

# COUNCIL DECISION REQUEST

SUBJECT: PRELIMINARY PLAT – “BISON COVE CONDOMINIUMS” SUBDIVISION S-131-06

MEETING DATE: 3-1-07

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

ITEM NO.:

TENTATIVE SCHEDULE: N/A

SUBMITTED BY: Jerry Owen  
Community Development Director

AMOUNT BUDGETED: N/A

  
SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N/A

CONT. FUNDING REQUIRED: N/A

EXHIBITS (If Applicable, To Be Attached):

P & Z Commission recommendation and staff report.

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## RECOMMENDED MOTION

The Planning and Zoning Commission recommends approval of the preliminary plat for the Bison Cove Condominiums Subdivision. The supporting motion would be: “I move to APPROVE the Preliminary Plat for the Bison Cove Condominiums Subdivision as submitted subject to the sixteen (16) 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 Bison Cove Condominiums Subdivision at their February 12, 2007, meeting in the Town Council Chambers and recommended the Town Council approve S-131-06, with sixteen conditions, on a 7-0 vote.

MAR 01 2007 17

**Conditions for S-131-06 (Bison Cove Condominiums – Preliminary Plat)**

**As recommended by the Planning & Zoning Commission 2-12-07**

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, sealed 1-26-07.
2. If a subdivision sign is planned, a sign easement shall be created on the tract where the subdivision sign will be placed.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the final plat.
4. All improvements shall be designed by an Arizona Registered Civil Engineer and constructed in accordance with Town of Payson Standards.
5. Developer shall provide a written proposal to Community Development Department staff addressing their contribution to affordable/workforce housing prior to Council consideration of the Preliminary Plat request.
6. Parking on Tract 'E' needs to be reconfigured so traffic enters and exits the public roadway, Evergreen Street, in a forward motion.
7. The Final Plat shall include adequate documentation to determine the defined airspace for each unit.
8. The west 30' of Easy Street shall be improved to the satisfaction of the Town Engineer.
9. The driveways must be at least 24 feet wide and parking spaces must be at least 9' by 19'.
10. The centerline of the southeast entrance needs to be lined up with the centerline of Bobb Street.
11. Existing easements in conflict with the proposed improvements need to be abandoned prior to approval of the Final Plat.
12. The radius shown for the center of the roundabout (20') is too small. It needs to be increased based on normal design standards. The larger radius may require some modification of the connecting streets.
13. Developer shall be responsible for full street improvements to North Manzanita Drive, East Evergreen Street, and North Easy Street to include a 5' sidewalk on the west side of North Easy Street, the north side of East Evergreen Street, and the west side of North Manzanita Drive from East Evergreen Street to the existing sidewalk at the south

boundary of this property. An 8' wide compacted ABC path/trail shall be constructed on the east side of North Easy Street, the south side of East Evergreen Street, and the east side of North Manzanita Drive from East Evergreen Street to the intersection of East Park Drive. (Developer may opt to create an easement for public access over the sidewalk approved for construction on the west side of North Easy Street so long as that sidewalk is extended to tie into the 5' sidewalk planned north of the site to the proposed roundabout. Also the pedestrian/bicycle pathway may be constructed across Tract A from East Evergreen to North Manzanita with an easement for public access if desired.)

14. The right of way for Easy Street, Evergreen Street and Manzanita Drive needs to be dedicated to the Town of Payson. If these offsite streets are constructed prior to the recording of this plat, a separate document will be needed for the dedications.

15. No final acceptance or certificates of occupancy will be issued until all required street improvements are completed, except Tract 'F'.

16. A gate which will allow automated egress and emergency vehicle ingress shall be installed at the access point across from East Park Drive.

# BISON

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## COMMUNITIES

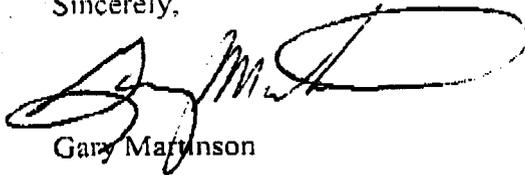
February 21, 2007

City Council  
Town of Payson  
Payson, Arizona

Dear Council Members:

Please accept this letter as Bison Homes' commitment to contribute 1+ acres of the Bison Cove subdivision for the purpose of the Town of Payson's development and/or building 16 work-force housing units. Discussions have been ongoing with Town of Payson staff in order to determine the most appropriate type of housing. Bison Homes is committed to developing the property to best accommodate the needs identified by the Payson Housing Program Manager.

Sincerely,



Gary Martinson



## Staff Report Planning and Zoning Commission

**Project Title:** Bison Cove Condominiums Subdivision S-131-06

**Commission Meeting Date:** February 12, 2007

**Description:**

Location: 202 N. Manzanita Drive & 200 E. Malibu Drive

Site size: 37.99 acres

Current Zoning: R3-MH

Lot sizes: N/A.

No. of homes: 406

Estimated cost of homes: Unknown at this time.

**Action Requested:** Preliminary Subdivision Plat Recommendation to Council

**Neighborhood Involvement**

A Citizens Participation Meeting was held on June 19, 2006. Thirty citizens attended the meeting and were provided a comment sheet at the time of signing in. Comments received have been attached for review.

General comments included the following:

1. Number of proposed workforce housing units.
2. Building height/number of stories, split level vs. "flats".
3. 8' screening wall vs. greenbelt buffer.
4. Number of access points.
5. Concern over units being offered for rent by the owners.
6. Source of water.
7. Development of E. Evergreen St.
8. Type of parking facilities.
9. Landscaping and possible water intensive uses.
10. What organization would be developing the workforce housing units.
11. Sidewalks on E. Malibu Drive.
12. Traffic.
13. Desire for additional greenbelt buffer.

