

## SUMMARY OF AGENDA ITEM

**DATE:** March 19, 2007

**TO:** Mayor and Council

**FROM:**  Jerry Owen  
Community Development Director

**SUBJECT:** Ordinance #712 401 S. Rim Club Parkway  
Rezone from R1-175 to R1-18 (P-335-07)

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### **PURPOSE:**

A request from Mark Voss, property owner, for a zone change from R1-175 to R1-18 for the property located at 401 S. Rim Club Parkway to allow a 13 lot residential subdivision.

### **SUMMARY:**

The applicant, Mr. Voss, is requesting approval of a zone change from R1-175 to R1-18 for the development of a 13 residential lot subdivision, yet to be named, on 7.60 acres. The Planning and Zoning Commission and Town Council recently approved a similar request southwest of this site at 500 S. Rim Club Parkway. The proposed lot sizes range from 18,226 to 30,774 sq. ft. with an average of 20,921 sq. ft. Building envelopes have been platted on some lots to minimize encroachment into environmentally sensitive areas.

The applicant has provided the Town with a new water source for twelve lots pursuant to agreements adopted by Resolution 2052 and Resolution 2098. The purchase agreement has been approved by the Water Department. One water credit will be purchased from the Town.

The applicant has submitted a proposal outlining his contribution to affordable/workforce housing (see attached).

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 submittal of the Final Plat. Public sewer is not adjacent but is available to this site.

The Planning and Zoning Commission recommended approval to the Town Council of the rezoning (P-335-07) for 401 South Rim Club Parkway from R1-175 to R1-18 on March 12, 2007, on a 7-0 vote subject to the ten conditions as attached.

APR 05 2007 G.14

**P-335-07 – Conditions of Rezoning – 401 South Rim Club Parkway**

1. The development shall be in substantial conformance with the Rezoning Site Plan, sealed February 28, 2007 and shall not exceed a total of 13 lots.
2. A note shall be added to the final plat stating: "Areas outside platted building envelopes shall not be disturbed in any manner except for defensible space thinning/maintenance. Any accessory structures, including fences, shall be located within the platted 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."
3. The site shall be annexed into the Northern Gila County Sanitary District. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
5. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
6. An 8' wide compacted ABC path/trail will be constructed along the east side of South Rim Club Parkway as well as the two proposed cul-de-sacs, in accordance with the Community Trails criteria.
7. The east side of South Rim Club Parkway fronting on this property must include a 2' ribbon curb to meet the Town standard.
8. All applicable Town standards for development shall be met.
9. The developer shall submit a proposal outlining their contribution to affordable/workforce housing prior to Council consideration of the rezoning.
10. If any conditions 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.

ORDINANCE NO. 712

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 401 SOUTH RIM CLUB PARKWAY, BEING GILA COUNTY ASSESSOR'S PARCEL NUMBER 304-01-330, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R1-175 to R1-18 (401 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-335-07 to amend the Official Zoning Map and Official Zoning Code has been made by Mark Voss, property owner to the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning and Zoning Commission held a public hearing on March 12, 2007, considered the issues, and made recommendation on Application No. P-335-07 to the Town Council; and

WHEREAS, the Town Council held a public hearing on April 5, 2007, in regard to said Application No. P-335-07 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 401 South Rim Club Parkway, Gila County Assessor's Parcel Number 304-01-330, 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-335-07 are hereby made contingent upon those conditions set forth in Section 3 below, and are found to be consistent with the General Plan of the Town of Payson, as required by A.R.S. § 9-462.01(F).

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

- A. The development shall be in substantial conformance with the Rezoning Site Plan, sealed February 28, 2007 and shall not exceed a total of 13 lots.

