# *COUNCIL DECISION REQUEST*

SUBJECT: **PRELIMINARY PLAT – "McLANE PARK" SUBDIVISION S-130-06**

MEETING DATE: 1-04-07

CSP ITEM: Yes No **XX** KRA#

ITEM NO.: I 5

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 recommends approval of the preliminary plat for the McLane Park Subdivision. The supporting motion would be: "I move to APPROVE the Preliminary Plat for the McLane Park Subdivision as submitted subject to the fourteen (14) conditions recommended by the Planning and Zoning Commission."

**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 McLane Park Subdivision at their November 13, 2006, meeting in the Town Council Chambers and recommended the Town Council approve S-130-06, with fourteen conditions, on a 7-0 vote.

JAN 04 2007 I.5

Conditions for S-130-06 (McLane Park)

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.

2. Prior to final plan approval and final plat approval, the developer must obtain an Army Corps of Engineers 404 Permit, an Arizona Department of Water Resources 401 Permit, and a Conditional Letter of Map Revision (CLOMR) from FEMA. The CLOMR must also address the effects of this project on the upstream and downstream properties.

3. Prior to final project acceptance and the issuance of building permits, the developer must obtain a Letter of Map Revision (LOMR) from FEMA. The LOMR must also address the effects of this project on the upstream and downstream properties.

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

5. The final subdivision plat shall indicate a minimum finish floor (FF) or minimum building pad (PAD) elevation for all lots based on the approved CLOMR.

6. Developer to provide all subdivision improvements, including storm water detention in accordance with the Town of Payson Requirements.

7. Channel access shall be designed to allow emergency vehicle access to cul-de-sac lots in the event of a 100-year storm.

8. All hydrant supply lines shall be a minimum of 8" diameter. Hydrants to be installed east of McLane Road at northern boundary of proposed subdivision and on the south side of West Locust Way, east of the channel and adjacent to lot 8.

9. The final plat shall grant a drainage easement enclosing all drainage channels on this project and a note shall be included on the cover sheet of the final plat stating: "This subdivision includes storm water conveyances within drainage easements. The property owners are responsible for all required maintenance of those drainage conveyances and easements on private property. The Town of Payson or other public agencies having jurisdiction, posses right of access for clearing, cleaning, or channelizing if not properly maintained by the property owner. All funds expended for this maintenance by the Town of Payson or other public agency will be charged to the individual property owner."

10. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.

11. A note shall be included on the final plat stating, "Driveway construction on lots 1, 2, 5 and 6 shall be located such that the ingress and egress must be in forward motion towards North McLane Road only."

12. A 1' non-vehicular access easement shall be depicted on lots 1, 3, 4, 10, and 11 along

the full length of the property lines abutting North McLane Road.

13. Lot Areas, in square feet, shall be depicted on the final plat.

14. A 4 foot minimum wide sidewalk shall be installed on both sides of North Cambridge Court and West Locust Way within this subdivision.

# Staff Report
# Planning and Zoning Commission

**Project Title:** **McLane Park – Preliminary Plat** S-130-06

**Planning & Zoning Commission Meeting Date:** November 13, 2006
**Description:**
Location: 905, 909, 1001 N. McLane Road, APN 302-40-017A
Site size: 5.58 acres
Current Zoning: R1-8
Lot sizes: 8,511± sq. ft. to 20,486± sq. ft.
No. of homes: 17 single family home sites
Estimated cost of homes: Unknown at this time.
**Action Requested:** Preliminary Plat Recommendation
**Neighborhood Involvement**
A Citizens Participation Meeting was held on September 6, 2006. According to the Citizens Participation Report, 3 citizens attended the meeting.

General comments/inquiries included the following:
1. Proposed density of the subdivision.
2. Location and size of the drainage channel through the subdivision.
3. Who would be responsible for maintenance of the drainage channel?
4. Would mobile homes or manufactured homes be allowed?
5. Concern over removal of trees.
6. Neighboring property owner believed plan called for grading on adjacent property.

