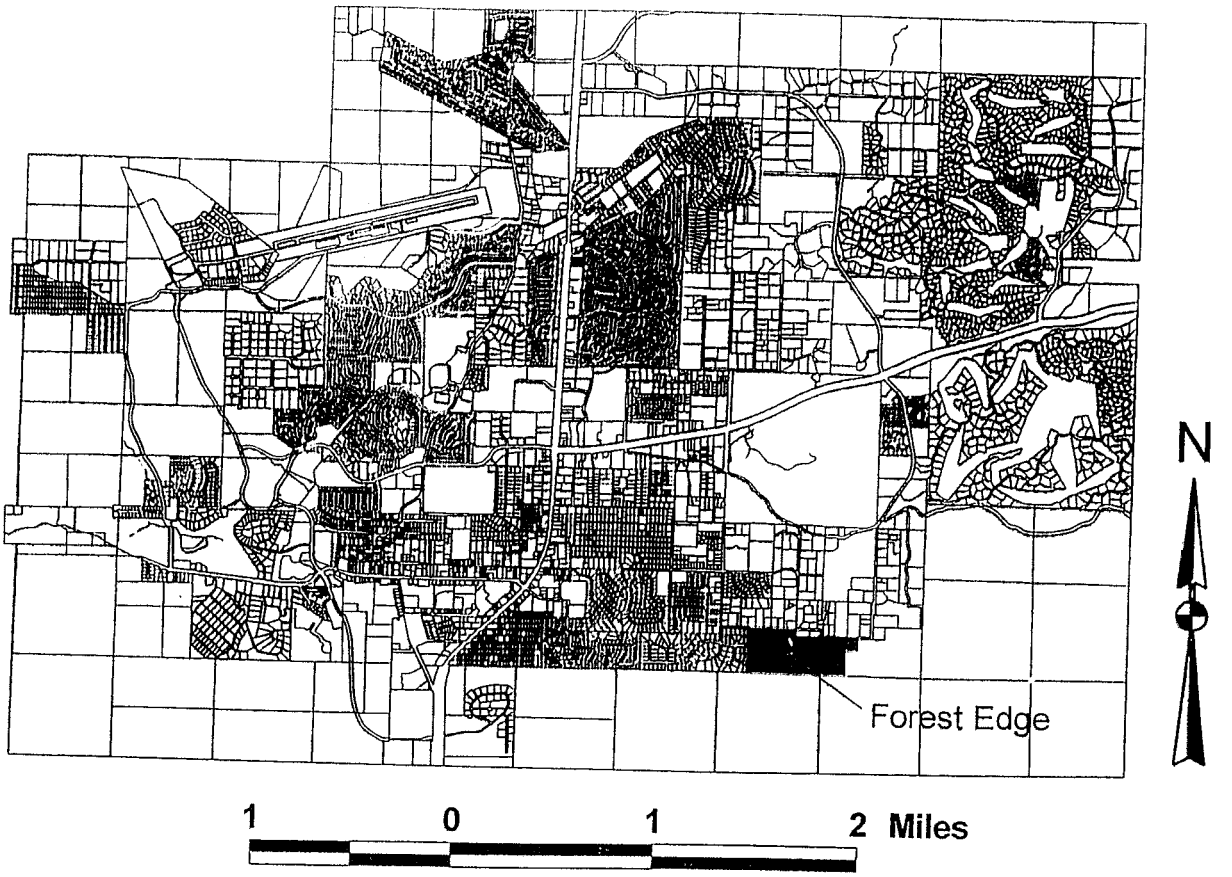
Forest Edge borders the Tonto National Forest to the south. Its rural setting, rugged topography, and dense vegetation make it an ideal candidate for the proposed low-density type of development. The project's proposed density and land use pattern are compatible with the surrounding neighborhoods.

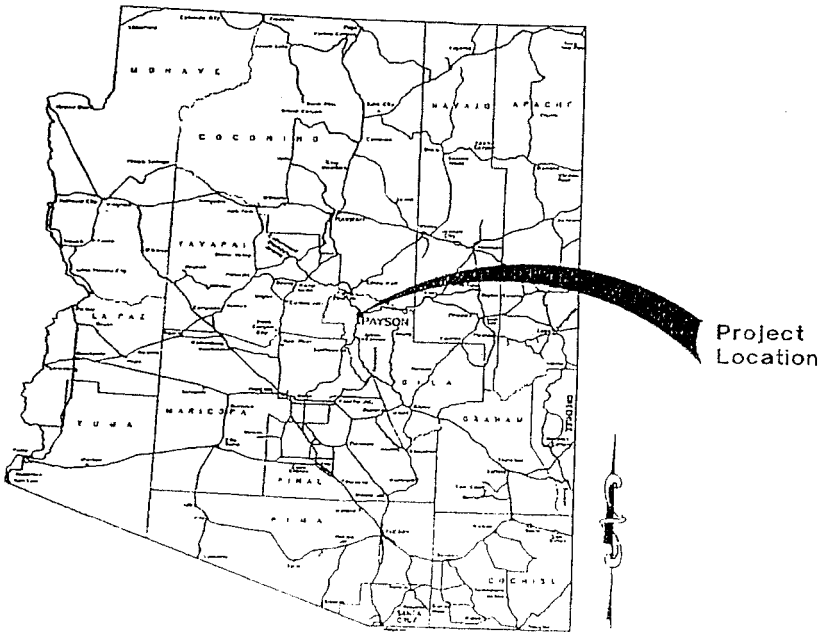
Rim View Heights Estates borders the site to the west. This community was approved for development with an R1-18 zoning district classification. If Forest Edge were to be developed to the same density as Rim View Heights, it would contain approximately 100 lots instead of 31.

The Boulder Creek development to the east is currently under construction. This community is zoned R1-90 and contains lots averaging approximately two acres in size.

Cedar Lane separates Forest Edge from the existing neighborhood to the north, which is currently zoned R1-10-MH. Cedar Lane will not be utilized as an access route to the project, and therefore is not proposed to be improved with the development of Forest Edge.

Forest Edge Vicinity Map





LEGEND

- Project Area
- Town Of Payson Base

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4885
TEL:(928)474-4636 FAX:(928)474-4867

Access and Circulation

Direct vehicular access to Forest Edge will be provided via the extension of Phoenix Street from the Rim View Heights Estates community immediately to the west. Phoenix Street has long been designated as a collector street for the area in the Payson General Plan.

Phoenix Street is proposed as a 60 foot public right-of-way with roadway improvements consisting of paving and curb measuring 33 feet from back of curb to back of curb. This proposed right-of-way and roadway section will provide for an orderly transition from the existing 70 foot wide right-of-way and 40 foot back of curb to back of curb improvements for Phoenix Street within Rim View Heights Estates, to the 50 foot right-of-way and 24 foot wide back of curb to back of curb improvements for Phoenix Street currently being constructed within the Boulder Creek community to the east.

In lieu of sidewalks as a community amenity, Forest Edge proposes the establishment and public dedication of a 6-8 foot wide pathway which will run along Phoenix Street.

Typical collector and residential street sections proposed for Forest Edge, along with a typical multi-use trail plan are provided herein. United Civil Group at the direction of the Town of Payson conducted a traffic study. The study findings are that the project has no major impact on Phoenix Street or other connecting roads. See Traffic Report.

Forest Access

Access to the National Forest and the old Phoenix mail road has historically been provided as a courtesy of the property owner. The project as a condition of platting will dedicate to the Town of Payson an access trail to the National Forest. This trail will consist of native surface materials and directional trail markers, and will be dedicated for community usage. The trail will extend from an access point on Cedar Lane and through the site along a portion of Phoenix Street and the western-most residential cul-de-sac within Forest Edge, to an access point to the Tonto National Forest. The trail will be routed in such a way as to incorporate anthropological and historical features (Spring Fed Tank 1937 and Matate Stone Rock) which currently exist on the site and were brought to our attention during the Community Review.