1st Reading & Public Hg. APR 05 2007 G.14

- B. A note shall be added to the final plat stating: "Areas outside platted building envelopes shall not be disturbed in any manner except for defensible space thinning/maintenance. Any accessory structures, including fences, shall be located within the platted 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."
- C. The site shall be annexed into the Northern Gila County Sanitary District. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
- D. Storm water detention/retention shall be provided in accordance with the then existing Town of Payson Requirements.
- E. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
- F. An 8' wide compacted ABC path/trail will be constructed along the east side of South Rim Club Parkway as well as the two proposed cul-de-sacs, in accordance with the Community Trails criteria.
- G. The east side of South Rim Club Parkway fronting on this property must include a 2' ribbon curb to meet the Town standard.
- H. All applicable Town standards for development shall be met.
- I. The developer shall comply with the affordable/workforce housing contribution outlined in its letter dated February 5, 2007 attached as exhibit B.
- J. If any conditions listed in this Section 3 are not 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. This Ordinance 712 shall be treated as having been adopted and the 30-day referendum period established by Arizona Revised Statutes section ("A.R.S. §") 19-142(D) and §30.54 of the Code of the Town of Payson shall begin when the Town files with the Gila County Recorder an instrument (in a form acceptable to the Town Attorney), executed by the Mark Voss and any other party having any title interest in the Property, that waives any potential claims against the Town under the Arizona Property Rights Protection Act (A.R.S. § 12-1131 et seq., and specifically A.R.S. § 12-1134) resulting from changes in the land use laws that apply to the Property as a result of the Town's adoption of this Ordinance 712. If this waiver instrument is not recorded within 15 calendar days after the motion approving this Ordinance 712, this Ordinance 712 shall be void and of no force and effect.

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:

APPROVED AS TO FORM:

\_\_\_\_\_  
Silvia Smith, Town Clerk

\_\_\_\_\_  
Samuel I. Streichman, Town Attorney

LEGAL DESCRIPTION  
401 S. Rim Club Parkway

PCL LYING E OF THE E R/W LINE OF LOOP RD PER DKT 742/534 IN N2 SE4  
NE4; N2 N2 N2 S2 SE4 NE4 SEC 2 T10N R10E APPROX 7.6 AC M/L

EXHIBIT A TO ORDINANCE 712

# EXHIBIT B TO ORDINANCE 712

February 5<sup>th</sup>, 2007

To the Town of Payson:

I, Mark Voss hereby submit the following proposal as my affordable housing contribution in the development of 401 S. Rim Club Parkway.

Upon final approval by the Town of Payson of rezoning to RI-18 from RI-175, preliminary plat, and final plat of a 13 lot subdivision located on the above stated property, Mark Voss will commit to contribute a cash sum of \$50,000.00 to either Payson area Habitat for Humanity or the to be established Town of Payson Affordable Housing Fund.



Mark Voss  
P.O. Box 1943  
Scottsdale, AZ 85252



MEMO

TO: Planning and Zoning Commission  
FROM: Jerry Owen, Community Development Director  
DATE: March 12, 2007  
SUBJECT: 401 Rim Club Parkway – Rezone R1-175 to R1-18 P-335-07

**Analysis**

The applicant is requesting approval of a zone change from R1-175 to R1-18 for the development of a 13 residential lot subdivision, yet to be named, on 7.60 acres. Surrounding properties include to the north Highlands at the Rim, zoned R-2; to the east and south The Rim Golf Club, zoned R1-12-PAD; and to the west Whisper Ridge, zoned R1-18 PAD. The Planning and Zoning Commission and Town Council recently approved a similar request southwest of this site at 500 S. Rim Club Parkway. The proposed lot sizes range from 18,226 to 30,774 sq. ft. with an average of 20,921 sq. ft. Building envelopes have been platted on some lots to minimize encroachment into environmentally sensitive areas.

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 1.71 dwelling units per acre, the proposed R1-18 zoning district would be appropriate and meets the general criteria of the Land Use Element.

Development of this project would include an integrated pedestrian system consisting of an eight foot wide compacted ABC path/trail along S. Rim Club Drive as well as the two proposed cul-de-sacs. Although this property does not have direct access to the National Forest, the proposed path/trail would facilitate connectivity to systems leading to the Forest. This property must meet normal drainage/detention requirements which may include drainage easements once the civil improvement plans are completed and approved. Two new cul-de-sacs would be constructed to meet current Town Standards and dedicated to the Town. The typical roadway section on page one of the submitted site plan needs to reflect the proposed path/trail. A natural area open space (NAOS) buffer will be provided on S. Rim Club Parkway by controlling the setback adjacent to the Parkway.

The applicant has provided the Town with a new water source for twelve lots pursuant to agreements adopted by Resolution 2052 and Resolution 2098. The purchase agreement has been approved by the Water Department. One water credit will be purchased from the Town.

The applicant has submitted a proposal outlining his contribution to affordable/workforce housing (see attached).

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 submittal of the Final Plat. Public sewer is not adjacent but is available to this site.