**Community Benefits**

Affordable Housing - Developer proposes the donation of 16 condominium units (Tract "E") to the Town of Payson Affordable/Workforce Housing program.

Recreation – Each lot owner will pay the current Parks & Recreation impact fee at the time a building permit is issued. Recreational facilities are planned within the subdivision for the use of the residents belonging to the Bison Cove Homeowners Association.

Streets –Current Streets impact fees will be paid at the time a building permit is issued.

Development will include full street improvements to N. Manzanita Drive, E. Evergreen Street, and N. Easy Street. The streets within the development will be private.

### **Community Development & Engineering Assessment**

Compatibility with adjacent zoning districts: Compatible.

Drainage: Storm water detention/retention is required in accordance with the Town Code.

General Plan Conformance:

Trail Access - This site does not provide access to the National Forest, but will contribute to the proposed Town Trails System.

Fire Safety: Must meet all applicable Town of Payson Fire Department requirements prior to Final Plat approval.

Water: 1) Source - Town of Payson Supply and water purchase agreements approved by Buzz Walker, 2) Estimated Usage - 0.75 ERU per condominium.

### **Analysis**

The applicant is requesting recommendation of approval of a Preliminary Plat for 406 single family residential condominiums to be called Bison Cove Condominiums. The current zoning for the site is R3-MH. The property to the north and east of the proposed site is zoned R1-6-MH, while the land adjoining the site on the other two sides is Commercial, C-2 property.

The Land Use Element of the Town of Payson General Plan identifies the portion of this site lying east of N. Easy Street as high density residential, and the portion west of N. Easy Street is designated as employment. The current zoning has allowed the developer to begin construction of apartments on the portion of the site lying west of N. Easy Street. With plat approval the intent is to convert these units from apartments to condominiums to allow for individual ownership. The remaining portion of the proposed subdivision encompasses 360 units or 10 DU/AC, and is consistent with the Land Use Element of the General Plan.

The Trails Master Plan calls the need for an established urban pedestrian and bicycle circulation network evident. The current conceptual plan for the Payson Urban Trails System identifies the area along N. Easy Street, E. Evergreen Street, and North Manzanita (north of E. Park Drive) as an area where a trail is desired. Therefore in lieu of typical R3 roadway standards where a 5' wide sidewalk would be required on both sides of the roadway, staff recommends the construction of a 5' wide sidewalk on one side of the roadway and a 6' wide bicycle/pedestrian trail on the alternate side of the roadway.

Public sewer is required for this project. Prior to final plat approval the developer shall provide adequate sanitary facilities, depicted on the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District.

**Staff Recommendation:** Approval, subject to the following conditions;

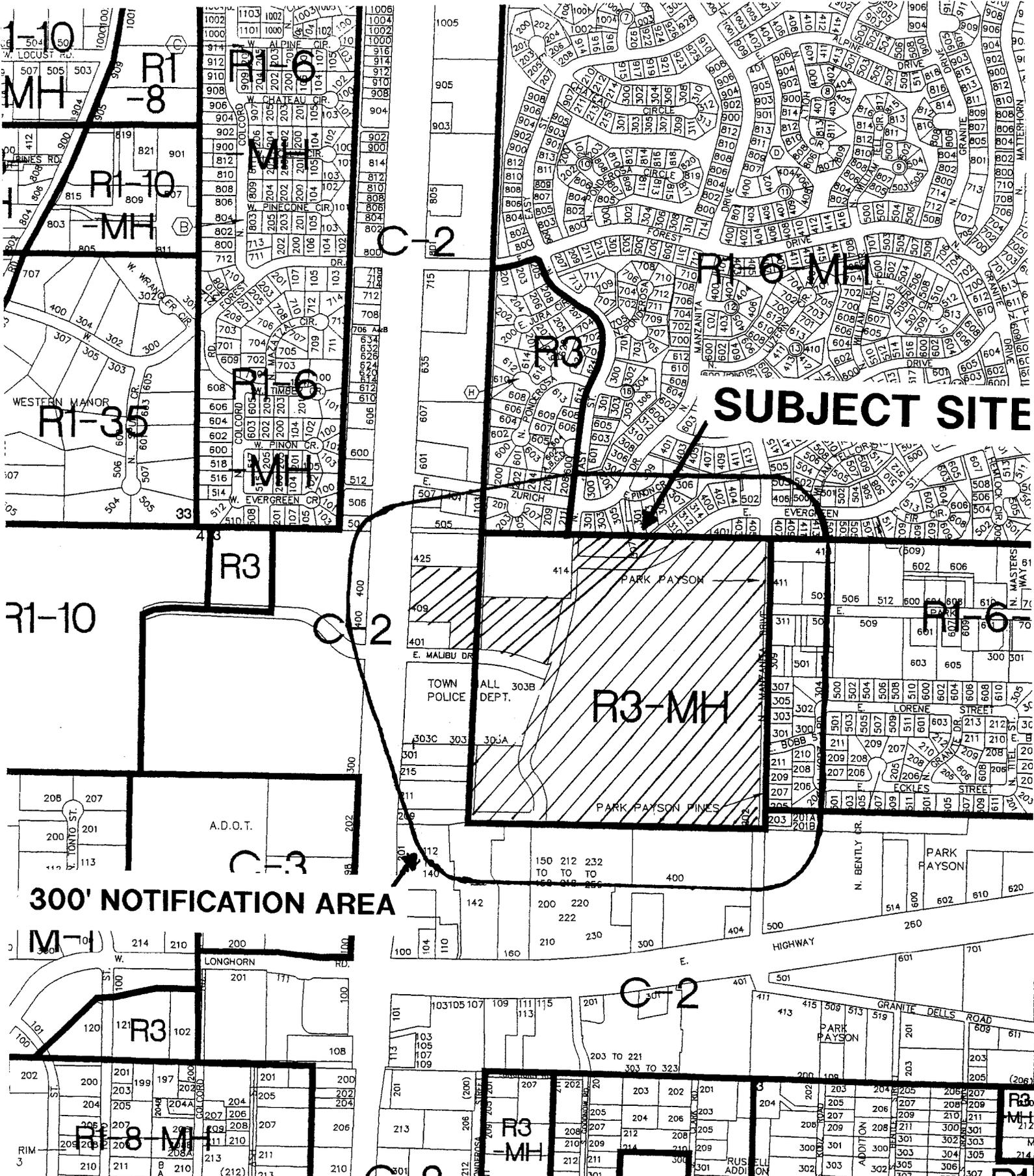
1. The final plat shall be in substantial conformance with the preliminary plat as submitted, stamped 1-26-07.
2. If a subdivision sign is planned, a sign easement shall be created on the tract where the subdivision sign will be placed.