(See Applicant's letter dated 9/22/06 addressing each of the 6 concerns.)
**Community Benefits**
Affordable Housing - No proposal.
Recreation - Each home will pay the $647 parks impact fee with issuance of the building permit.
Streets - The development will include new cul-de-sacs within the subdivision as well as the extension of W. Locust Way to the East Side of McLane Rd.
**Community Development & Engineering Assessment**
Compatibility with adjacent zoning districts: Compatible.
Drainage: 1) Prior to final plan approval and final plat approval, the developer must obtain an Army Corps of Engineers 404 Permit, an Arizona Department of Water Resources 401 Permit, and a Conditional Letter of Map Revision (CLOMR) from FEMA. The CLOMR must also address the effects of this project on the upstream and downstream properties. 2) Prior to final project acceptance and the issuance of building permits, the developer must obtain a Letter of Map Revision (LOMR) from FEMA. The LOMR must also address the effects of this project on the upstream and downstream properties. 3) The final subdivision plat shall indicate a minimum finish floor (FF) or minimum building pad (PAD) elevation for all lots based on the approved CLOMR. 4) Storm water detention shall be provided in accordance with the Town of Payson requirements.
General Plan Conformance:
1. Natural landscaping preservation - Addressed with each building permit.

2. Trail Access - No existing trails abutting subject site.

Fire Safety: 1) Channel access shall be designed to allow emergency vehicle access to cul-de-sac lots in the event of a 100-year storm. 2) All hydrant supply lines shall be a minimum of 8" diameter.

Water:

1. Source - Town of Payson Supply.
2. Estimated Usage - 1 ERU per residence.

**Analysis**

The applicant is requesting recommendation of approval of the Preliminary Plat for the proposed development of a 17 residential lot subdivision on 5.58 acres to be called McLane Park.

The Land Use Element (Chapter 3) of the Town of Payson General Plan, shows that this property is planned for Medium Density residential development. As the net density proposed is 3.5 dwelling units per acre, the proposed Subdivision would be appropriate and meets the general criteria of the Land Use Element.

Public sanitary facilities would be required for R1-8 zoning. The property is currently within the Northern Gila County Sanitary District. The Sanitary District has reviewed the Preliminary Plat and advised the owners have plans underway to provide public sewer to the property.

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. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. Prior to final plan approval and final plat approval, the developer must obtain an Army Corps of Engineers 404 Permit, an Arizona Department of Water Resources 401 Permit, and a Conditional Letter of Map Revision (CLOMR) from FEMA. The CLOMR must also address the effects of this project on the upstream and downstream properties.
3. Prior to final project acceptance and the issuance of building permits, the developer must obtain a Letter of Map Revision (LOMR) from FEMA. The LOMR must also address the effects of this project on the upstream and downstream properties.
4. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District.
5. The final subdivision plat shall indicate a minimum finish floor (FF) or minimum building pad (PAD) elevation for all lots based on the approved CLOMR.
6. Developer to provide all subdivision improvements, including storm water detention in accordance with the Town of Payson Requirements.
7. Channel access shall be designed to allow emergency vehicle access to cul-de-sac lots in the event of a 100-year storm.
8. All hydrant supply lines shall be a minimum of 8" diameter. Hydrants to be installed east of McLane Rd at northern boundary of proposed subdivision and on the south side of West Locust Way, east of the channel and adjacent to lot 8.
9. The final plat shall grant a drainage easement enclosing all drainage channels on this project and a note shall be included on the cover sheet of the final plat stating: "This subdivision includes storm water conveyances within drainage easements. The property owners are responsible for all required maintenance of those drainage conveyances and

easements on private property. The Town of Payson or other public agencies having jurisdiction, posses right of access for clearing, cleaning, or channelizing if not properly maintained by the property owner. All funds expended for this maintenance by the Town of Payson or other public agency will be charged to the individual property owner."

9. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
10. A note shall be included on the final plat stating, "Driveway construction on lots 1,2,5 and 6 shall be located such that the ingress and egress must be in forward motion towards North McLane Road only."
11. A 1' non-vehicular access easement shall be depicted on lots 3 and 4 along the full length of the property lines abutting North McLane Road.
12. Lot Areas, in square feet, shall be depicted on the final plat.
13. A 4 foot minimum wide sidewalk shall be installed on both sides of N. Cambridge Court and W. Locust Way within this subdivision.

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

"I move the Planning & Zoning Commission recommend to the Town Council denial of S-130-06.

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

"I move the Planning & Zoning Commission recommend to the Town Council approval of S-130-06, a request for Preliminary Plat approval of a 5.58 acre property located at 905, 909, and 1001 N. McLane Road for the purpose of a 17 lot single family development – McLane Park."

CASE NUMBER 5-130-06

# 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:** 905-909-1001 N. McLANE ROAD Tax Parcel Number: 302-40-017A
~~Subdivision~~ EMAIL: DAVIDHAINES@COX.NET FAX ~~Lot Number~~: 602-253-4606
Name of Applicant(s): DAVID HAINES Phone #: 602-390-0672
Mailing Address: 1539 W. VIRGINIA AVE. Town: PHX St: AZ Zip: 85007
Name of Property Owner(s): SAME
→ Mailing Address: 111 W. CEDAR LANE, SUITE C Town: PAYSON St: AZ Zip:
Contact Person: MICHAEL HARPER Phone #: 928-474-0322 Fax #: 928-474-2445
~~Payson Business License #~~ EMAIL ~~Sales Tax #~~ MJH@WALKERHARPER.COM

Detailed Description of Request: 17 LOT 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.

DAVID HAINES — Print Name
David Haines — Signature
061306 — Date

**STAFF USE ONLY - PERTINENT DATA**

| APPLICATION | DATE | INITIALS |
|---|---|---|
| DATE FILED | 9-27-06 | RE |
| COMPLETED APPLICATION | 9-27-06 | SLd |
| NEWSPAPER PUBLICATION | 10-27-06 | SLd |
| 300' NOTIFICATION MAILOUT | 10-27-06 | SLd |
| POSTING DATE | 10-27-06 | SLd |

APPLICATION FEE: $
PREL. SUBD. PLAT = $250.00
+ 25.00 PER LOT TRACT, PARCEL
+ 25.00 x 17 = $425.00
675.00 TOTAL
Pd RE
CHECK NUMBER: 5935 DATE: 9-27-06

