ORDINANCE NO. 704

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 AT 500 SOUTH RIM CLUB PARKWAY, BEING GILA COUNTY ASSESSOR'S PARCEL NUMBER 304-01-331B, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R1-175 TO R1-18 (REZONING OF 500 SOUTH RIM CLUB PARKWAY).

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-331-06 to amend the Official Zoning Map and Official Zoning Code has been made by Chris and Gina Perkes, property owners to the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning and Zoning Commission held a public hearing on December 11, 2006, considered the issues, and made recommendation on Application No. P-331-06 to the Town Council; and

WHEREAS, the Town Council held a public hearing on January 18, 2007, in regard to said Application No. P-331-06 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 R1-18 for that portion of the certain real property located at 500 S. Rim Club Parkway, Gila County Assessor's Parcel Number 304-01-331B, 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-331-06 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 comply with the Town of Payson water requirements.

2nd Reading & Pub Hrg. FEB 01 2007 G.4

B. The development shall be in substantial conformance with the Rezoning Site Plan, stamped December 4, 2006 and shall not exceed a total of 20 lots.

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 envelopes. 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. 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.

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

G. Jeff Vaughn Homes, as developer of the property, shall make an affordable housing contribution as outlined in its December 24, 2006 letter to the Town of Payson.

H. ~~An 8' wide asphalt fitness path will be constructed along the west side of South Rim Club Parkway to eventually connect with the proposed Tyler Parkway pathway.~~

The Developer will construct a fitness path/trail (in a location and according to specifications of the Town of Payson Trails Plan) along South Rim Club Parkway to eventually connect with the proposed Tyler Parkway pathway.

I. An 8' wide pedestrian easement shall be established (potentially between lots 8 & 9) connecting the Tonto National Forest to the local street.

J. If any conditions in this Section 3 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 R1-18 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 _____, 2007, 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. 704

The South half of the North half of the North half of the South half of the Southeast quarter of the Northeast quarter; AND the South half of the North half of the South half of the Southeast quarter of the Northeast quarter; AND the South half of the South half of the Southeast quarter of the Northeast quarter of Section 2, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona

EXCEPT a portion of the Northeast quarter of Section 2, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 2;

THENCE South 89°47'47" West, along the South line of the Northeast quarter of said Section 2, a distance of 495.97 feet to a point on the centerline of Tyler Parkway, said point being on a curve to the left, concave to the Northwest having a radial bearing of North 65°10'46" West, a radius of 1145.92 feet and a central angle of 29°37'22";

THENCE Northeasterly along said centerline and along the arc of said curve, a distance of 592.46 feet;

THENCE North 89°56'43" East, a distance of 394.07 feet to a point on the East line of the Northeast quarter of said Section 2;

THENCE South 00°00'24" East, along said East line, a distance of 575.57 feet to the POINT OF BEGINNING.

* As Delivered
To Clerks
office
1-11-07
RE
w/ copies of
site plan
full size

Payson

MEMO

TO: Mayor and Council

THROUGH: Fred Carpenter, Town Manager

FROM: Jerry Owen, Community Development Director

DATE: January 18, 2007

SUBJECT: Ordinance 704 - P-331-06; 500 South Rim Club Parkway Rezone

Chris and Gina Perkes are requesting the rezoning of an 11 acre parcel along Rim Club Parkway from R1-175 to R1-18 to allow the development of a 20 lot single family subdivision. The Planning and Zoning Commission reviewed this request on December 11, 2006 and unanimously recommended approval to the Town Council. Attached is the letter from Jeff Vaughn Homes outlining their contribution to Payson Area Habitat for Humanity in accordance with the condition listed in Section 3 G. of the Ordinance 704. Also attached is the complete Planning and Zoning Commission staff report for your review.

Jeff Vaughn Homes
HC 3 Box 618 Payson, AZ 85541
928-472-6556

December 24, 2006

To the Town of Payson,

Chris Perkes and Jeff Vaughn of Jeff Vaughn Homes hereby submit the following proposal as their affordable housing contribution in the development of the 500 block of S. Rim Club Parkway.