3. The developer shall provide adequate sanitary facilities, depicted on the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District prior to final plat approval.
4. All improvements shall be designed by an Arizona Registered Civil Engineer and constructed in accordance with Town of Payson Standards.
5. Developer shall provide a written proposal to Community Development Department staff addressing their contribution to affordable/workforce housing prior to council consideration of the Preliminary Plat request.
6. Parking on Tract 'E' needs to be reconfigured so traffic enters and exits the public roadway, Evergreen Street, in a forward motion.
7. The Final Plat shall include adequate documentation to determine the defined airspace for each unit.
8. The Developer shall coordinate with the United Methodist Church for the dedication of the west 30' of Easy Street currently owned by the church.
9. The driveways must be at least 24 feet wide and parking spaces must be at least 9' by 19'.
10. The centerline of the southeast entrance needs to be lined up with the centerline of Bobb Street.
11. Existing easements in conflict with the proposed improvements need to be abandoned prior to approval of the Final Plat.
12. The radius shown for the center of the roundabout (20') is too small. It needs to be increased based on normal design standards. The larger radius may require some modification of the connecting streets.
13. Developer shall be responsible for full street improvements to N. Manzanita Drive, E. Evergreen Street, and N. Easy Street to include a 5' sidewalk on the west side of N. Easy Street, the north side of E. Evergreen Street, and the west side of N. Manzanita Drive from E. Evergreen Street to the existing sidewalk at the south boundary of this property. A 6' wide asphalt pedestrian/bicycle trail shall be constructed on the east side of N. Easy Street, the south side of E. Evergreen St, and the east side of N. Manzanita Drive from E. Evergreen Street to the intersection of E. Park Drive. (Developer may opt to create an easement for public access over the sidewalk approved for construction on the west side of N. Easy Street so long as that sidewalk is extended to tie into the 5' sidewalk planned north of the site to the proposed roundabout. Also the pedestrian/bicycle pathway may be constructed across Tract A from E. Evergreen to N. Manzanita with an easement for public access if desired.)
14. The right of way for Easy Street, Evergreen Street and Manzanita Drive needs to be dedicated to the Town of Payson. If these offsite streets are constructed prior to the recording of this plat, a separate document will be needed for the dedications.
15. No final acceptance or certificates of occupancy will be issued until all required street improvements are completed.

**Suggested Motion to Approve:**

"I move the Planning & Zoning Commission recommend to the Town Council approval of S-131-06, a Preliminary Plat request for Bison Cove Condominiums Subdivision subject to the conditions prepared by staff."

### Map Depicting the Subject Site with 300' Notification Area for 202 N. Manzanita Drive & 200 E. Malibu Drive



# PRELIMINARY PLAT FOR BISON COVE CONDOMINIUMS

PARCELS ONE AND TWO AS SHOWN ON ROS/MLD MAP 3014, AND AREA "A" AS SHOWN ON ROS/LLA MAP 3247, ALL LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE G.&S.R.M., TOWN OF PAYSON, GILA COUNTY, ARIZONA

## OWNER/DEVELOPER

BISON COVE, LLC  
18927 E. SAGUARO BOULEVARD  
FOUNTAIN HILLS, ARIZONA 85268  
PHONE (480) 837-3536

## SHEET INDEX

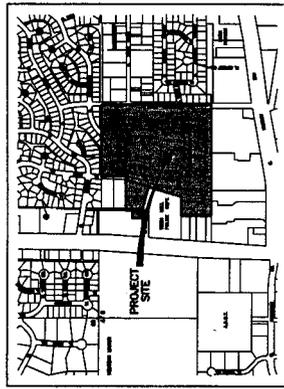
DESCRIPTION	
COVER SHEET	1-4
PRELIMINARY PLAT PHASE 1	2-4
PRELIMINARY PLAT PHASE 2	3-4
TYPICAL PRIVATE LOT SECTION AND TYPICAL BUILDING FLOOR PLANS	4-4

## BASES OF BEARING

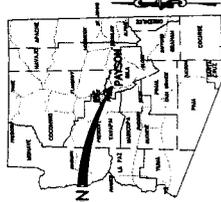
S 80° 43' 00" E, NORTH LINE OF THE NW 1/4 OF SECTION 3, T. 10 N., R. 10 E.