Forest Edge 8' Multi-Use Trail

Wildfire Management: Background and Impact

The southern Payson lands surrounding and including the Forest Edge property in their current state represent a major wild fire entry risk for a significant portion of the Town of Payson. Observation of the area, as confirmed by the Payson Fire Department indicates the following conditions exist:

- The southern edge of Payson at the site is considered by the Town Fire Department and U.S. Forest Service to be a major wild fire risk.
- A dangerous wild fire scenario would be where a fire which burns up slope from a National Forest to the south. The topography would most likely funnel the fire to the pass or low point which is where the Gisela Trail connects into the property.
- The developed lands within the Town to the south are not developed to a modern infrastructure. Fire hydrants connected to water mains with a storage back up do not exist in most of the area.
- The current Cedar Lane access to the area provides poor access for fire fighters.

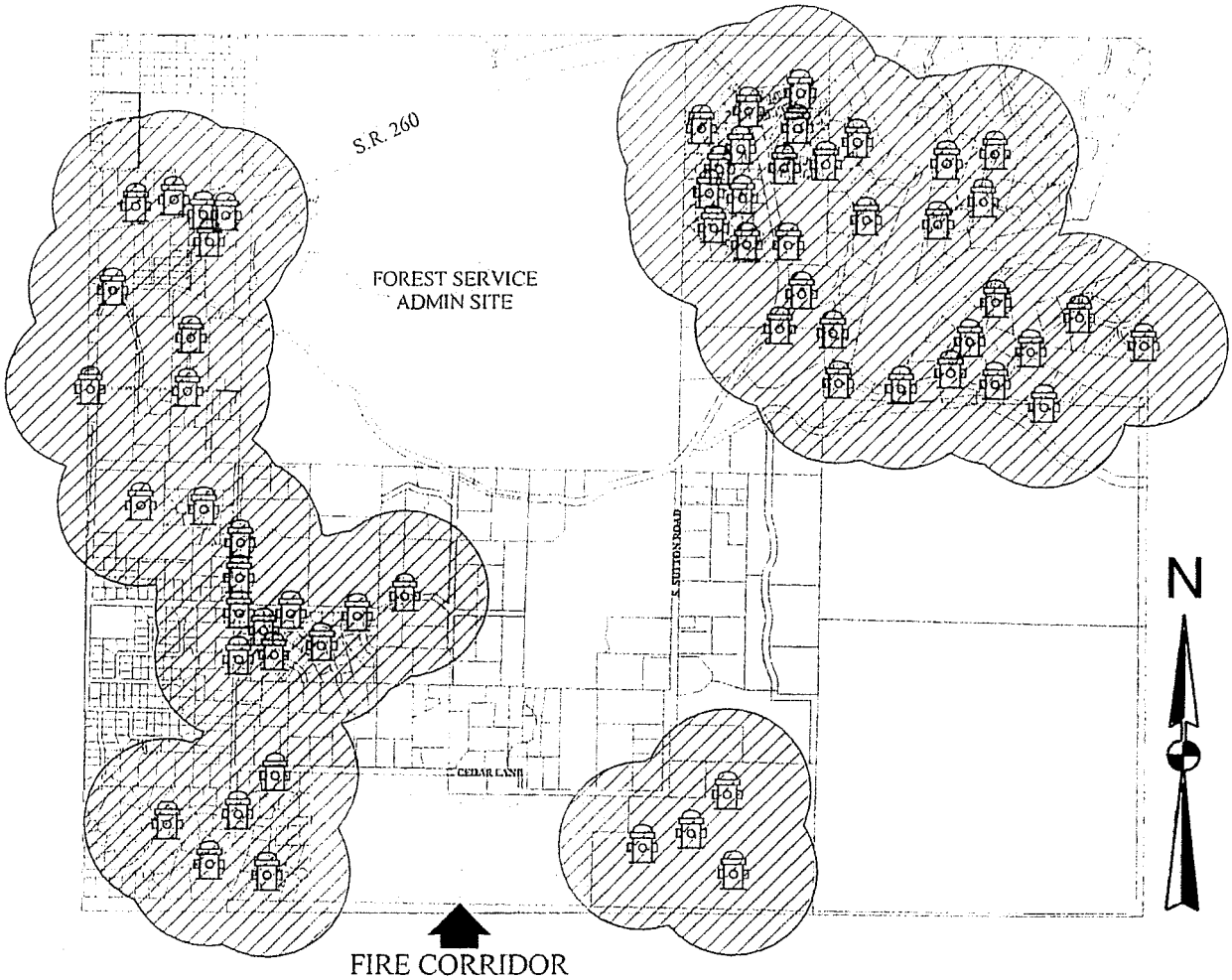
The development of the Forest Edge property as proposed will have a major positive impact on the wild fire risk. The development of Phoenix Street as proposed would provide that fire hydrants connected to a water main with storage capacity for both the Forest Edge and Boulder Creek developments.

As a condition of development, Forest Edge will include wild fire defensible space requirements in the Declaration of Covenants, Conditions and Restrictions (CC&Rs).

In addition, Forest Edge will work with the Town Fire Department and U.S. Forest Service to reduce fire hazards in the adjoining forest property.

FOREST EDGE

Fire Hydrant Location Exhibit



3000 0 3000 Feet

LEGEND

- Fire Hydrants (Approximate Locations)
- Town Base
- 750' Buffer Aound Fire Hydrants
- Project Site

Prepared By

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4885
Tel:(928)474-4646 Fax:(928)474-4867

Forest Edge Legal Description

PARCEL NO. 1

Lot 12, Section 11, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona;

EXCEPT Beginning at the West quarter corner of said Section 11 being common with the Southwest corner of said Lot 12 being a B.L.M. Brass Cap;
THENCE North 00°03'56" West, along the West line of said Lot 12, a distance of 987.04 feet to the Northeast corner of Lot 4 located in the Northeast quarter of Section 10, being a B.L.M. Brass Cap;
THENCE continuing along the West line of Lot 12, North 00°05'13" West a distance of 164.08 feet to the Northwest corner of said Lot 12;
THENCE South 89°44'12" East along the North line of said Lot 12 a distance of 743.69 feet;
THENCE South 00°04'08" East a distance of 1150.90 feet to a point lying on the South line of said Lot 12;
THENCE North 89°45'14" West, along said South line, a distance of 743.70 feet to the Point of Beginning.

PARCEL NO. 2

Lots 14, 15 and 17; and
The Southeast quarter of the Northeast quarter of the Northeast quarter; and
The South half of the North half of the Southwest quarter of the Northeast quarter; and
The South half of the Southwest quarter of the Northeast quarter; and
The East half of the Southeast quarter of the Northeast quarter; and
The East half of the Northwest quarter of the Southeast quarter of the Northeast quarter; and
The Southwest quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter; and
The Southwest quarter of the Southeast quarter of the Northeast quarter;
All in Section 11, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona.

UCG
United Civil Group

March 27, 2006
Revised April 18, 2006

Mr. Mark Perry
Terra Capital Group
3870 East Arizona Highway 260
Suite B
Payson, Arizona 85541

RE: Traffic Generation Letter
Forest Edge Residential Development
Phoenix Street east of State Route 87
Payson, Arizona

Dear Mr. Perry:

The purpose of this letter is to document the site generated traffic volumes anticipated to be on the roadway in the vicinity of the Forest Edge residential development in Payson, Arizona. The residential development is proposed to be built on Phoenix Street east of State Route 87 in Payson, Arizona. *Figure 1: Vicinity Map* identifies the site's location.

PROPOSED DEVELOPMENT

The Forest Edge residential development will consist of 54 single family homes proposed to be completed by year 2007. The development is surrounded by residential homes to the west and the future Boulder Creek residential development to the east. Access to the site will be provided via Phoenix Street.