Upon final approval by the Town of Payson of rezoning to R1-18 from R1-175, preliminary plat, and final plat of a 20 unit subdivision located on the above stated property, Chris Perkes and Jeff Vaughn shall commit to contribute a total value of $75,000 to Payson Area Habitat for Humanity.

The above stated contribution shall be determined by mutual agreement of all parties in any one or combination of the following methods.

1. Construction supervision of the first four units of the proposed Habitat for Humanity project located in the 800 block of W. Longhorn Road.
2. Provide professional construction personnel to complete the roof framing on the first four units of the above stated project in the 800 block of W. Longhorn Road.
3. Cash contribution to Payson Area Habitat for Humanity

Chris Perkes, Jeff Vaughn and Payson Area Habitat for Humanity shall, prior to final plat approval, submit to the Town of Payson a signed agreement outlining the method or methods of implementation of this contribution.

12/26/06
Chris Perkes Date

12-26-06
Jeff Vaughn Date

P-331-06 – Conditions of Rezoning – 500 South Rim Club Parkway

1. Development on this property shall comply with the Town of Payson water requirements.

2. The development shall be in substantial conformance with the Rezoning Site Plan, stamped December 4, 2006 and shall not exceed a total of 20 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. 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.

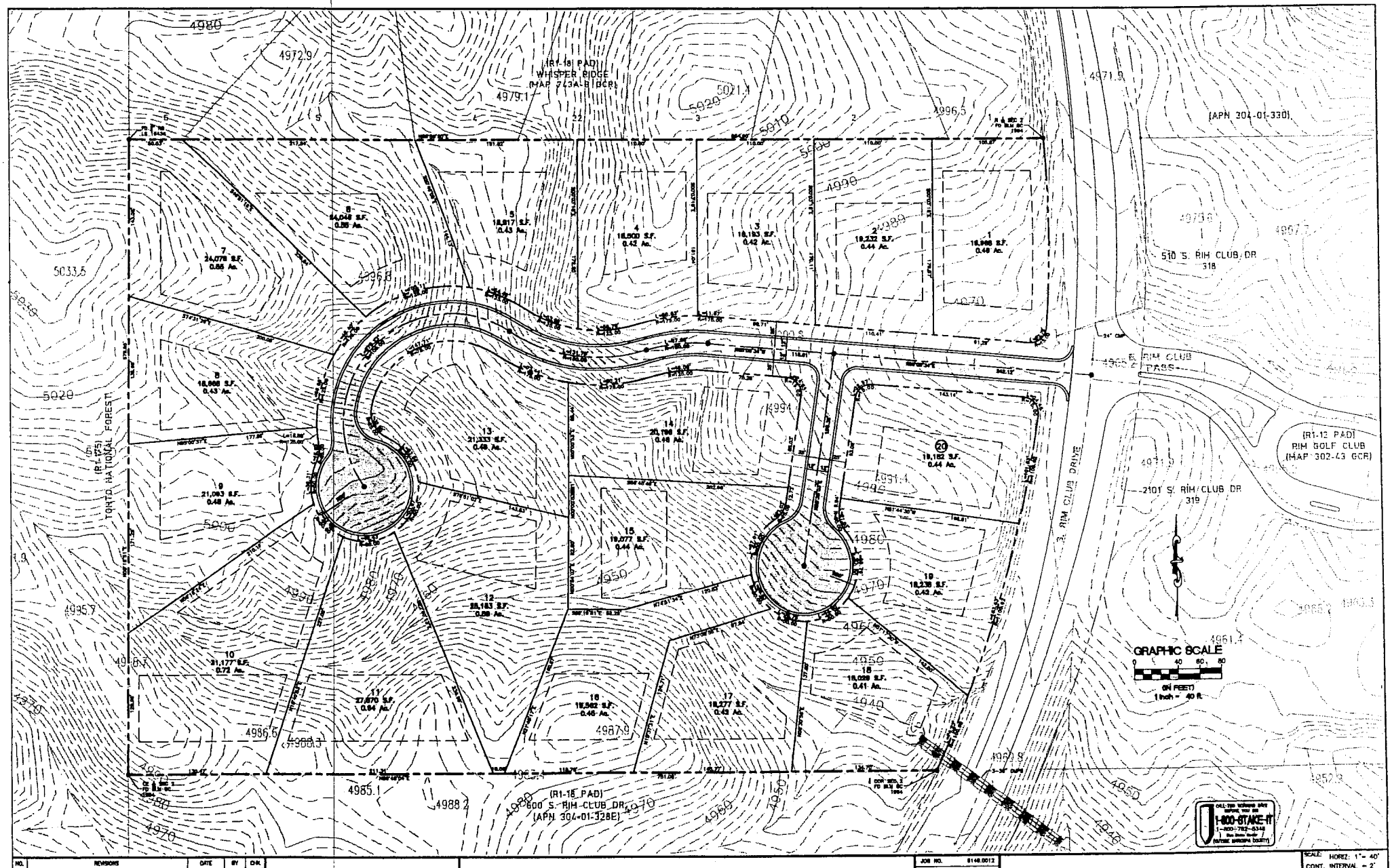
6. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.