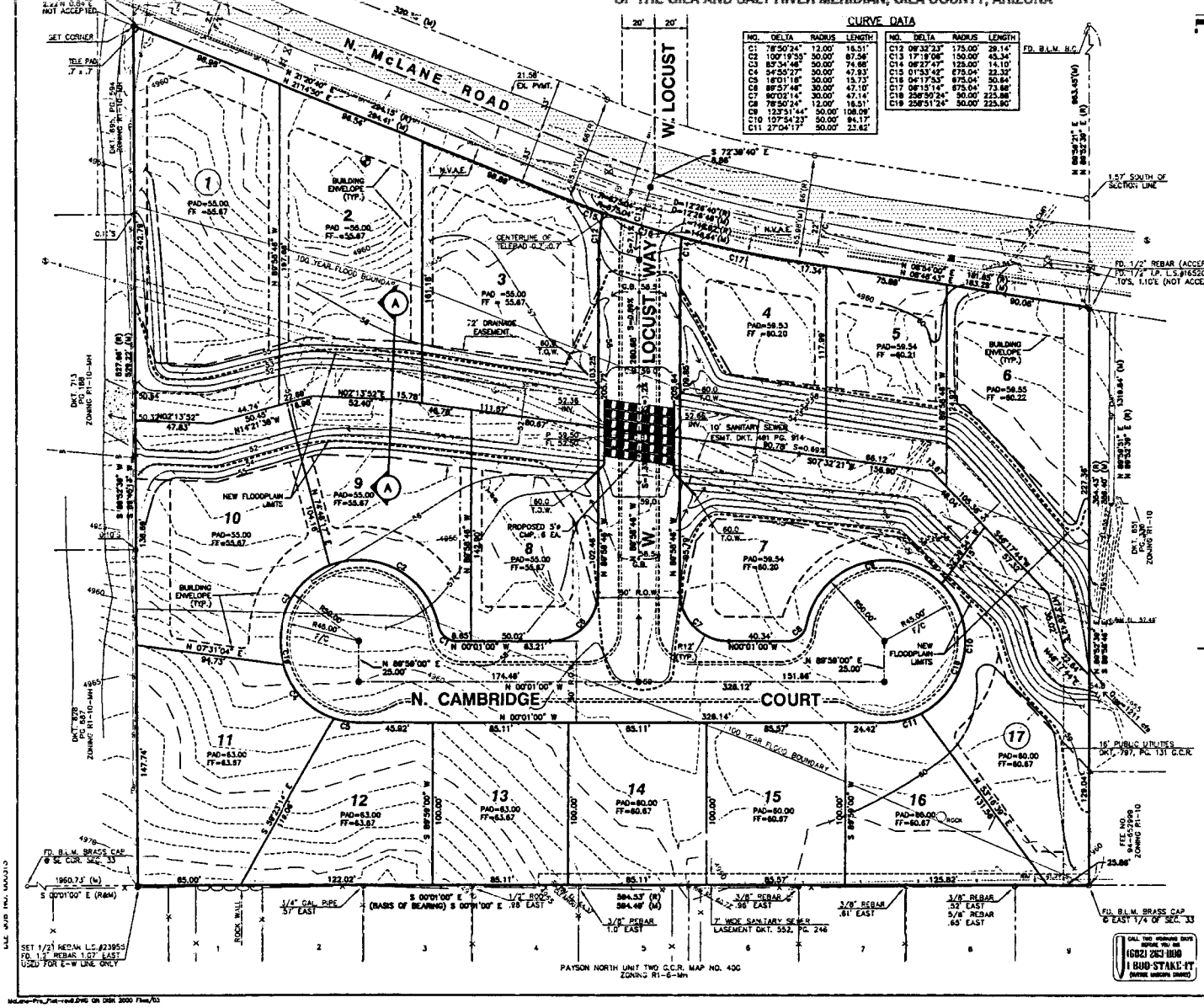
| RECOMMENDATION | DECISIONS |
|---|---|
| By: Date: | By: Date: |

Aug 2005

# PRELIMINARY PLAT

# McLANE PARK

LOCATED IN THE NE. 1/4 OF THE SE. 1/4 OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 10 EAST
OF THE GILA AND SALT RIVER MERIDIAN, GILA COUNTY, ARIZONA




## CURVE DATA

| NO. | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C1 | 78°50'24" | 12.00' | 16.51' |
| C2 | 100°19'55" | 50.00' | 87.56' |
| C3 | 83°34'46" | 50.00' | 74.88' |
| C4 | 54°55'27" | 50.00' | 47.93' |
| C5 | 18°01'18" | 50.00' | 15.73' |
| C6 | 89°57'46" | 30.00' | 47.10' |
| C7 | 90°02'14" | 30.00' | 47.14' |
| C8 | 78°50'24" | 12.00' | 16.51' |
| C9 | 123°51'44" | 50.00' | 108.09' |
| C10 | 107°54'23" | 50.00' | 94.17' |
| C11 | 27°04'17" | 50.00' | 23.62' |
| C12 | 06°32'23" | 175.00' | 29.14' |
| C13 | 17°19'06" | 150.00' | 45.34' |
| C14 | 06°27'47" | 125.00' | 14.10' |
| C15 | 01°53'42" | 675.04' | 22.33' |
| C16 | 04°17'53" | 675.04' | 50.64' |
| C17 | 06°15'14" | 675.04' | 73.68' |
| C18 | 258°50'24" | 50.00' | 225.88' |
| C19 | 258°51'24" | 50.00' | 225.90' |