EXISTING CONDITIONS

The analysis of existing conditions includes the following items: physical characteristics; traffic volumes; existing condition capacity analyses for intersections. The analysis of existing conditions provides a base against which the incremental traffic impacts can be measured, due to the increase in traffic from the proposed development.

STATE ROUTE 87

State Route 87 is the major north-south route through the study area and intersects with State Route 260 approximately one mile north of Phoenix Street. State Route 87 is under the jurisdiction of the Arizona Department of Transportation. The four-lane roadway also serves

PHOENIX STREET

Phoenix Street is a classified as a collector east-west route through the study area and intersects with State Route 87. Phoenix Street is under the jurisdiction of the Town of Payson. The two-lane roadway provides homes access to State Route 87. Phoenix Street does not have a median and has a speed limit of 25 miles per hour in the study area. The intersection is unsignalized with stop control on the Phoenix Street approaches. During a site visit, it was observed that a few westbound right-turning drivers from Phoenix Street onto State Route 87 used an adjacent parking lot as a bypass to the intersection.

INTERSECTION OF STATE ROUTE 87/PHOENIX STREET

The existing geometrics for the intersection of State Route 87/Phoenix Street are as follows:

Northbound – 1 left turn lane/1 thru lane/1 shared thru-right turn lane
Southbound – 1 left turn lane/1 thru lane/1 shared thru-right turn lane
Eastbound – 1 shared left turn - thru - right turn lane
Westbound – 1 shared left turn - thru - right turn lane

United Civil Group collected a turning movement count at the intersection of the State Route 87/Phoenix Street on March 21, 2006, in 15-minute intervals from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. The resulting peak-hour turning movements for both the morning and evening peak hours are presented on *Figure 4: Existing Traffic Volumes – Year 2006.* The morning peak hour was found to be between 8:00 a.m. and 9:00 a.m. with 1,024 vehicles entering the intersection. The evening peak hour was between 4:15 p.m. and 5:15 p.m. with 1,341 vehicles entering the intersection. A detailed summary of the turning movement count is attached with this letter.

The levels of service at the analyzed intersection of State Route 87/Phoenix Street were evaluated using the traffic counts collected by United Civil Group in March 2006. The levels of services were evaluated using the Highway Capacity Manual (HCM 2000) intersection methodology. The existing intersection geometry, volumes and traffic control were used to obtain the capacity analysis results for the study intersections. The level of service at the intersection of State Route 87/Phoenix Street is a LOS B in the morning peak hour and a LOS C in the evening peak hour. A detailed level of service analysis is attached with this letter.

TRAFFIC GENERATION

Estimates of the traffic volumes that will be generated by the proposed Forest Edge residential development were determined from transportation planning data taken from the Institute of Transportation Engineers (ITE) publication titled *Trip Generation, 7th Edition, 2003.* The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

Descriptions of the proposed land uses taken from the Trip Generation Manual are as follows:

Single Family Detached Housing: Single family detached housing includes all single family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

The Trip Generation Manual was used to calculate the average morning peak hour and evening peak hour vehicle trips. The following table presents the vehicle trips generated by the development.

TRIP GENERATION FOR FOREST EDGE

Land Use	ITE Code	Units	Size	Daily	AM Peak			PM Peak		
					in	out	total	in	out	total
Single Family Detached Housing	210	Dwellings	54	517	11	30	41	35	20	55

Single-Family Detached Housing (210)

Daily	T = 9.57 (x)	50% entering, 50% exiting
AM Peak Hour	T = 0.75 (x)	25% entering, 75% exiting
PM Peak Hour	T = 1.01 (x)	63% entering, 37% exiting

Source: ITE Trip Generation Manual 7th Edition.

TRIP DISTRIBUTION

The trip distribution procedure determines the general pattern of travel for vehicles entering and leaving the developments within the study area. These percentages are based on street patterns outside the development, surrounding land uses, and the site location. The trip distribution percentages are depicted in Figure 5 and shown in the following table.

TRIP DISTRIBUTION

Direction	Trip Distribution Percentage
State Route 87 north of Phoenix Street	85%
State Route 87 south of Phoenix Street	15%

SITE TRAFFIC ASSIGNMENT

Trips were assigned to the roadway network on the basis of the trip distribution and the likely travel patterns in and out of the site. Assignments for the development were then determined for both the morning and evening peak hours. Traffic was accumulated and is shown on Figure 5.

PROJECTED NON-SITE GENERATED TRAFFIC

Non-site or background traffic volumes representing the amount of traffic estimated to be on the area roadway network without the proposed development within the study area were projected for the horizon years being analyzed, year 2007. The yearly growth trends coupled

with the known proposed development of Boulder Creek to the east of the Forest Edge development were used to forecast the background traffic. Based on the Boulder Creek site plans prepared by Tetra Tech, 20 homes will be constructed by year 2007. The Trip Generation Manual was used to calculate the average morning peak hour and evening peak hour vehicle trips. The following table presents the vehicle trips generated by the development.

TRIP GENERATION FOR BOULDER CREEK

Land Use	ITE Code	Units	Size	Daily	AM Peak			PM Peak		
					in	out	total	in	out	total
Single Family Detached Housing	210	Dwellings	20	191	4	11	15	13	7	20

Single-Family Detached Housing (210)

Daily	T = 9.57 (x)	50% entering, 50% exiting
AM Peak Hour	T = 0.75 (x)	25% entering, 75% exiting
PM Peak Hour	T = 1.01 (x)	63% entering, 37% exiting

Source: ITE Trip Generation Manual 7th Edition.

The base for each horizon year was determined by increasing the existing traffic volumes by 7% per year and by adding the traffic generated from the proposed Boulder Creek development. The trip distribution for Boulder Creek was assumed the same as the Forest Edge distribution. The forecasted years 2007 background traffic volumes are illustrated in Figure 6.

TOTAL TRAFFIC PROJECTIONS

Total traffic projections for the horizon year of 2007 was determined by adding the estimated background traffic in Figure 6 to the Forest Edge site generated traffic in Figure 5. *Figure 7: Total Traffic – Year 2007* presents the estimated year 2007 traffic that will be on the roadway system.

RIGHT TURN DECELERATION LANE ANALYSES

Right turn deceleration lanes are often recommended on roadways where right turning vehicles create delays or safety problems for other traffic movements. The need for a deceleration lane at a local street or intersection depends on the speed of traffic on the road, the volume of traffic turning right and the through traffic volume in the same lanes as the right turning traffic.

Because ADOT does not have right turn lane warrants, engineering judgment was used to make a determination of the necessity for right turn deceleration lanes within ADOT controlled right-of-way, which includes the intersection of State Route 87/Phoenix Street. Based on a northbound right-turning volume of 17 vehicles per hour and a southbound right turning volume of 13 vehicles per hour and a speed limit of 35 miles per hour on the highway, neither a northbound nor southbound right-turn deceleration lane is recommended at the intersection.

INTERSECTION LEVEL OF SERVICE ANALYSES

volume of 13 vehicles per hour and a speed limit of 35 miles per hour on the highway, neither a northbound nor southbound right-turn deceleration lane is recommended at the intersection.

INTERSECTION LEVEL OF SERVICE ANALYSES

Because a roadway system's ability to accommodate traffic demand is typically controlled and limited by the capacity of the intersections, intersection level of service analyses were performed for the horizon years at major intersections and site driveways throughout the study area. Synchro version 6.0 was utilized to analyze the un-signalized and signalized intersections using the methodologies as presented in the Highway Capacity Manual, HCM 2000.

The levels of service for un-signalized intersections are not defined for the intersection as a whole, but are defined by the individual movement (i.e., left, through or right). Therefore, the levels of service for un-signalized intersections are presented as the lowest level of service for each direction. The level of service at the intersection of State Route 87/Phoenix Street is a LOS B in the morning peak hour and a LOS C in the evening peak hour. A detailed level of service analysis is attached with this letter.