7. Prior to Council consideration of this zoning request, the applicant shall submit (1) a written proposal outlining their contribution to affordable/workforce housing and (2) a contract between PAHH and the developer.

8. An 8' wide asphalt fitness path will be constructed along the west side of South Rim Club Parkway to eventually connect with the proposed Tyler Parkway pathway.

9. An 8' wide pedestrian easement shall be established (potentially between lots 8 & 9) connecting the National Forest to the local street.

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 R1-18 rezoning may revert to the original R1-175 zoning, pending Council action.



NO.	REVISIONS	DATE	BY	CHK

81480012_SP1.DWG

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4888
TEL:(928)474-4630 FAX:(928)474-4667

500 S. RIM CLUB DRIVE
PAYSON, ARIZONA

JOB NO.	8148.0012
DESIGNED BY:	ROB
DRAWN BY:	JAB
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	07/24/08

SITE PLAN

SCALE: HORIZ: 1"= 40'
CONT. INTERVAL = 2'
DRAWING NO. SP1
SHEET NO. 1 OF 1

Staff Report
Planning and Zoning Commission

Project Title: **500 S. Rim Club Parkway – Rezone R1-175 to R1-18** ***P-331-06***

Planning & Zoning Commission Meeting Date: December 11, 2006
Description:
Location: 500 S. Rim Club Parkway
Site size: 11.01 acres
Current Zoning: R1-175
Lot sizes: 0.41± acres (18,029± sq. ft.) to 0.72± acres (31,177± sq. ft.) lots.
No. of homes: 20 single family homes.
Estimated cost of homes: Unknown at this time.
Action Requested: Zone change from R1-175 to R1-18
Neighborhood Involvement
A Citizens Participation Meeting was held on August 31, 2006. According to the Citizens Participation Report, 8 citizens attended the meeting. Six signed the sign-in sheet. One provided written comment which is attached.

General comments/inquiries included the following:
1. How many workforce housing units were being proposed?
2. How many stories would these homes be and whether split level or "flats."?
3. Where is water coming from for this project?
4. Whether a sidewalk on S. Rim Club Parkway would be required?

Community Benefits
Affordable Housing - See Analysis section.
Recreation –
1. Each home will pay the $647 parks impact fee with issuance of the building permit.
2. An 8' wide pedestrian pathway will be constructed along the west side of S. Rim Club Parkway to eventually connect with the "loop" pathway.