## NOTES

1. BENCH MARK ELEVATION = 4985.20 FEET
   TOP OF BRASS CAP IN ROCK MKD., U.S.G.S. BENCHMARK "B 29" ELEVATION 4985.20, 1933 – LOCATED 165' SOUTH OF INTERSECTION OF LOCUST DR. & N. McLANE ROAD & 57' EAST OF CL N. McLANE ROAD.
2. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED VALUES PER R.O.S. – M.L.D. MAP NO. 1208, G.C.R. – NORTHSTAR PROJ. 96060
3. DRIVEWAY CONSTRUCTION ON LOTS 1, 2, 5 AND 6 SHALL BE LOCATED SUCH THAT THE INGRESS AND EGRESS MUST BE IN FORWARD MOTION TOWARDS NORTH McLANE ROAD ONLY.
4. THE INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS ON THEIR LOTS.

## LEGEND

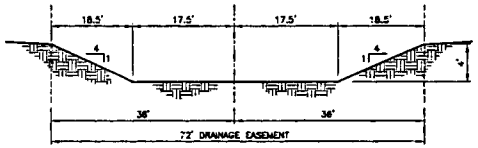
- FOUND 1/2"REBAR, UNLESS OTHERWISE NOTED PER PROJ. 96060
- SET 1/2" REBAR W/BRASS TAG L.S.#23955 PER PROJ. 96060
- SANITARY SEWER MANHOLE OR CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- S SEWER LINE
- W WATER LINE
- UTILITY POLE
- DOWNGUY
- OH OVERHEAD LINE
- CHAINLINK FENCE
- WIRE FENCE
- CMP CORRUGATED METAL PIPE
- TRAFFIC SIGN
- ASPHALT PAVEMENT
- CONCRETE
- 14.5 PROP. SPOT ELEVATION
- DRAINAGE FLOW
- 4961 EXIST. CONTOUR LINE
- 81 PROP. CONTOUR LINE
- PROPERTY LINE
- G.B. GRADE BREAK
- FLOODPLAIN AFTER CHANNELIZATION

## LOT AREAS

| LOT NO. | NET AREA,SF | BLDG ENVELOPE AREA,SF |
|---|---|---|
| 1 | 20,486 | 12,486 |
| 2 | 15,877 | 8,491 |
| 3 | 16,298 | 7,745 |
| 4 | 10,806 | 3,410 |
| 5 | 8,828 | 3,188 |
| 6 | 15,124 | 6,832 |
| 7 | 15,880 | 3,892 |
| 8 | 10,827 | 4,363 |
| 9 | 11,586 | 4,177 |
| 10 | 15,665 | 7,108 |
| 11 | 13,810 | 7,592 |
| 12 | 9,256 | 4,560 |
| 13 | 8,511 | 4,148 |
| 14 | 8,511 | 4,148 |
| 15 | 8,557 | 4,135 |
| 16 | 8,806 | 4,329 |
| 17 | 13,819 | 3,810 |

## SETBACK INFORMATION

FRONT..... 20'
STREET SIDE..... 15'
INTERIOR YARD SIDE..... 8'
REAR..... 20'




**SECTION A-A**
TYPICAL CHANNEL CROSS SECTION
N.T.S.


OWNER
DAVID S. HAINES
1539 W. VIRGINIA AVE.
PHOENIX, ARIZONA 85007
TEL. NO. (602) 842-1410
FAX NO. (602) 253-4806
E-MAIL: dhaines2@cox.net

ENGINEER
DESERT LAND ENGINEERING, INC.
8107 E. CAMBRIDGE AVE.
SCOTTSDALE, ARIZONA 85257
CONTACT PERSON: RICK GUTIERREZ, P.E.
TEL. NO. (480) 429-1750
FAX NO. (480) 429-1751
E-MAIL: desertland1@cox.net


NOVEMBER 2, 2006

DESERT LAND ENGINEERING, INC.

