

Council Decision Request

SUBJECT: Rumsey Ridge "Talking Points"

MEETING DATE: March 15, 2007

CSP ITEM: Yes No KRA#

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Jerry Owen

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED:

CONT. FUNDING REQUIRED:

DISCUSSION

Ecco Holdings owns the 26.8 acre site west of the Wal-Mart store and the Summit Mine property and well west of Country Club Vista in the County. The site is currently zoned R1-10 and would probably yield about 110 +/- single family lots. Based on the site's location, within walking distance of schools, Rumsey Park, the Library and shopping, the General Plan designated this site for high density residential use in accordance with "smart growth" principles. Ecco has presented a preliminary site plan for 226 single family detached dwellings on small lots (40' x 60') together with open space areas. This site plan would require a rezoning before it could be developed in this manner. The applicant and staff are seeking Council direction to negotiate a development agreement to address the following "talking points" prior to commencing the rezoning process:

1. The extension of Rumsey Drive through the site.
2. The transfer of the Summit Mine well to the Town of Payson.
3. The small lots sizes and the mass grading of the site.
4. Narrower local streets with sidewalks on both sides.
5. Workforce housing provisions.

Staff notes that this may be one of the few sites in the community well-located to provide a "variety of housing opportunities" called for in the Affordable Housing Task Force Report.

POSSIBLE MOTION

"I move to direct Town staff to prepare a draft Rumsey Ridge development agreement addressing the above issues for Council review."

PROS:

This CDR is preliminary in nature.

CONS:

PUBLIC INPUT (if any): None.

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): The development will undergo Planning and Zoning Commission review in the future.

MAR 15 2007 IS