## BENCH MARK

A CHISEL "BOX" ON TOP OF CURB LOCATED IN THE SE QUADRANT OF INTERSECTION OF STATE ROUTE 87 & EAST ZURICH DRIVE. ELEVATION = 4876.04 FEET



VICINITY MAP  
N.T.S.



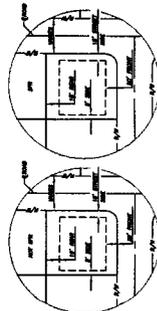
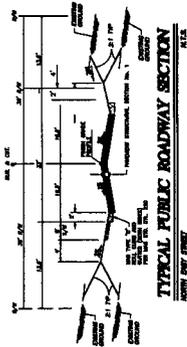
PROJECT LOCATION  
N.T.S.

LOCATION MAP  
N.T.S.



### LEGEND

○	FOUND SURVEY MONUMENTATION AS NOTED
●	SURVEY MONUMENT
(M)	RECORDED INFORMATION
(M)	MEASURED INFORMATION
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	BLANKING SETBACK LINE
---	EASEMENT LINE
---	ASSESSOR'S PARCEL NO.
---	DRAINAGE EASEMENT
---	SLOPE EASEMENT
---	PUBLIC UTILITY EASEMENT
---	NATURAL DRAINAGE CORNER/VE



TYPICAL R-3 LOT SETBACKS  
N.T.S.

PROJECT DATA	PHASE 1	PHASE 2	TOTAL
EXISTING ZONING	R-3-MH		
NO. OF UNITS	208	188	406
TRACT "A" M.A.O.S./DETENTION	2.02 AC.	5.34 AC.	7.36 AC.
TRACT "B" M.A.O.S./DETENTION	6.28 AC.	0.00 AC.	6.28 AC.
TRACT "C" M.A.O.S./DETENTION	4.51 AC.	0.00 AC.	4.51 AC.
TRACT "D" M.A.O.S./DETENTION	0.00 AC.	3.25 AC.	3.25 AC.
TRACT "E" M.A.O.S./DETENTION	0.00 AC.	1.03 AC.	1.03 AC.
TRACT "F" M.A.O.S./DETENTION	1.87 AC.	0.00 AC.	1.87 AC.
ROW/Private Drives	3.32 AC.	3.79 AC.	7.11 AC.
TOTAL OPEN SPACE	14.86 AC.	9.82 AC.	24.68 AC.
PROJECT AREA	22.11 AC.	16.24 AC.	38.35 AC.
A.P.N.	304-04-15F AND 15H (PART)		
D/U PER ACRE	9.41	12.19	10.96

PARKING DATA	PHASE 1	PHASE 2	TOTAL
REQUIRED PARKING	312 SPACES	273 SPACES	585 SPACES
REQUIRED GUEST PARKING	32 SPACES	28 SPACES	60 SPACES
REQUIRED BIKE PARKING	34 SPACES	30 SPACES	64 SPACES
REQUIRED ROADWAY PARKING	7 SPACES	6 SPACES	13 SPACES
TOTAL PROVIDED PARKING	376 SPACES	327 SPACES	703 SPACES

### UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	AGC/SEA
TELEPHONE	WEST
POWER	ARIZONA PUBLIC SERVICE
CITY	MP CABLE
TRASH COLLECTION	WEST MANAGEMENT
POLICE	BECKHEAD WESL LAMPFILL, GILA COUNTY
FIRE PROTECTION	PAYSON POLICE DEPARTMENT
SCHOOLS	PAYSON FIRE DEPARTMENT
	PAYSON UNIFIED SCHOOL DISTRICT
	ENERGY WEST

### GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, ARIZONA ASSOCIATION OF COUNTY ENGINEERS, LATEST EDITION. OTHERWISE, NOTES ON THE PROJECT IMPROVEMENT PLANS.
- THE ENGINEER FOR THE PROJECT IS:  
KYLE T. BROWN, P.E.  
P.O. BOX 8541  
PAYSON, AZ 85641  
PHONE (928) 474-4887  
FAX (928) 474-4887
- ALL SUBMISSIONS IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, ARIZONA ASSOCIATION OF COUNTY ENGINEERS, LATEST EDITION. OTHERWISE, NOTES ON THE PROJECT IMPROVEMENT PLANS.
- A DECLARATION OF COORDINATES, CONDITIONS AND RESTRICTIONS FOR BISON COVE WILL BE PROVIDED BY THE DEVELOPER.
- ALL UTILITIES AND ROWS OF STORM WATERS AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE FACILITY, SHALL BE LOCATED, IDENTIFIED, AND DELETED FROM THE PLANS. THE TOWN OF PAYSON HAS CONDUCTED A UTILITY SURVEY OF THE PROJECT AREA. THE TOWN OF PAYSON WILL BE RESPONSIBLE FOR THE UTILITY SURVEY. ALL UTILITIES FOR THIS DEVELOPMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE TOWN OF PAYSON WILL BE CHARGED WITH THE UTILITY SURVEY.
- ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PRIVATE EXCEPT N. EAST STREET, E. EMBROIDER STREET, AND H. MAGAZINE DRIVE. THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE UTILITY SURVEY. THE TOWN OF PAYSON SHALL BE RESPONSIBLE FOR THE UTILITY SURVEY. THE TOWN OF PAYSON SHALL BE RESPONSIBLE FOR THE UTILITY SURVEY.
- THE INSPECTION WILL BE CONDUCTED BY THE TOWN OF PAYSON. THE DEPARTMENT WILLING TO EXIST AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THE SUBDIVISION.
- EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNER. THE ACT OF OBTAINING OR RETAINING NECESSARY PERMITS, LICENSES, AND APPROVALS, INCLUDING ATTORNEY FEES, ARISING OUT OF SUCH ACT.