CONCLUSION

Based on the findings of this letter the proposed Forest Edge residential development will not have a significant impact on the surrounding roadway network and additional improvements are not needed.

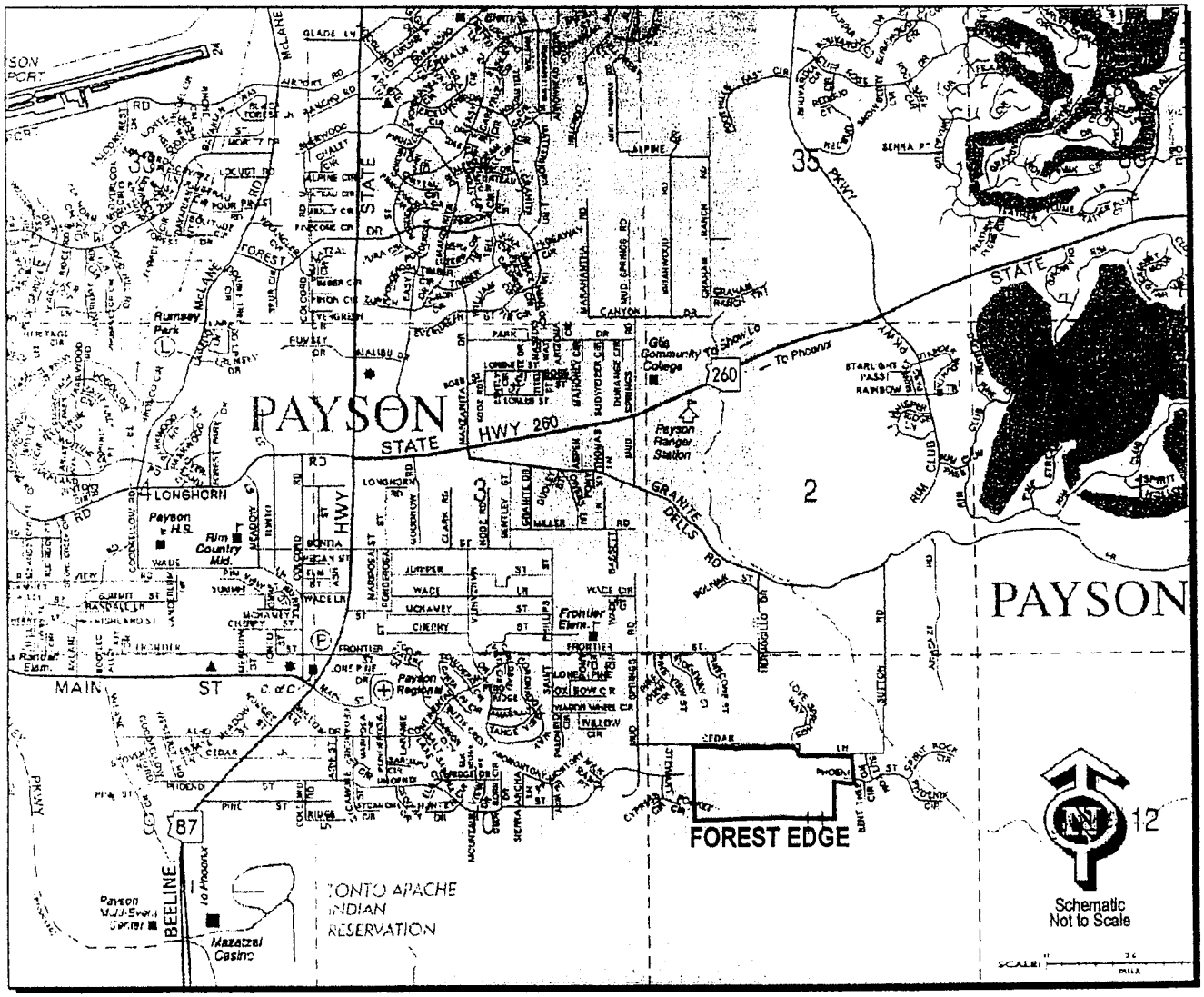
Should you have any comments or concerns please feel free to contact me, I can be reached at (602) 265-6155.

Sincerely,
United Civil Group Corporation

Registered Professional Engineer (Civil) CERTIFICATE NO. 32850 SARAH J. SIMPSON Date Signed 4-18-0 ARIZONA, U.S.A.