Streets - The development will include a new street connecting to S. Rim Club Parkway.
Forest Access – Staff recommends a pedestrian easement be established (potentially between Lots 8 and 9) connecting the National Forest to the local street.
Cultural/Historical Features – None noted.

Community Development & Engineering Assessment
Compatibility with adjacent zoning districts: Compatible.
Drainage: Meets requirements.
General Plan Conformance:
1. Natural landscaping preservation - Building envelopes have been identified in order to maximize existing natural vegetation and features.
2. Trail Access - The development should provide a dedicated access to the National Forest .

Fire Safety: Meets requirements.

Water:

1. Source - Town of Payson.
2. Estimated Usage - 1 Equivalent Residential Unit (ERU) per residence.

Engineering:

Attached are comments provided by LaRon Garrett, Public Works Engineer:

1. S. Rim Club Parkway shall be upgraded to a minimum of 12' wide asphalt, measured from the roadway centerline, and a 2' wide ribbon curb. These improvements shall extend across the frontage of the project.
2. Storm water detention/retention shall be provided in accordance with the Town of Payson Code.
3. It appears that some of the lots will be considered Hillside Lots and will have to meet all Hillside requirements.
4. Water pressure along Rim Club Parkway is inadequate to serve this property. Water supply shall come from the high pressure line in the Whisper Ridge Subdivision or construct a new water booster station.
5. Meet all standard development requirements of the Town of Payson.
6. Additional comments may be forthcoming as additional information becomes available.

Analysis

The applicant is requesting approval of a zone change from R1-175 to R1-18 for the proposed development of a 20 residential lot subdivision on 11.01 acres yet to be named.

The Land Use Element (Chapter 3) of the Town of Payson General Plan, designates this property for Low Density residential development. As the net density proposed is .55 dwelling units per acre, the proposed R1-18 zoning district would be appropriate and meets the general criteria of the Land Use Element.

The applicant has verbally committed to contribute to affordable/workforce housing through an agreement with Payson Area Habitat for Humanity (PAHH) in which the developer shall provide construction management for the first four units of PAHH's Longhorn town home project at 801 W. Longhorn Road.

As per Arizona Revised Statutes, construction of this multi-family project requires a licensed contractor. To satisfy that requirement the applicant and PAHH are working on an agreement in which the developer will donate his services as the qualified party for four town home units. The applicant has agreed to provide the Town with a written description of this agreement, which shall include the estimated value of the contribution and implementation guidelines and conditions. Prior to Council consideration of this zoning request, the applicant shall submit (1) a written proposal outlining their contribution to affordable/workforce housing and (2) a contract between PAHH and the developer.

Public sanitary facilities would be required for R1-18 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.

Staff Recommendation

Recommendation: Approval with conditions listed below:

1. Development on this property shall comply with the Town of Payson water requirements.
2. The development shall be in substantial conformance with the Rezoning Site Plan, stamped December 4, 2006 and shall not exceed a total of 20 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.