### **Staff Recommendation:**

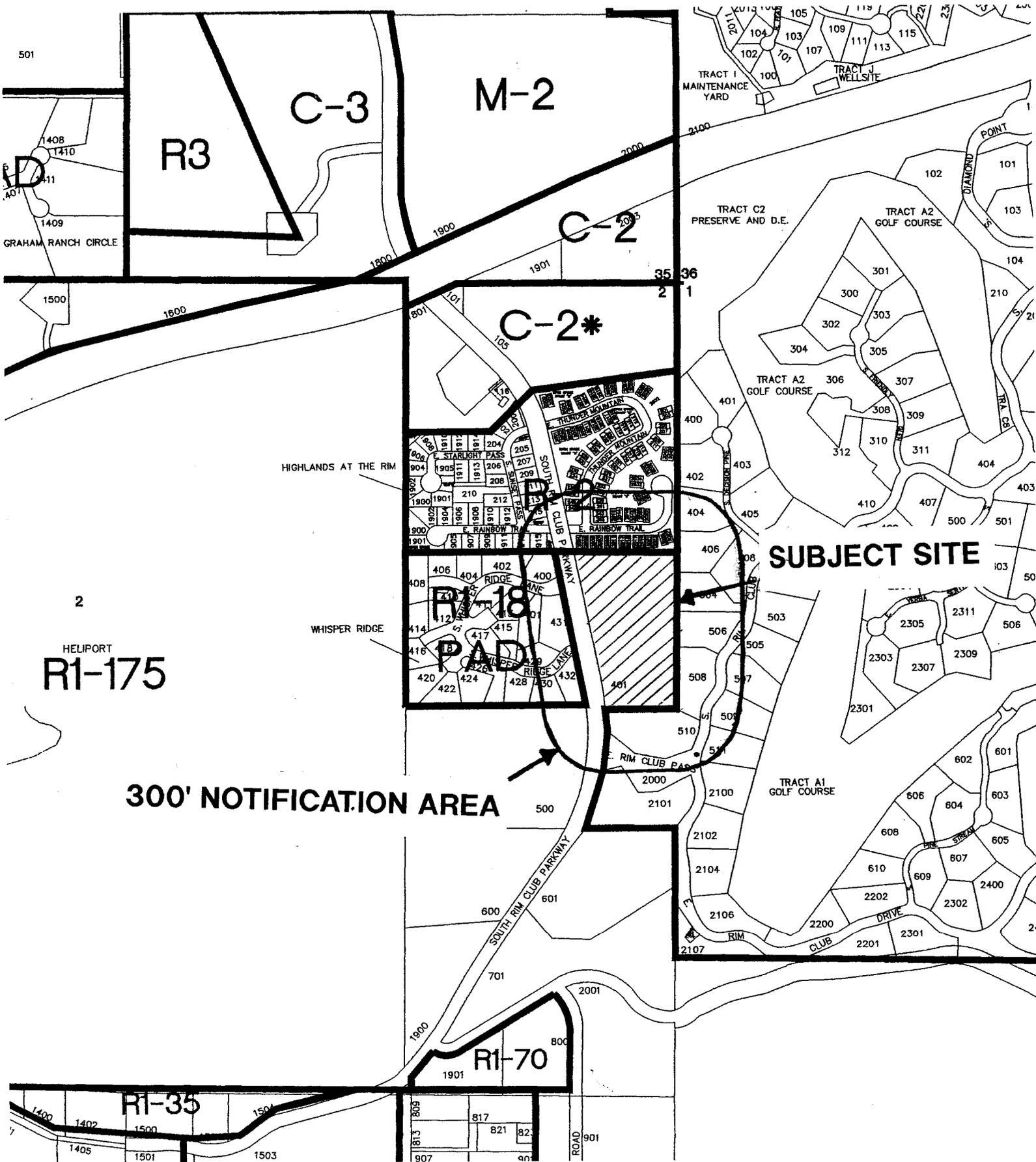
Approval with conditions listed below.

1. The development shall be in substantial conformance with the Rezoning Site Plan, sealed February 28, 2007 and shall not exceed a total of 13 lots.
2. 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."
3. The site shall be annexed into the Northern Gila County Sanitary District. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
5. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
6. An 8' wide compacted ABC path/trail will be constructed along the east side of S. Rim Club Parkway as well as the two proposed cul-de-sacs, in accordance with the Community Trails criteria.
7. The east side of S. Rim Club Parkway fronting on this property must include a 2' ribbon curb to meet the Town standard.
8. All applicable Town standards for development shall be met.
9. Any other condition the Commission deems necessary.
10. If any conditions 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.