Conducted by: _____
David R. Riley, E.I.T.
Staff Engineer

Reviewed by: _____
Sarah Simpson, P.E.
President



Wide World of Maps: REPRODUCED WITH PERMISSION NO. 442166

Figure 1: Vicinity Map

UCG
United Civil Group

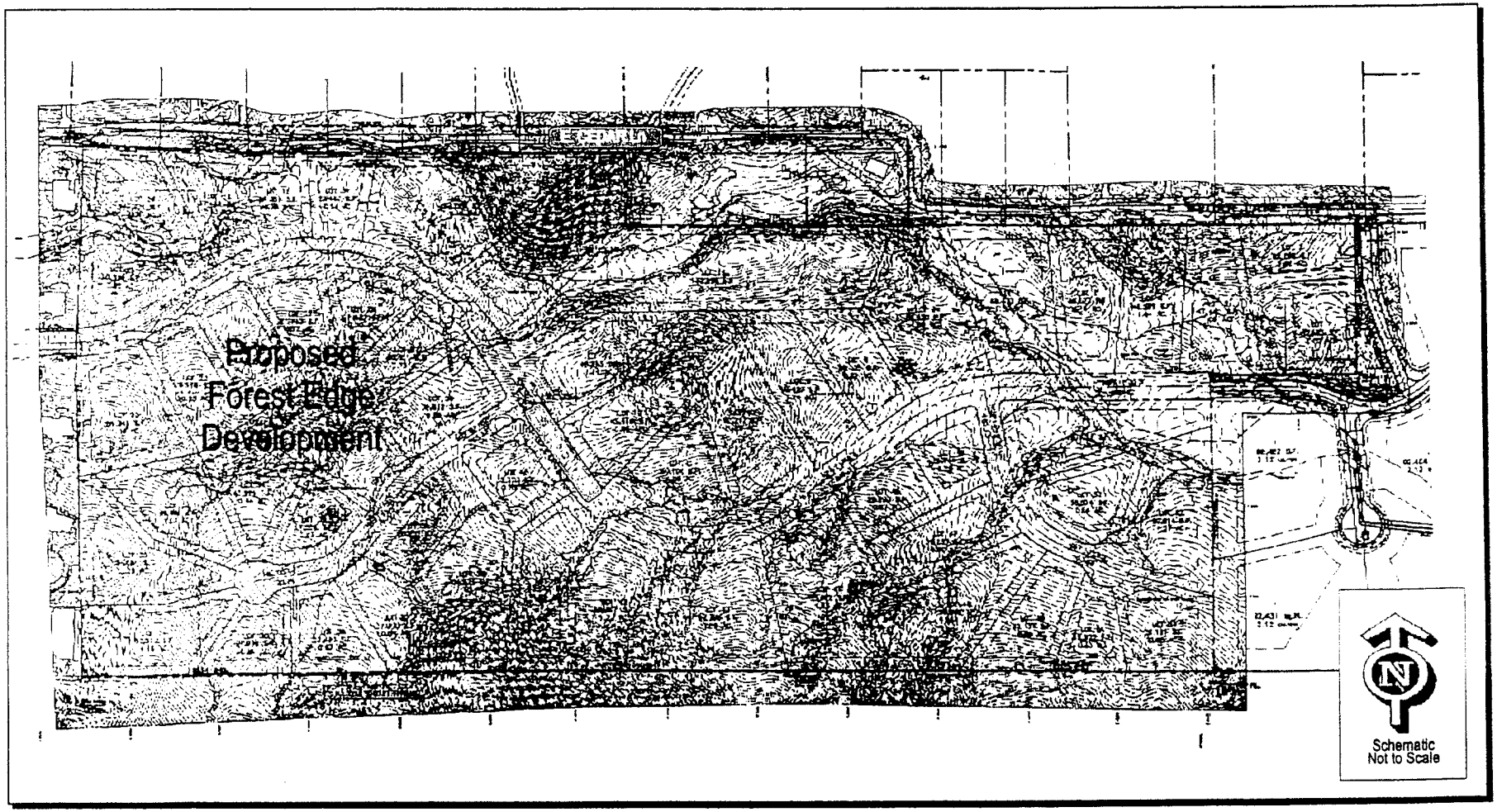


Figure 2: Forest Edge Site Plan

UCG
United Civil Group

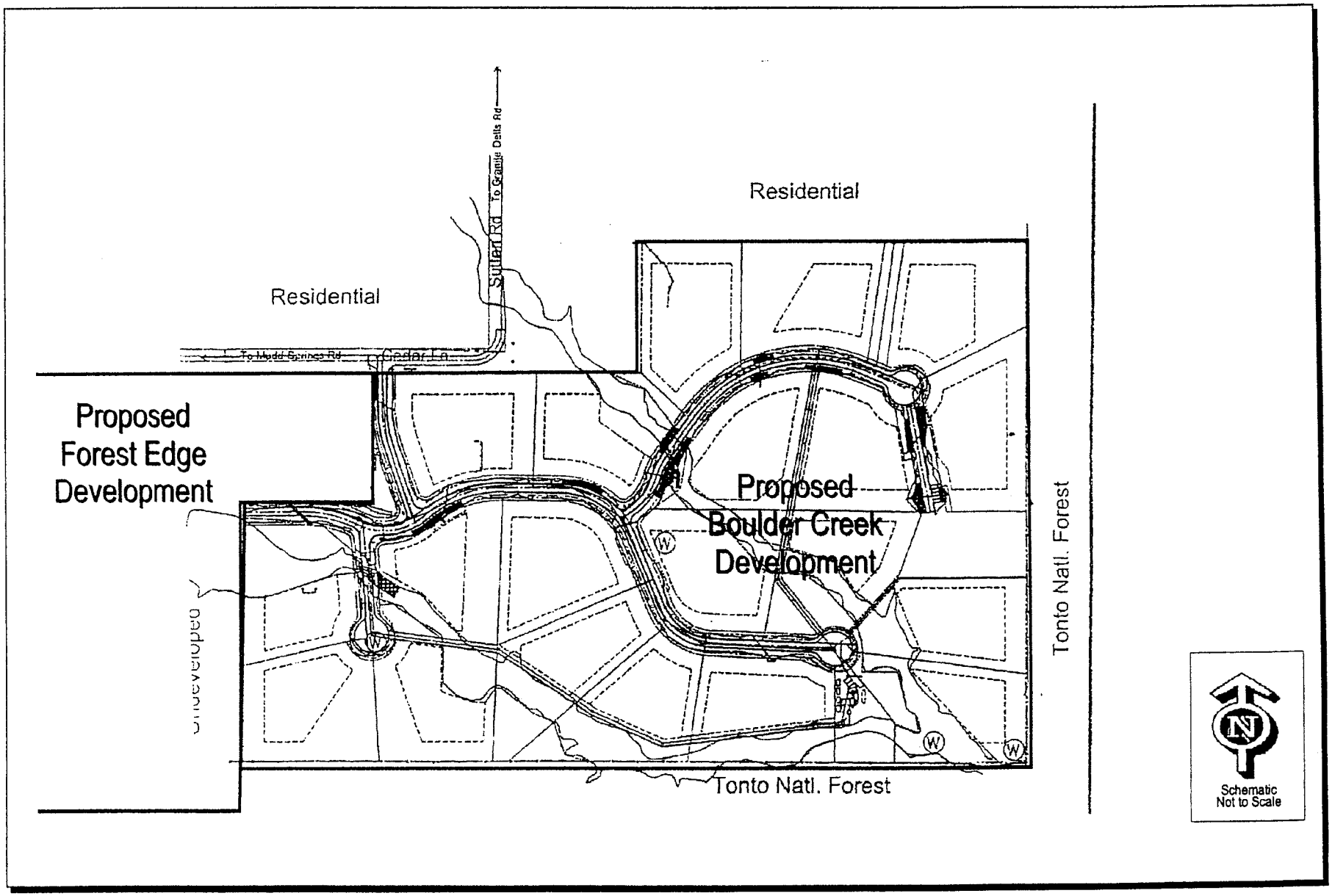


Figure 3: Boulder Creek Site Plan

UCG
United Civil Group

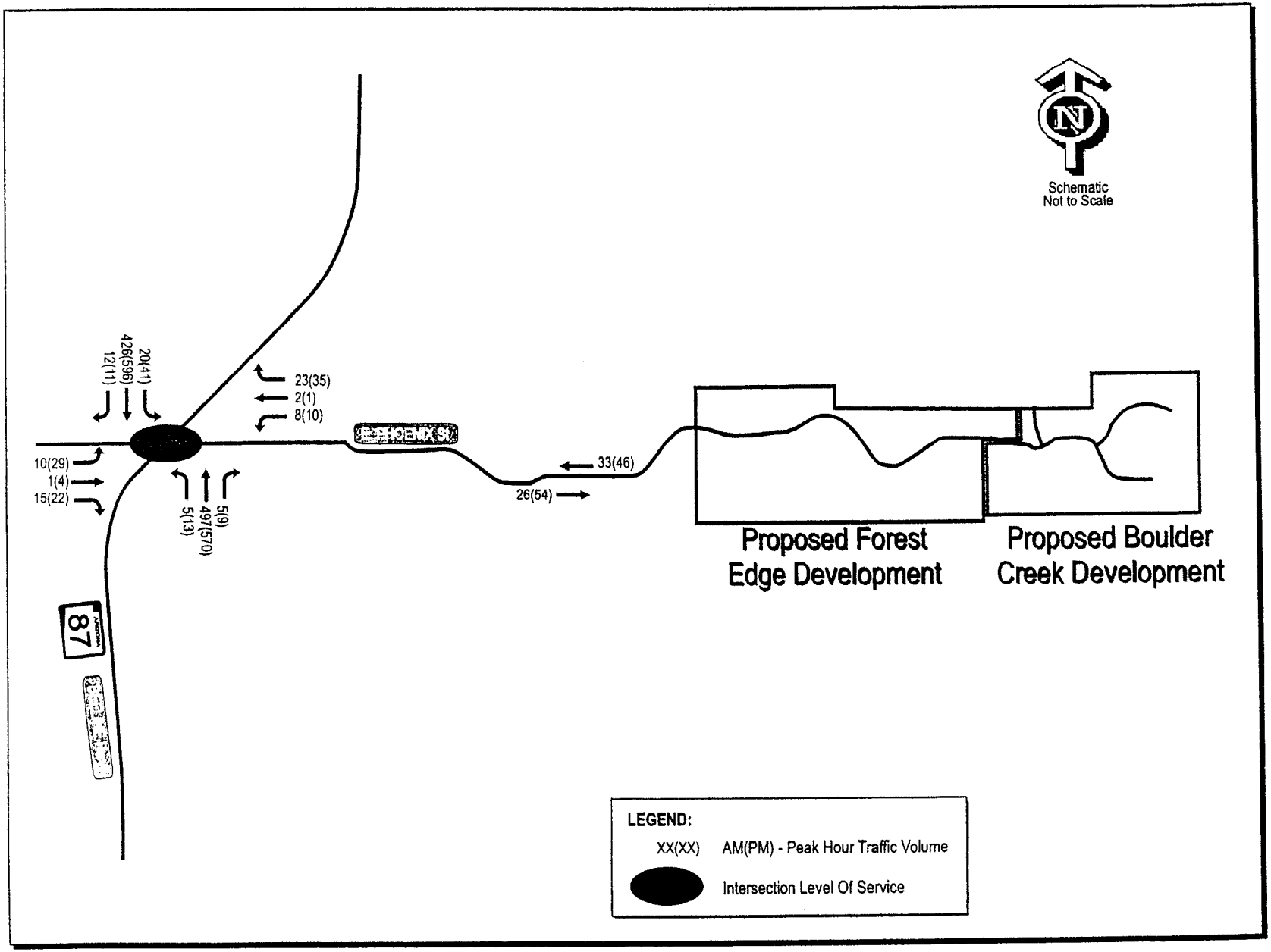


Figure 4: Existing Traffic Volumes - Year 2006

UCG
United Civil Group

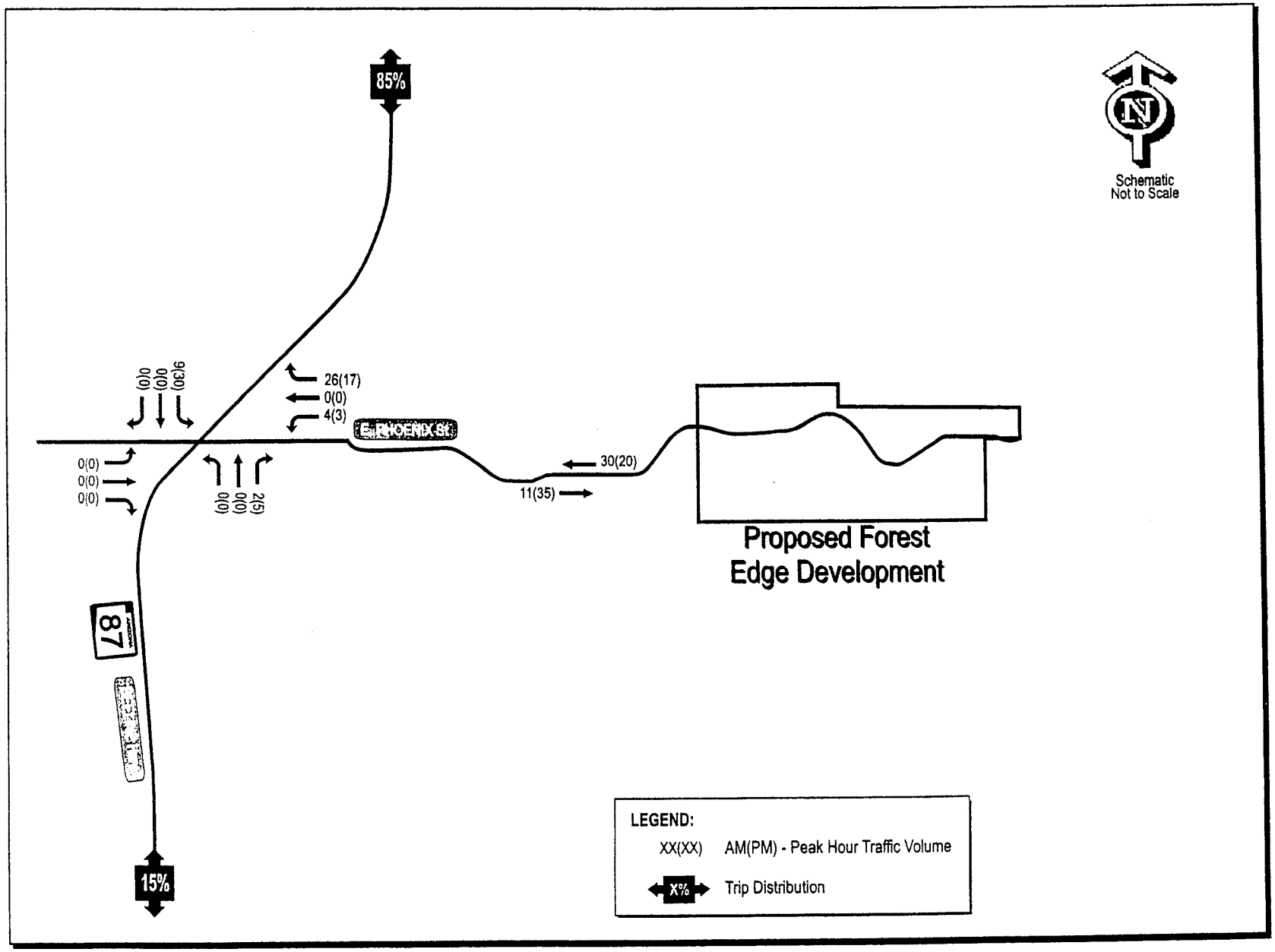


Figure 5: Forest Edge Site Generated Traffic

UCG
United Civil Group

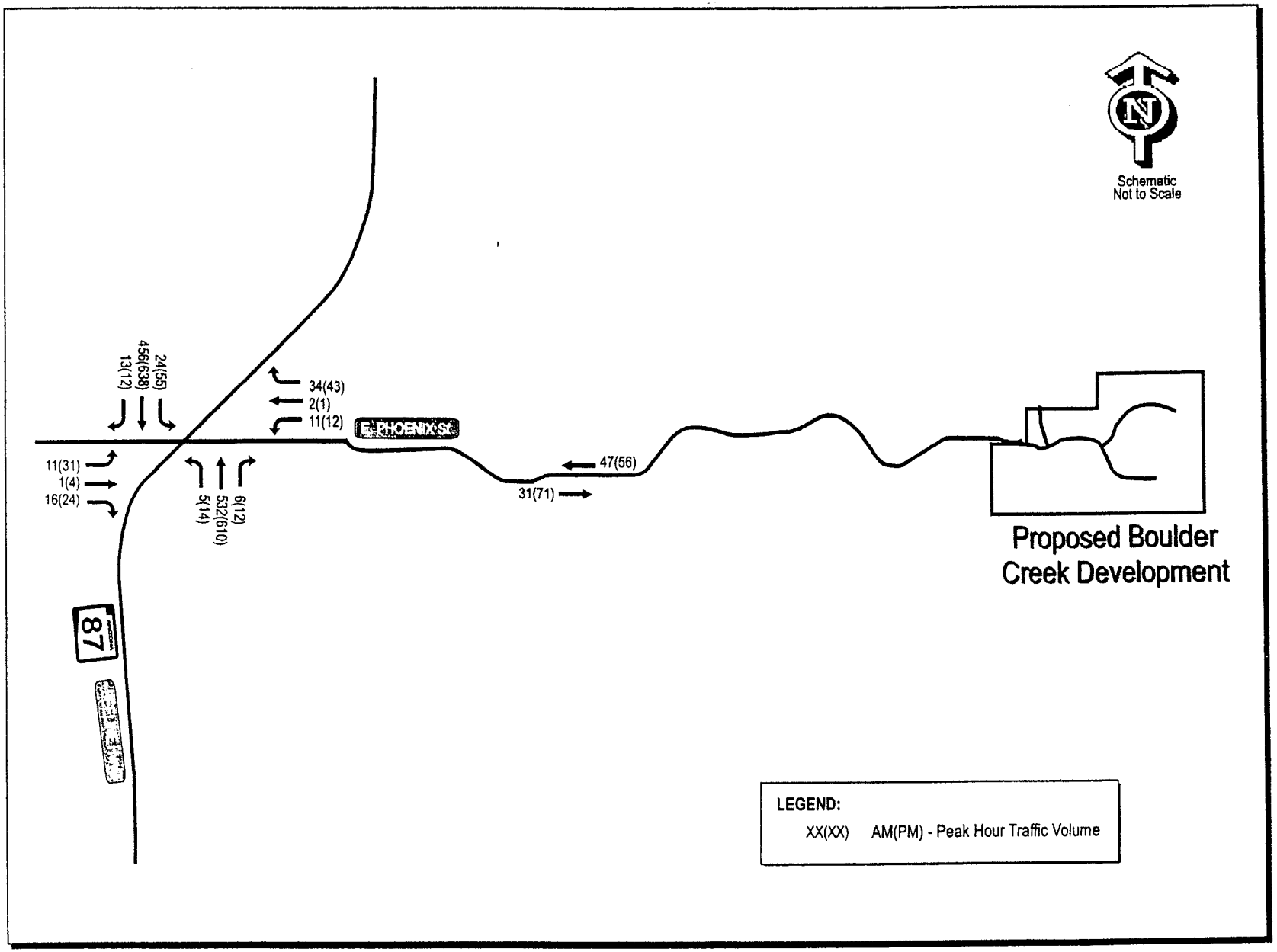


Figure 6: Background Traffic Volumes - Year 2007

UCG
United Civil Group

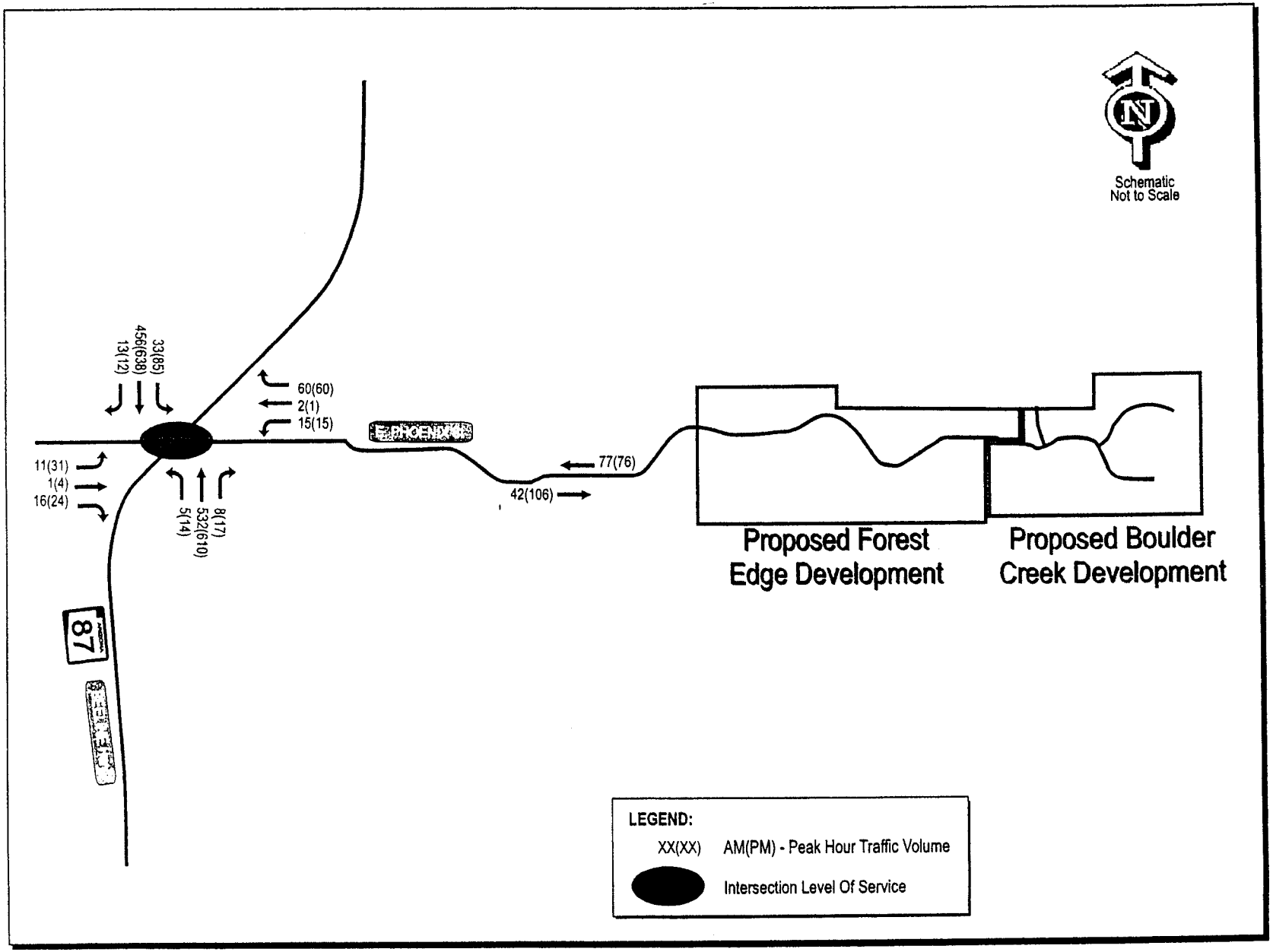


Figure 7: Total Traffic - Year 2007

UCG
United Civil Group

Turning Movement Count