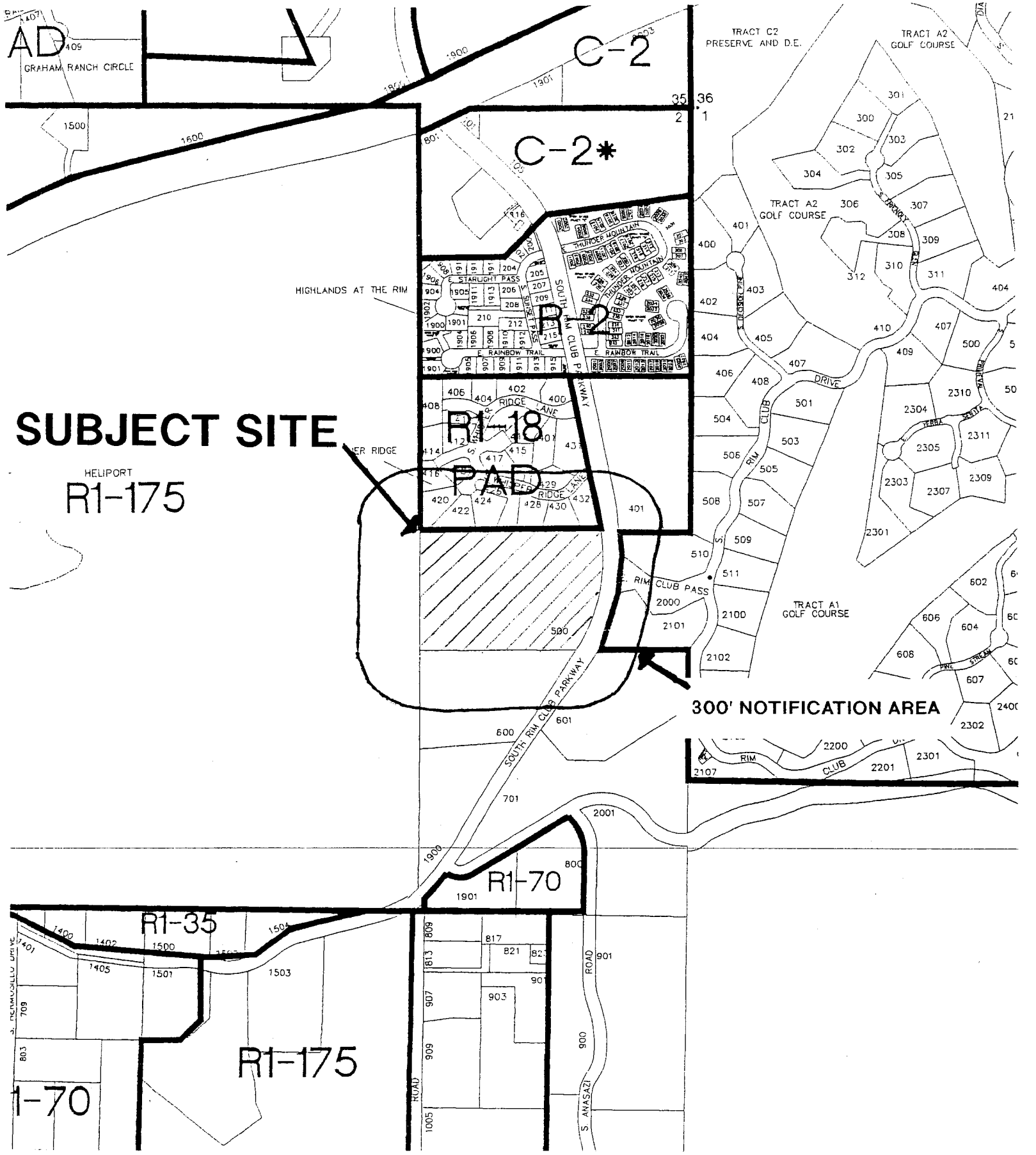
5. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.
6. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
7. Prior to Council consideration of this zoning request, the applicant shall submit (1) a written proposal outlining their contribution to affordable/workforce housing and (2) a contract between PAHH and the developer.
8. An 8' wide pedestrian pathway will be constructed along the west side of S. Rim Club Parkway to eventually connect with the proposed Tyler Parkway pathway.
9. If any conditions, one through eight (8) 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 R1-18 rezoning may revert to the original R1-175 zoning, pending Council action.

Suggested Motion to recommend <u>Approval</u>:

"I move the Planning & Zoning Commission recommend to the Town Council approval of P-331-06, a request to rezone a 11.01 acre property located at 500 S. Rim Club Parkway from R1-175 to R1-18 for the purpose of a 20 lot single family development with the nine conditions listed in the staff report."