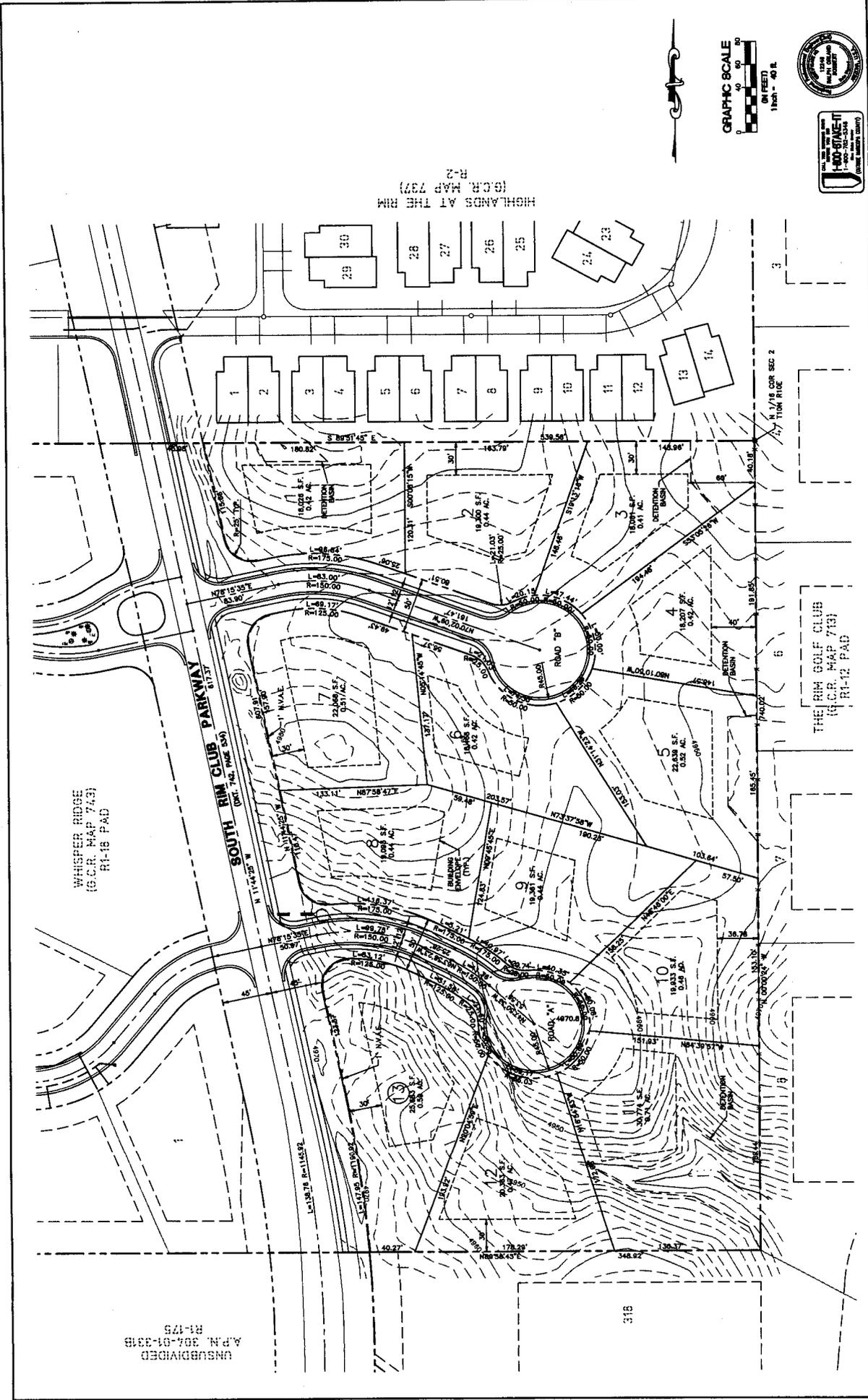
### **Suggested Motion to recommend Approval:**

"I move the Planning & Zoning Commission recommend to the Town Council approval of P-335-07, a request to rezone a 7.60 acre property located at 401 S. Rim Club Parkway from R1-175 to R1-18 for the purpose of a 13 lot single family development with the conditions listed in the staff report."