Project No: TR6040
Project: TIA SR87-Phoenix Street
Location: SR87/Phoenix Street
Intersection Configuration: unsignalized

21-Mar-06 (Tuesday)

Northbound - 1 left turn lane / 1 thru lane / 1 shared thru-right turn lane
Southbound - 1 left turn lane / 1 thru lane / 1 shared thru - right turn lane
Eastbound - 1 shared left turn - thru - right turn lane
Westbound - 1 shared left turn - thru - right turn lane

Speed Limit

North-South	East-West
35	25

	Southbound				Westbound				Northbound				Eastbound					Peak
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Total	Hour
7:00 AM	2	55	3	0	12	1	4	0	0	88	0	0	4	0	0	0	169	
7:15 AM	6	98	10	0	18	0	3	0	2	129	3	0	8	0	2	1	279	
7:30 AM	5	71	8	0	6	2	5	0	0	99	2	0	4	0	6	0	208	
7:45 AM	4	85	3	0	8	0	0	0	0	91	4	0	5	1	4	0	205	861
8:00 AM	2	85	2	0	8	1	[illegible]	0	1	105	0	0	4	0	2	0	215	907
8:15 AM	2	120	11	0	2	1	1	0	2	[illegible]	1	0	[illegible]	0	1	1	279	907