P-331-06

Map Depicting the Subject Site, 300' Radius & Notification Area for 500 S. Rim Club Parkway



CASE NUMBER P-331-06

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: 500 S. Rim Club Drive Tax Parcel Number: 304-01-331B
Subdivision: N/A Lot Number: N/A
Name of Applicant(s): Chris and Gina Perkes Phone #: (928) 472-6556
Mailing Address: HC3 Box 618 Town: Payson St: AZ Zip: 85541
Name of Property Owner(s): Chris and Gina Perkes
Mailing Address: HC3 Box 618 Town: Payson St: AZ Zip: 85541
Contact Person: Ralph O. Bossert, PE, RLS Phone #: (928) 474-4636 Fax #: (928) 474-4867
Payson Business License # _____ Sales Tax # _____

Detailed Description of Request: Zone Change approval for a 20 lot single-family residential subdivision located at 500 S. Rim Club Parkway.
RI-175 TO RI-18

(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.

Chris Perkes — Print Name
Signature
10/14/06 — Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE: $
DATE FILED	10-24-06	RE	ZONE CHANGE = $350.00
COMPLETED APPLICATION	12-4-06	RE	
NEWSPAPER PUBLICATION	11-21-06	RE	Pd RE
300' NOTIFICATION MAILOUT	11-21-06	RE	
POSTING DATE	11-21-06	RE	CHECK NUMBER: # 4333 DATE: 10-24-06

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

Gila County, AZ
Linda Haught Ortega, Recorder
07/28/2006
01:58PM
Doc Code: WD

Doc Id: 2006-012837
Receipt #: 47084
Rec Fee: 17.00

PIONEER TITLE AGENCY RECORDING

at the request of Pioneer Title Agency, Inc.

when recorded mail to
CHRIS PERKES
1007 ROCK SPRINGS CIRCLE
PAYSON, AZ 85541

2006-012837
Page: 1 of 3
07/28/2006 01:58P
17.00
Gila County, AZ WD

00125855-MLH

Tax Code: 304-01-331B

Warranty Deed
Community Property with Right of Survivorship

For the consideration of Ten Dollars, and other valuable considerations,

DONALD B. REED and LYNN REED, as Co-Trustees of The Reed Family Revocable Trust

do/does hereby convey to

CHRIS PERKES and GINA PERKES, Husband and Wife

not as tenants in common nor as a community property estate nor as joint tenants with right of survivorship, but as community property with right of survivorship, the following real property situated in Gila County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

The Grantees by signing the acceptance below evidence their intention to acquire said premises *as community property with right of survivorship.*

Pursuant to the provisions of ARS 33-404, an instrument disclosing the beneficiaries has been recorded in the office of the Gila County Recorder in Docket 816, page 626, of Official Records.

Dated this 14th day of July, 2006

Accepted and approved:

Grantees

See attached
CHRIS PERKES

See attached
GINA PERKES

Grantors

Donald B. Reed Co Trustee
By: DONALD B. REED, Co-Trustee

By: LYNN REED, Co-Trustee
Co-Trustee

STATE OF ARIZONA
County of } ss

This instrument was acknowledged before me this 18 day of July, 20__ by **DONALD B. REED and LYNN REED, as Co-Trustees of The Reed Family Revocable Trust**

Sally Randall
Notary Public

My commission expires: _____

SALLY RANDALL
Notary Public Arizona
Gila County
My Comm. Expires Mar 19, 2007

United States Department of Agriculture
Forest Service
Payson Ranger District
1009 E. Highway 260
Payson, AZ 85541
Phone: 928.474.7900
Fax: 928.474.7999

File Code: 1560
Date: December 18, 2006

Ray Erlandsen
Zoning Administrator
Community Development Department
Town of Payson
303 N. Beeline Highway
Payson, AZ 85541-4306

Dear Mr. Erlandsen:

We have reviewed the proposal to rezone a proposed site plan for 500 S. Rim Club Parkway for a zone change from R1-175 to R1-18. There is no apparent conflict with the redevelopment of this property with management of the adjoining National Forest land.

We appreciate the opportunity to respond to this proposal.