### Map Depicting the Subject Site with 300' Notification Area for 401 S. Rim Club Drive







SCALE: HORIZ. 1" = 40'	VERT. 1" = 20'
CONT. INTERVAL = 2'	
DATE: 05/21/04	



**1-800-874-6177**  
 (AZ STATE BOARD OF PROFESSIONAL ENGINEERS)

**GRAPHIC SCALE**  
 0 40 80  
 (IN FEET)  
 1" = 40.0'

**UNSUBDIVIDED**  
 A.P.N. 307-01-3316  
 R1-175

**WHISPER RIDGE**  
 (G.C.R. MAP 743)  
 R1-18 PAD

**SOUTH RIM CLUB PARKWAY**  
 (G.C.R. MAP 504)

**HIGHLANDS AT THE RIM**  
 (G.C.R. MAP 737)  
 R-2

**THE RIM GOLF CLUB**  
 (G.C.R. MAP 713)  
 R1-12 PAD

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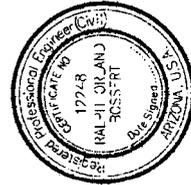
# 401 S. RIM CLUB PARKWAY

## SLOPE ANALYSIS AND HILLSIDE LOT EXHIBIT

LOT #	LOT AREA	SLOPE AREA	% SLOPE AREA	LOT TYPE
1	18028.38	7485.45	0.41	REGULAR
2	19300.39	198.67	0.01	REGULAR
3	18061.48	750.88	0.04	REGULAR
4	18207.64	212.36	0.01	REGULAR
5	22638.89	38.57	0.00	REGULAR
6	18467.87	2116.39	0.11	REGULAR
7	22068.77	4415.50	0.20	REGULAR
8	19095.32	12057.76	0.63	HILLSIDE
9	19361.38	3225.69	0.17	REGULAR
10	19933.03	10582.21	0.53	HILLSIDE
11	30774.03	27154.19	0.88	HILLSIDE
12	20363.54	12976.84	0.64	HILLSIDE
13	25683.25	17702.72	0.68	HILLSIDE



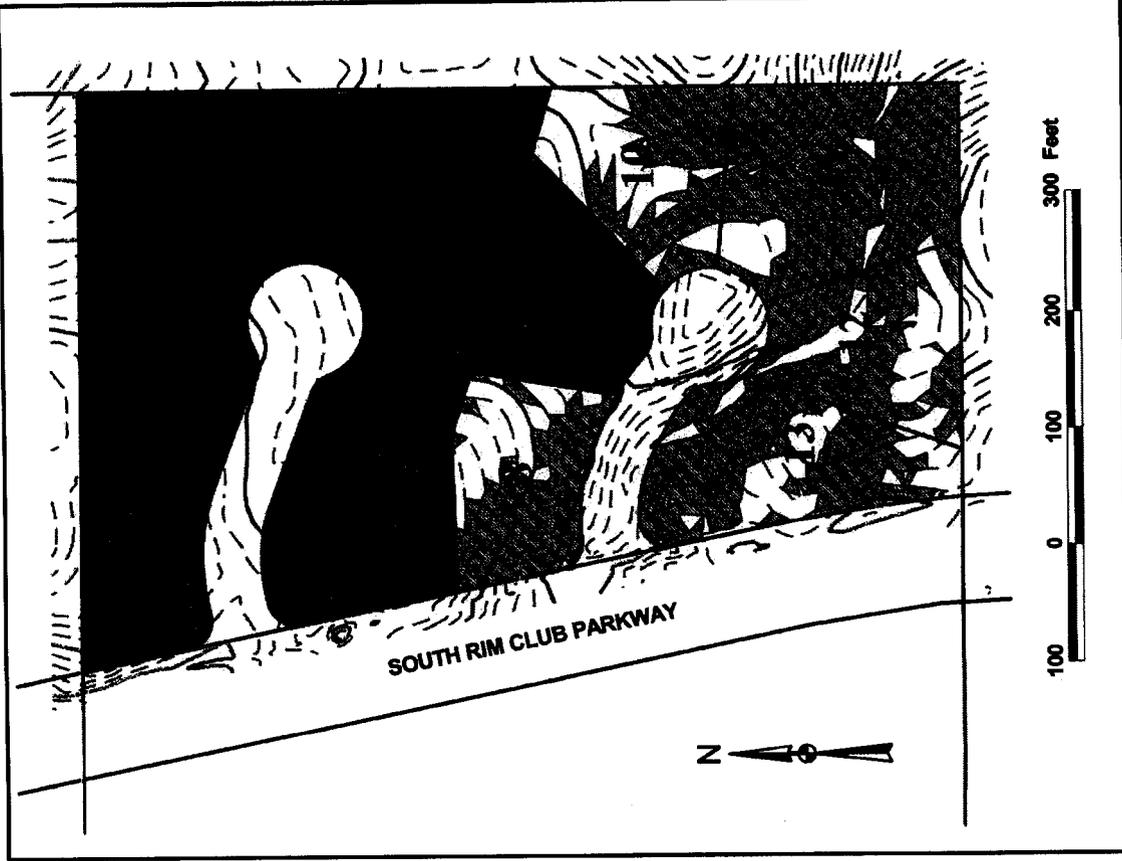
**TETRA TECH, INC.**  
401 S. RIM CLUB PARKWAY  
SALT LAKE CITY, UT 84111  
TEL: (801) 474-4238 FAX: (801) 474-4887