8:30 AM	5	121	5	0	10	0	0	0	2	137	2	0	6	1	5	0	295	994
8:45 AM	3	100	2	0	3	0	2	0	0	121	1	0	1	0	2	0	235	1024
Total	**12**	**426**	**20**	**0**	**23**	**2**	**8**	**0**	**5**	**497**	**5**	**0**	**15**	**1**	**10**	**1**		

	Southbound				Westbound				Northbound				Eastbound					Peak
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Total	Hour
4:00 PM	9	161	7	0	12	0	1	2	0	110	5	0	1	0	5	0	311	
4:15 PM	2	139	8	0	5	0	3	0	1	136	7	0	4	1	11	1	317	
4:30 PM	3	148	15	0	13	0	0	0	3	125	3	0	5	1	3	0	317	
4:45 PM	5	183	10	0	9	1	7	0	1	136	0	0	10	1	9	0	372	1317
5:00 PM	1	126	8	0	8	0	0	0	4	175	3	0	5	1	6	0	335	1341
5:15 PM	2	160	7	0	7	0	1	0	2	120	2	0	6	1	3	0	311	1335
5:30 PM	5	126	8	0	10	0	0	0	0	137	4	0	2	2	3	0	297	1315
5:45 PM	2	108	5	0	4	0	1	0	2	127	0	0	3	0	2	0	254	1197
Total	**11**	**596**	**41**	**0**	**35**	**1**	**10**	**0**	**9**	**570**	**13**	**0**	**22**	**4**	**29**	**1**		