# RECEIVED

JAN 26 2007

COMMUNITY DEVELOPMENT  
DEPARTMENT



SHEET 1 OF 4

### DISCLAIMER

This document has been prepared for a specific project and shall not be used for any other purpose. The documents do not represent an offer of insurance or any other financial product. The act of obtaining or retaining any insurance or financial product is the responsibility of the user. The act of obtaining or retaining any insurance or financial product is the responsibility of the user. The act of obtaining or retaining any insurance or financial product is the responsibility of the user.

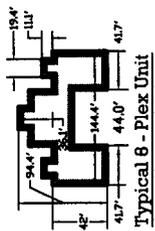
Prepared by  
**Tetra Tech, Inc.**  
451 S. BIRDAWAY  
TUCSON, ARIZONA 85705-4487



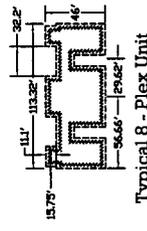
Project No. 14416.0001







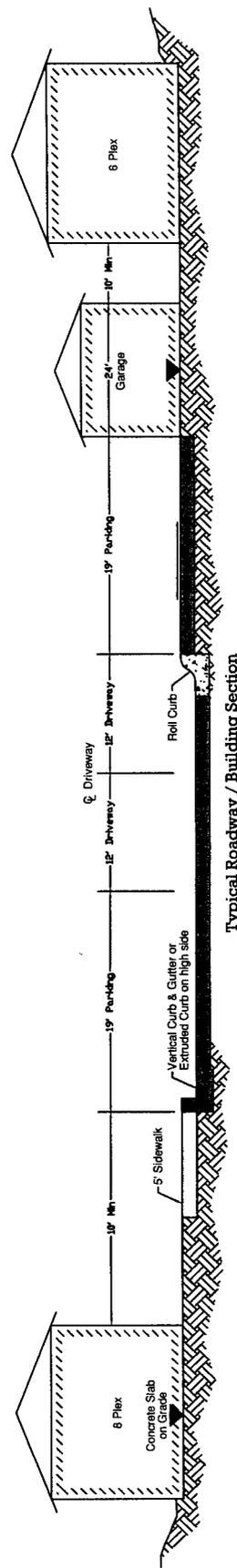
Typical 8 - Plex Unit



Typical 8 - Plex Unit



Typical 3 - Plex Garage Unit



Typical Roadway / Building Section



JOB NO. 14410000		SCALE 1" = 4'	
DESIGNED BY: J.P.	CHECKED BY: J.P.	CONT. INTERVAL = 1/4"	
DRAWN BY: J.P.	DATE: 11/14/00	PROJECT NO. 4	
APPROVED BY: J.P.	DATE: 11/14/00	SHEET NO. 4	
TETRA TECH, INC.		ROADWAY CROSS SECTION AND TYPICAL BUILDING FLOORPLANS	
		BISON COVE PAYSON, ARIZONA	
DATE	BY	DATE	BY



Layout / Layout2

All/Center/Dynamic/Extents/Previous/Scale/Window] <real time>  
Specify opposite corner:

Command:

360988 0954, 1181868 9779, 0.0000

SNAP GRID ORTHO POLAR OSNAP TRACKS LWT MODEL

Communication Center  
The easy way to keep you and your software up-to-date.  
Click here.

CASE NUMBER S-131-06

### 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

*P & Q & P N*

Project Address: 202 N. Manzanita Drive & 200 E. Malibu Dr. Tax Parcel Number: 304-02-0157 + 15N(P)-  
 Subdivision: N/A Lot Number: N/A  
 Name of Applicant(s): Bison Cove, L.L.C. Phone #: (480) 837-8700  
 Mailing Address: 16927 E. Saguaro Blvd. Town: Fountain Hills St: AZ Zip: 85268  
 Name of Property Owner(s): Bison Cove L.L.C. Town: Fountain Hills St: AZ Zip: 85268  
 Mailing Address: 16927 E. Saguaro Blvd. Phone #: (480) 837-8700 Fax #: (480) 837-3043  
 Contact Person: Gary Martinson Sales Tax # \_\_\_\_\_  
 Payson Business License # \_\_\_\_\_

Detailed Description of Request: Preliminary Plat approval for a 406 unit condominium subdivision on 38.35 acres to be known as "Bison Cove".

(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.

Gary Martinson

Print Name

Signature

September 18, 2006

Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ Prelim. Subd. Plat = \$ 250.00 + 25.00 per lot, tract, parcel 466 lots + 6 tracts = 10,275.00 (PE) #24179 pd \$9000.00 CHECK NUMBER: #24531 DATE: 8/5/25.00 12-21-06
DATE FILED	1/22/06	(RE)	
COMPLETED APPLICATION	1/26/07	sed	
NEWSPAPER PUBLICATION	1/26/07	sed	
300' NOTIFICATION MAILOUT	N/A		
POSTING DATE	N/A		
RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

Aug 2005



**TETRA TECH, INC.**

October 25, 2006

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

**Re: Citizens Participation Report for Bison Cove**

Dear Mr. Erlandsen:

The purpose of this citizens' participation report is to inform you that as part of a preliminary plat application for a 422 unit condominium and office/commercial subdivision, Tetra Tech Inc. and Bison Homes, conducted a citizens' participation meeting on Wednesday, June 19, 2006, at 2:00 P.M., in the conference room at the Crosswinds Restaurant in Payson.