Sincerely,

EDWARD E. ARMENTA
District Ranger

RECEIVED
DEC 20 2006
COMMUNITY DEVELOPMENT DEPARTMENT

TETRA TECH, INC.

Amended
12-11-06

December 11, 2006

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

Re: Citizens Participation Report for 500 South Rim Club Parkway.

Dear Mr. Erlandsen:

The purpose of this citizens' participation report is to inform you that as part of a rezoning application for a 20-lot, single-family residential subdivision, Tetra Tech Inc. and Jeff Vaughn Homes conducted a citizens' participation meeting on Thursday, August 31, 2006, at 1:30 P.M., in the conference room at Tiny's Restaurant in Payson.

On August 10, 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. A copy of the meeting notice, the 300' radius notification exhibit, and the 81/2"x11" plan exhibit are included with this report. A copy of the mailing labels is also included.

Eight 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.

I presented an overview of the project and the preliminary plat application process. The project consists of 20 single-family residential lots on 11.01 acres. The project is located at 500 S. Rim Club Parkway in Payson and is currently zoned "R1-175". The project borders "R1-175" zoned property to the south and west, "R1-12-PAD" zoned residential property (The Rim Club) to the east, and "R1-18-PAD" zoned property (Whisper Ridge) to the north. Primary access to the project is from S. Rim Club Parkway.

After the presentation, Mr. Hughes (the client representative) and I, invited the participants to ask questions and express concerns about the project. The following is an abbreviated overview 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 mentioned the following issues, questions, and concerns during the meeting and in the returned comment request forms:

1. **How many work force housing units are being proposed for this project?** In response to this question, the participants were told that rather than proposing "on-site" affordable housing units within the project, the developer would work with the Town to propose a work-force housing contribution.

2. **Would these homes be one-story or two-story units?** In response to this question, the developer said that the proposed homes would be single-story or split-level "walk-outs".

3. **Several participants wanted to know where the water for this development is to come from.** In response to this, the citizens were informed that the projects of 20 units or less are exempted from bringing a new water source to the town. This project will use town water.

4. **At least one person wanted to know if a sidewalk on S. Rim Club Parkway adjacent to the project boundary would be required.** In response to this question, the developer believes that a sidewalk would most likely be required by the Town.

At the conclusion of the meeting, Tetra Tech staff collected comment forms from the attendees. One participant elected to fill out a comment form. The returned comment form is included with this report. The meeting concluded at approximately 2:30 P.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.

JLP:lmw
P:\61490012\WdDocs\CPR_500.doc

Enclosures

CC: Ralph Bossert P.E., RLS
Jeff Vaughn
Chris Perkes

500 S. RIM CLUB PARKWAY
CITIZEN PARTICIPATION MEETING
August 31, 2006

SIGN-IN SHEET

NAME	ADDRESS	PHONE #
Val & Harry Fike	416 S. Whisper Ridge	468-0945
STEVE CANTRILL	406 S. WHISPER RIDGE	4729437
DENNIS O'NEILL	417 S Whisper Ridge	478-0003
Sheila DeShaaf	303 N Beeline Hwy	474-5242 x 35
ADRIAN KURZMAN	12070 N 76th PL SCOTTSDALE 85260	480 657-6727
Kim Kurzman	↓	↓
Ralph Bossert	431 S Beeline	474-4638
Garrett Goldman	500 N. Club Dr.	474-9654

TETRA TECH, INC.

~~PROPOSED CONDOMINIUM DEVELOPMENT~~
500 S. Rim Club Drive
CITIZEN'S PARTICIPATION MEETING

August 31, 2006

NAME STEVE CANTRIL

ADDRESS 406 S. WHISPER RIDGE, PAYSON

PHONE NUMBER 472-9437

COMMENTS:

I think that an R1-18 zoned 20 LOT subdivision next to my neighborhood — which is WHISPER RIDGE — WOULD COMPLIMENT OUR ~~neo~~ neighborhood.

I have no concerns or objections and favor the subdivision.