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	29	4	22	10	1	35	13	570	9	41	596	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	32	4	24	11	1	38	14	620	10	45	648	12
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1120	1401	330	1092	1402	315	660			629		
vC1, stage 1 conf vol	743	743		653	653							
vC2, stage 2 conf vol	377	658		439	749							
vCu, unblocked vol	1120	1401	330	1092	1402	315	660			629		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)	6.5	5.5		6.5	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	90	99	96	97	100	94	98			95		
cM capacity (veh/h)	313	305	666	348	311	681	924			949		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	60	50	14	413	216	45	432	228
Volume Left	32	11	14	0	0	45	0	0
Volume Right	24	38	0	0	10	0	0	12
cSH	397	549	924	1700	1700	949	1700	1700
Volume to Capacity	0.15	0.09	0.02	0.24	0.13	0.05	0.25	0.13
Queue Length 95th (ft)	13	7	1	0	0	4	0	0
Control Delay (s)	15.7	12.2	9.0	0.0	0.0	9.0	0.0	0.0
Lane LOS	C	B	A			A		
Approach Delay (s)	15.7	12.2	0.2			0.6		
Approach LOS	C	B						

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	36.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	10	1	15	8	2	23	5	497	5	20	426	12
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	1	16	9	2	25	5	540	5	22	463	13
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	820	1070	238	846	1073	273	476			546		
vC1, stage 1 conf vol	513	513		554	554							
vC2, stage 2 conf vol	307	557		292	520							
vCu, unblocked vol	820	1070	238	846	1073	273	476			546		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)	6.5	5.5		6.5	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	98	98	99	97	99			98		
cM capacity (veh/h)	438	397	763	430	402	725	1082			1020		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	28	36	5	360	186	22	309	167
Volume Left	11	9	5	0	0	22	0	0
Volume Right	16	25	0	0	5	0	0	13
cSH	578	597	1082	1700	1700	1020	1700	1700
Volume to Capacity	0.05	0.06	0.01	0.21	0.11	0.02	0.18	0.10
Queue Length 95th (ft)	4	5	0	0	0	2	0	0
Control Delay (s)	11.6	11.4	8.3	0.0	0.0	8.6	0.0	0.0
Lane LOS	B	B	A			A		
Approach Delay (s)	11.6	11.4	0.1			0.4		
Approach LOS	B	B						

Intersection Summary			
Average Delay	0.9		
Intersection Capacity Utilization	26.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	11	1	16	15	2	60	5	532	8	33	456	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	1	17	16	2	65	5	578	9	36	496	14
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	941	1172	255	931	1175	293	510			587		
vC1, stage 1 conf vol	574	574		593	593							
vC2, stage 2 conf vol	366	598		338	582							
vCu, unblocked vol	941	1172	255	931	1175	293	510			587		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)	6.5	5.5		6.5	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	97	100	98	96	99	91	99			96		
cM capacity (veh/h)	377	368	744	399	372	703	1052			984		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	30	84	5	386	201	36	330	179
Volume Left	12	16	5	0	0	36	0	0
Volume Right	17	65	0	0	9	0	0	14
cSH	524	600	1052	1700	1700	984	1700	1700
Volume to Capacity	0.06	0.14	0.01	0.23	0.12	0.04	0.19	0.11
Queue Length 95th (ft)	5	12	0	0	0	3	0	0
Control Delay (s)	12.3	12.0	8.4	0.0	0.0	8.8	0.0	0.0
Lane LOS	B	B	A			A		
Approach Delay (s)	12.3	12.0	0.1			0.6		
Approach LOS	B	B						

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	33.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	31	4	24	15	1	60	14	610	17	85	638	12
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	34	4	26	16	1	65	15	663	18	92	693	13
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1312	1597	353	1262	1594	341	707			682		
vC1, stage 1 conf vol	885	885		703	703							
vC2, stage 2 conf vol	428	712		560	891							
vCu, unblocked vol	1312	1597	353	1262	1594	341	707			682		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)	6.5	5.5		6.5	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	86	98	96	94	100	90	98			90		
cM capacity (veh/h)	239	245	643	290	259	655	888			907		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	64	83	15	442	239	92	462	244
Volume Left	34	16	15	0	0	92	0	0
Volume Right	26	65	0	0	18	0	0	13
cSH	322	516	888	1700	1700	907	1700	1700
Volume to Capacity	0.20	0.16	0.02	0.26	0.14	0.10	0.27	0.14
Queue Length 95th (ft)	18	14	1	0	0	8	0	0
Control Delay (s)	19.0	13.3	9.1	0.0	0.0	9.4	0.0	0.0
Lane LOS	C	B	A			A		
Approach Delay (s)	19.0	13.3	0.2			1.1		
Approach LOS	C	B						

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	39.7%	ICU Level of Service	A
Analysis Period (min)	15		

Lot Development Standards

						Minimum Setbacks				
District	Min. Lot Area Sq. Ft.	Min. Lot Width	Min. Lot Depth	Min. D/U Area	Max. Lot Cover	Front	Rear	Side	Street Side	Min. Space Between Buildings
Existing R1-175	175,000	300'	300'	175,000	10%	60'	60'	30'	30'	10'
R1-44	44,000	150'	190'	44,000	20%	40'	40'	20'	20'	10'

Joint Development Agreement

Forest Edge is in the process of entering into a Joint Development Agreement with Boulder Creek Development to provide access and utilities in a manner which best serve both subdivisions and the Town of Payson. The relevant elements of the agreement are:

1. Forest Edge and Boulder Creek are jointly designing Phoenix Street and the underlying utilities to accommodate the requirements of both communities.
2. Boulder Creek will access the Town of Payson water system within the Phoenix Street right-of-way.
3. Forest Edge and Boulder Creek will jointly develop plans for a sanitary sewer collection system to serve both communities.
4. Boulder Creek will accept increased drainage run off created by Forest Edge subject to approval of the Town of Payson.
5. An intention of the agreement is not to utilize Cedar Lane for required infrastructure improvements or access.

Open Space Preservation

Of critical importance to the overall character of Forest Edge is the preservation of open space within the community. The development plan for Forest Edge proposes to initially commit to the preservation a minimum of 12.86 acres or 20% of the total site area, as permanent, undisturbed open space. These undisturbed open space areas will include all major slope areas in excess of 30% as well as other contiguous hillside areas. This will permanently establish meaningful and very visible expanses of open space that not only benefit residents of Forest Edge but also those viewing the community from afar. Additional open space area to be preserved include the Mudsprings wash that generally extends east to west through Forest Edge along the north side of the community.

All open space areas within Forest Edge will remain as part of the lots on which the open space is located. The open spaces will be preserved through the dedication of a restrictive easement instead of through the creation of separate open space tracts. By securing the open space areas via easements versus tracts, the burden of maintenance becomes the responsibility of the respective lot owner as opposed to a property owners association, but with the same community benefit. This in turn eliminates the need to establish a property owners association to maintain these areas within the community.

Petition Against Zone Change

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Town of Payson

I am strongly opposed to Zoning Change Request P-329-06 (Ordinance 698) requesting a zoning change from R1-175 to R1-44 for the property located at 1200-1700 Block of E. Cedar Lane. I currently own real estate within 150 of the property being considered for this change.

ARS 9-462.04 #7 Paragraph H: If the owners of twenty per cent or more either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty feet therefrom, or of those directly opposite thereto extending one hundred fifty feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.

Date	Printed Name	Address	Signature
11-12-06	David T. Swanson	1106 S. Stewart Pocket Cir.	David T. Swanson
11-12-06	Carol K. Croft	1109 E. Phoenix St	Carol K. Croft
11-12-06	James Burr	1112 E. Phoenix	[illegible]
11-12-06	Albert Hurd ALBERT HURD	1206 E. Cedar Lane	Albert Hurd
11.12.06	Lewis M Levenson	1308 E Cedar Lane	Lewis M Levenson
11-12-06	Carol Simerly	1414 E Cedar Ln	Carol Simerly
11-12-06	Donna Hickman	1208 E Cedar Lane	Donna Ruth Hickman
11-12-06	Barbara E. Trevithick	1110 E. Phoenix St.	Barbara E. Trevithick
11-12-06	James Michael Earlywine (Mike)	1107 S. Stewart Pocket Circle	[illegible]
11-12-06	Emily C. Earlywine	Lot 18	Emily Earlywine