On June 30, 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 86 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 invitations, are included with this report. A copy of the mailing labels is also included.

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.

Gary Martinson of Bison Homes and I presented an overview of the project and the preliminary plat application process. The project consists of 422 multi-family housing and office/commercial units on 35.3 acres. The project is located at 1202 N. Manzanita Drive in Payson and is currently zoned R3-MH. The project borders "C-2" Highway commercial zoning to the south and west, "R1-6-MH" zoned residential property to the east and north, and "R3" zoned property to the north. Primary access to the project is from E. Malibu Drive and proposes an additional roadway extension to N. Manzanita Drive for emergency ingress/egress.



Mr. Ray Erlandsen, Zoning Administrator

October 25, 2006

Page 2

After the presentation, Mr. Martinson 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:

1. **How many work-force housing units were being proposed?** The participants were told that roughly 12 to 14 work-force housing units could be developed as a result of this project.
2. **How many stories would these condominiums be and would they be split-level units or "flats"?** In response to this question, the developer said that the proposed condominiums would be two-story flats.
3. **At least one participant mentioned a desire to NOT see an 8' masonry wall along the property line between the project and adjacent lots.** The developer agreed that such a wall would detract from the residential character of the surrounding neighborhoods. The consensus seemed to be that greenbelts consisting of natural vegetation would make a better buffer.
4. **At least one participant felt that the project needed more access points specifically on N. Manzanita Drive.** In response, the group was told that there is an emergency ingress/egress point proposed on N. Manzanita Drive and that additional access points could be considered.
5. **At least one participant wanted to know if the condominium owners would be restricted from renting the units.** The developer believes that such a restriction would not be in the best interests of the future owners and does not want to pursue such a restriction.
6. **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 bring new water to the Town of Payson. Sufficient ERU's have been purchased from Terra Capitol for this project.

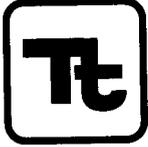


Mr. Ray Erlandsen, Zoning Administrator

October 25, 2006

Page 3

7. **Several participants mentioned that they would like to see E. Evergreen Street developed as a cul-de-sac rather than as a through street to North Manzanita Drive.** The developer agreed to consider the request but that the idea would need to have the support of the Town.
8. **At least one person wanted to know what type of parking facilities would be provided.** The developer explained that the 6-plex units would have garage parking while the 8-plex units would have parking stalls.
9. **At least one participant wanted to know what type of landscaping would be used and if there would be any water intensive uses on the project.** The group was assured that landscaping for the project would be as natural as possible and use drought-resistant vegetation per the Town's approved plant list. No water-intensive uses are proposed.
10. **At least one citizen wanted to know if the land being donated to the Town for work-force housing could ultimately end up being developed by habitat for humanity or some other similar organization.** To this question, the developer speculated that it was at least possible.
11. **At least one person wanted to see sidewalks on both sides of East Malibu Drive from the project boundary, west to the Beeline Highway.** In response to this request, the developer agreed that sidewalks on both sides of E. Malibu Drive would be beneficial in facilitating pedestrian traffic to and from the project.
12. **Several citizens expressed concern over additional traffic on N. Manzanita, and Easy Street.** To this concern, the developer explained that this project is designed to encourage traffic directly onto the Beeline via E. Malibu, and discourages traffic on N. Manzanita and Easy Street.
13. **Two participants who live on lots directly adjacent to the project expressed a desire to see additional greenbelt buffering between their lots and units on the project.** To this request the developer offered to meet with these folks and work on an acceptable design for the portion of the project abutting these adjacent lots.



**TETRA TECH, INC.**

Mr. Ray Erlandsen, Zoning Administrator  
October 25, 2006  
Page 4

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 3:45 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.

JP:lmw

P:\P14416\0001\WordProcessing\CPR\_BISON 10-25-06.doc

Enclosures

cc: Ralph Bossert P.E.  
Gary Martinson



TETRA TECH, INC.

# NOTICE OF CITIZEN PARTICIPATION MEETING BISON COVE

Re: Proposed Multi-Family Housing and Office/Commercial Development  
Request to develop 35.3 acres into 422 units