DAVID S. HAINES
PRELIMINARY PLAT
McLANE PARK, LOCATED IN THE NE1/4 OF THE SE1/4 OF SEC. 33, T11N, R10E OF THE G&SRB&M, GILA COUNTY, ARIZONA

SHEET 1 OF 1 SHEETS

D:\Pr

## Petition Opposing the Development of the McLane Park Subdivision

Please check YES or NO at right if you where contacted by owner of property after previous Council suggested he do so during the last submittal on 12-8-05.

| | Name | Address | Comments | Yes | No |
|---|---|---|---|---|---|
| 1 | STEVE DEHAAN | 912 N. Colcord | Concerned about Density on Flood plain Resulting in Future Flooding Potentials. Should build on McLane Frontage only | | X |
| 2 | Cheryl Richardson | 1103 N. Colcord | Concerned about housing density - wanting to protect integrity of small family neighborhood | | X |
| 3 | ~~Henry~~ ~~Henry~~ Cope | 1000 N COLCORD | Flood zone | | X |
| 4 | Paul [illegible] | 1004 N. CHALET CR. | Water problems | | X |
| 5 | Harry L. Hanson | 1002 N. CHALET CIR | WATER PROBLEMS | | ✓ |
| 6 | Phyllis Garrett | 205 W Alpine Cr | $H_2O$ concerns | | ✓ |
| 7 | Alan Charle | 1000 N. CHALET CIRCLE | where is WATER going. Is There A GREEN BELT IN BETWEEN | | X |

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| | Name | Address | Comments | Yes | No |
|---|---|---|---|---|---|
| 8 | Marge Nichols | 207 W Alpine Creek | Not practice flood plain | | ✓ |
| 9 | Mary Kirkland | 914 N. Colcord Rd | Flood Zone | | ✓ |
| 10 | Penni Stonebrink | 211 W Sherwood | flood zone — water restrictions — planned housing too dense | | ✓ |
| 11 | [illegible] Tangeman | 206 W. Holly Cir. Payson, AZ | Flood plane? — | | ✓ |
| 12 | Kevin Stanley | 812 N. Colcord Rd. | Water concerns? | | ✓ |
| 13 | JANE Spooner Jane Spooner | 808 N. Colcord | Too dense for McLane & flood plane | | ✓ |
| 14 | David Bradford [illegible] | 908 N. Colcord | Water concerns - Flood plain Housing density. | | ✓ |

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| | Name | Address | Comments | Yes | No |
|---|---|---|---|---|---|
| 15 | Carla Ernst & RJ Ernst | 1107 N Colcord | we are already on water restrictions. Housing will be too dense traffic will be too much for this small area | | ✓ |
| 16 | Torrie & Mike Spalink | 1101 N Colcord | Flood Zone & Trafic Bad Not good for our kids | | ✓ |
| 17 | Robin Johnson | 909 N. Colcord | Water restrictions too much traffic for our neighborhood | | ✓ |
| 18 | JOHN & LV CARPINO | 204 W. Chateau PAYSON | WATER ISSUES TRAFFIC ISSUES | | ✓ |
| 19 | Laura Smith | 205 W. Chateau Payson | ALL of the ABOVE | | ✓ |
| 20 | Chris Doepfer | 907 N. Colcord Payson | water issues, traffic, Housing density | | ✓ |
| 21 | Shannon Turner | 810 N. Colcord | water issues on the set backs and building green belts. | | ✓ |

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Please check YES or NO at right if you where contacted by owner of property after previous Council suggested he do so during the last submittal on 12-8-05.

| | Name | Address | Comments | Yes | No |
|---|---|---|---|---|---|
| 43 | Robert & Lillian Nicholas | 910 N Colcord | 100 year Flood Plain Density Flooding issues | | X |
| 44 | GREG FRIESTAD | 901 N McLANE | HYDROLOGY STUDY REQUIRED FOR ALL DOWN STREAM PROP. | | X |
| 45 | | | | | |
| 46 | | | | | |
| 47 | | | | | |
| 48 | | | | | |
| 49 | | | | | |