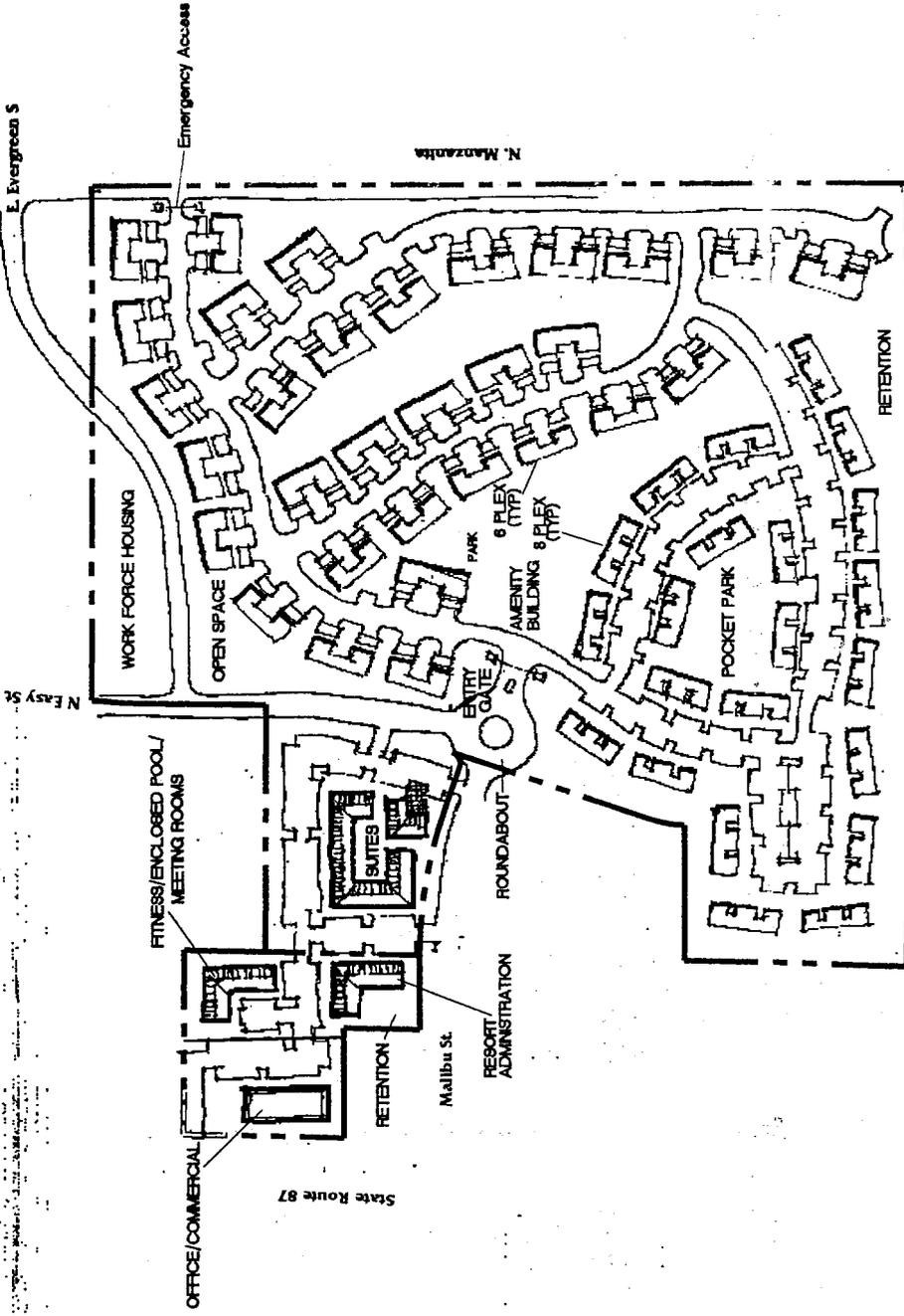
Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Wednesday, July 19, 2006, at 2:00 P.M. at Crosswinds Restaurant located at 800 W. Airport Road in Payson, AZ. The purpose of the meeting is to provide information to property owners adjacent to subject property and registered interested parties regarding our proposed development. An 8-1/2x11 copy of the Site Plan is attached. If you cannot attend the meeting and/or have questions regarding the proposed subdivision, please call Gary Martinson at (480) 837-8700 or me at (928) 474-4636.

Respectfully,

Ralph O. Bossert  
Tetra Tech, Inc.  
(928) 474-4636

cc: Ray Erlandsen, Zoning Administrator, Town of Payson  
Mr. Gary Martinson/Bison Homes



### Project Data

6 Plex Units:	176
6 Plex Units:	186
Suites:	60
<b>Total:</b>	<b>422</b>

### Project Notes

Requires Engineering and City Approval.

SCALE: 1/4" = 100'

NORTH

0 10 20 30 40 50 60 70 80 90 100

1" = 100'

CONSTRUCTION

1/4" = 100'

1/8" = 100'

1/16" = 100'

1/32" = 100'

1/64" = 100'

1/128" = 100'

1/256" = 100'

1/512" = 100'

1/1024" = 100'

1/2048" = 100'

1/4096" = 100'

1/8192" = 100'

1/16384" = 100'

1/32768" = 100'

1/65536" = 100'

1/131072" = 100'

1/262144" = 100'

1/524288" = 100'

1/1048576" = 100'

1/2097152" = 100'

1/4194304" = 100'

1/8388608" = 100'

1/16777216" = 100'

1/33554432" = 100'

1/67108864" = 100'

1/134217728" = 100'

1/268435456" = 100'

1/536870912" = 100'

1/1073741824" = 100'

1/2147483648" = 100'