## Petition Opposing the Development of the McLane Park Subdivision

Please check YES or NO at right if you where contacted by owner of property after previous Council suggested he do so during the last submittal on 12-8-05.

| | Name | Address | Comments | Yes | No |
|---|---|---|---|---|---|
| 22 | Terry Hale | 802 N. Colcord Rd Payson Az 85541 | | | X |
| 23 | Glenn Hale | " " | | | X |
| 24 | Randy Robertson | 906 N. Colcord Payson, Az 85541 | But not until his Recent letter. | X | |
| 25 | Dene Robertson | 906 N. Colcord Payson AZ 85541 | | | ✓ |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |

11-03-06

Planning and Zoning board members, my name is Steve DeHaan and I reside at 912 N. Colcord. I am unable to attend tonight's meeting therefore I am writing this letter in order to voice my concerns and disapproval in regard to the building of the McClane Park Subdivision.

This same subdivision was brought to you and the Council a year ago, nothing has changed and as you can see by the petition that was signed this time by residents in the area, there is greater concern as there are over twice as many signatures. I would also like to make it known that when this went before the previous Council, they suggested to the owner of the property that he should visit with concerned residents of the area. As you can see by the petition, that no one in the area has been contacted within the past year. I do not believe holding a citizens participation meeting at 9 am on a Wednesday morning fulfills this request by Council. Many of us do work and were not able to take time off of work to attend this meeting. It was as if the owner waited the required year for re-submittal and knew there were new Planning board members and a new council and gave little consideration for the concerns of the residents in this area.

I have lived at the aforementioned address for 3 ½ years now. During this time I have experienced flooding on several occasions. I realize this isn't about my flooding problems, but what I want to point out by conveying this information is a current drainage problem exists in the area, a problem that is occurring during what is supposed to be a drought. So one has to wonder what will happen when we return to normal, or above normal precipitation. The Town has done some work to help with this problem by installing a larger culvert in my driveway as well as installing an additional diagonal culvert from the east side of the street to the west side. This past year, we did not receive heavy monsoon rains as in previous years so it is still unclear exactly what impact these changes will have during heavy rainfall.

My concern is the development of this land for a subdivision will only worsen the drainage problem in the area even with the improvements that were done. It has been stated in previous meetings that additional rooftops, roads and the altering of land for building will substantially increase water flow. This is going to be in an area that is designated as a 100 year flood plain. With the development of this land, the water will be channeled through a controlled pathway preventing it from being able to run its natural course. This pathway, according to the preliminary plat, will run between 2 lots, under the cul-de-sac road N. Cambridge Court, then will have to pass along another lot in order to reach its final destination of the gulch. If at any point there is blockage in this channel, it will cause substantial flooding within the neighborhood in which I reside. It isn't a matter of if it will happen it is a matter of when it will happen.

There is also an issue with affordable and workforce housing in Payson. With the potential cost to develop this land, I do not believe these homes will be affordable to most of the Town's work force. It seems senseless to let another subdivision be built with houses that most residents of the town will not be able to afford.

With that said, I would like to close by saying that some areas are just not meant to be built upon for whatever the reason. This reason being a major flooding concern and the area in question is on a flood plain or gulch. Like I mentioned previously, not only for the newly built homes but also for the neighborhood in which I reside. Mother Nature has designated this area as a flood plain for a reason therefore that is how it should remain. If this development is allowed to proceed and only intensifies the current drainage problem, then it will be to late to do anything about it and the damage will have been done. I am sure there are more feasible areas within Payson to build such a subdivision. Just because there is open land doesn't necessitate it has to be built upon, especially if it is contained within a hundred year flood plain. I believe if the owner of the land wants to develop his property, then he should do so without causing potential harm to existing land owners. It would make much more sense to build along McClane with larger lots that are consistent with the lots that are already there and leave the back area alone for drainage. I am sure that if any one of you lived in the area, you would be expressing the same concerns.

Thank you for your time.

Steve DeHaan