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# BISON COVE DEVELOPMENT

## CITIZEN PARTICIPATION MEETING

July 19, 2006

### SIGN-IN SHEET

NAME	ADDRESS	PHONE #
<del>John Mahoney Act.</del>	503 E. Manzanita	<del>602-376-3618</del>
Carol Gray	307 N. Manzanita	472-2234
David Cranson	311 N. Manzanita Dr.	472-7602
Beth Craig	310 E. Evergreen St	474-1866
JAMES E. CRAIG	310 E. EVERGREEN	474-1866
RALPH LINDO	305- E. ZURICH DR	474-4233
Donna DeH	301 E Zurich Dr	474-3473
Gayle Buxton	411 N Manzanita	468-8953
REV. DAVID RENNICK	PAYSON UMC 414 N. Easy St	474-0485
Robert Henley	1300 W Aviator Cir	472-2386
GARY SPRAGINS	Methodist Church	474-1424
Larry Field	" "	<del>472-2253</del>
Robert Horschbarger	" "	970-9280
Alana Holley	4855 E. Warner Rd #8, Phoenix AZ 85044	(480)753-1717
Nazy Hirani	" "	(480)753-1717
Dawn Miller	301 E. Zurich Dr.	474 1138
Kevin Alderson	900 E. Wade Cr. Payson AZ	928.978.7888
Julia Rittle		
Larry Everhart	PO Box 492 Payson, AZ, 85547	928-474-6874
MARION COBO	405 E. EVERGREEN PAYSON, AZ	474-4171
ALICE KOENEMAN	401 E. EVERGREEN PAYSON AZ	474-5539
Tracy Carneran	503 E Park	474-0928
Diane Branstor	402 E. Evergreen St	2-6761
Diane Branstor	402 E. Evergreen St	4 6761
Judy Carter	513 N Wm Tell Cir	468-8839
Regan Carter	" " " "	" "
Lynne Meyer	306 E. Pinon Circle	472-3150
Jeff & Jan O'Neill	904 E. Canyon Drive	468-6218
TAT JOHNSON	ACT BOX 701N, PAYSON, AZ 85541	474-6102



PROPOSED MULTI-FAMILY HOUSING AND  
OFFICE/COMMERCIAL DEVELOPMENT  
CITIZEN'S PARTICIPATION MEETING

July 19, 2006

~~MIKE +~~  
NAME MARION COBO

ADDRESS 405 E. EVERGREEN ST

PHONE NUMBER 474-4171

~~DAVID EUGENE + ALICE KOENEMAN~~  
COMMENTS: 401 E. EVERGREEN 474-5139

1. make Evergreen a cul-de-sac
2. meet with the people who live on south side of Evergreen St about the bordering on our property.



PROPOSED MULTI-FAMILY HOUSING AND  
OFFICE/COMMERCIAL DEVELOPMENT  
CITIZEN'S PARTICIPATION MEETING

July 19, 2006

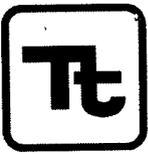
NAME ROBERT HERSHBERGER

ADDRESS 204 N. FOREST PARK DR

PHONE NUMBER 928 970-9280

COMMENTS:

Generally looks good. — Will need  
good recreation amenities and pedestrian  
traffic on Malibu. Keep as many  
trees as you can.



PROPOSED MULTI-FAMILY HOUSING AND  
OFFICE/COMMERCIAL DEVELOPMENT  
CITIZEN'S PARTICIPATION MEETING

July 19, 2006

NAME RALPH LINDO  
ADDRESS 305-E. ZURICH DR.  
PHONE NUMBER 928-474-4233

COMMENTS:

To the City,  
Try to put something in the work force  
housing area like a park or some housing  
to supplement the houses backing to the property  
on Zurich Dr.



PROPOSED MULTI-FAMILY HOUSING AND  
OFFICE/COMMERCIAL DEVELOPMENT  
CITIZEN'S PARTICIPATION MEETING

July 19, 2006

NAME Dawn Miller

ADDRESS \_\_\_\_\_

PHONE NUMBER 474-1138 310 480 4352

COMMENTS:

Looks like a decent proposed project - I still have issues with ingress/egress only on Easy/Malibu. The proposed closure of Evergreen at your property line sounds like a good idea as does a road closure at Evergreen and Easy. Manzanita needs to have ingress/egress as well. The water usage is a major concern and if you're purchasing from Hexton you're buying a political football.

Thanks for the info.



PROPOSED MULTI-FAMILY HOUSING AND  
OFFICE/COMMERCIAL DEVELOPMENT  
CITIZEN'S PARTICIPATION MEETING

July 19, 2006

NAME Diane Branstrom  
ADDRESS 402 E. Evergreen  
PHONE NUMBER 472-6761

COMMENTS:

Emergency gate across Evergreen St.  
or Cul-de-sac. Separate project from  
single family homes of Payson North  
50-75' Natural buffer for those on  
the South side of Evergreen.

## Phillimore, Jason -- ISG

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**From:** Bossert, Ralph -- ISG  
**Sent:** Thursday, July 20, 2006 11:51 AM  
**To:** Phillimore, Jason -- ISG  
**Subject:** FW: Bison Cove Project

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**From:** Diane Branstrom [mailto:dbranst@yahoo.com]  
**Sent:** Thursday, July 20, 2006 11:05 AM  
**To:** garymartinson@bisonhomes.com; Bossert, Ralph -- ISG  
**Cc:** dawnmiller@att.net  
**Subject:** Bison Cove Project

Thanks for inviting us to the citizen information meeting. We really do like your project and its preliminary design concepts.

We are still concerned about the traffic to and from your development.

If one of your currently planned emergency exits could be used as an ingress/egress to grant more access to and from your development, it would help to alleviate traffic issues that would end up within current Payson North housing. The owners/residents within your development would then have better access to 87 and the 260.

After speaking with the city of Payson shortly after our meeting yesterday, the creation of a two entrance/exit plan (one on Malabu and the other on Manzanita) would alleviate the need to have Evergreen Street open to through traffic from your development. Evergreen could become a cul-de-sac that could end at the beginning of your Parcel. The residents of Evergreen currently access their homes from Manzanita and not from Easy Street. Access to the workforce housing area could still be accessed via Easy Street.

Thanks for listening to our suggestions.

Bruce and Diane Branstrom  
402 E. Evergreen St.  
472-6761

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