### LEGEND

- Vicinity
- Contours-Minor
- Contours-Major
- Areas of >15% Slope
- Parcel Type
- Hillside=5
- Regular=8

TT# 61350001  
JLP-02/05/07





CASE NUMBER P-335-07

### 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: 401 S. Rim Club Parkway Tax Parcel Number: 304-01-330  
 Subdivision: N/A Lot Number: \_\_\_\_\_  
 Name of Applicant(s): Mark Voss Phone #: (480) 945-1384  
 Mailing Address: PO Box 1943 Town: Scottsdale St: AZ Zip: 85252  
 Name of Property Owner(s): Mark Voss  
 Mailing Address: PO Box 1943 Town: Scottsdale St: AZ Zip: 85252  
 Contact Person: Ralph O. Bossert, PE, RLS Phone #: (928) 474-4636 Fax #: (928) 474-4867  
 Payson Business License # N/A Sales Tax # \_\_\_\_\_

Detailed Description of Request: To rezone a 7.09-acre parcel from R1-175 to R1-18 for the purpose of creating a 13-lot single-family residential subdivision.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

Mark Voss Mark Voss August 8, 2006  
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ Zone Change = \$350 <sup>00</sup> Pd (FE) CHECK NUMBER: #1619 DATE: 8-10-06
DATE FILED	8/10/06	slc	
COMPLETED APPLICATION	2-6-07	(FE)	
NEWSPAPER PUBLICATION	2-23-07	slc	
300' NOTIFICATION MAILOUT	2-19-07	slc	
POSTING DATE			

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

**Rezoning Application Narrative  
for 401 S. Rim Club Parkway**

**Planning and Zoning Hearing: March 2007**

**Prepared by:  
Mark Voss**

**Engineer:  
Tetra Tech, Inc.  
Payson, AZ 85541  
Phone: (928) 474 - 4636  
Contact: Ralph Bossert  
E-mail: [Ralph.bossert@tetrattech.com](mailto:Ralph.bossert@tetrattech.com)**

## **Description of Project at 401 S. Rim Club Parkway**

The project is a proposed 13 lot custom home community located on 7.6 gross acre site south of Highway 260 on 401 S. Rim Club Parkway. The property is situated between Highlands at the Rim and the Rim Club entrance. The purpose of this application is to request the rezoning of the site from its existing RI-175 zoning district classification to RI-18. The site will be developed using standards as presented herein with lots ranging in size from 18,081 sq. ft. to 30,774 sq. ft. The site could have fit a total of 14 lots, but we scaled the project back to 13 lots to help in the process of protecting natural terrain and green space.

A part of the development plan is the identification and establishment of building envelopes on each lot. There will be established criteria for the areas inside and outside of these envelopes. Criteria elements to be addressed will include:

- Reasonable restricted envelope size.
- Setbacks used to preserve natural terrain.
- Protection of significant features such as rock formations.
- Hillside conditions and protection of natural terrain.
- Any accessory structures including fences, shall be located within the designated building envelopes.
- Areas outside of the envelope will remain as natural open space.

The project has been designed to protect and blend into the existing environment. A buffer of trees will be left along Rim Club Parkway to help hide the visibility of the homes along the street. This will be accomplished by the setbacks of the building envelopes.

Pathways will run along Rim Club Parkway and the two new streets. These pathways will be designed to the new town specifications. Streets and cul-de-sacs will be built to an approved town standard and dedicated to the Town of Payson.

Grading and drainage for the site is established with the building of the two new streets and cul-de-sacs. The existing drainage patterns will be used with a emphasis on efficient water detention/retention.

February 5<sup>th</sup>, 2007

To the Town of Payson:

I, Mark Voss hereby submit the following proposal as my affordable housing contribution in the development of 401 S. Rim Club Parkway.

Upon final approval by the Town of Payson of rezoning to RI-18 from RI-175, preliminary plat, and final plat of a 13 lot subdivision located on the above stated property, Mark Voss will commit to contribute a cash sum of \$50,000.00 to either Payson area Habitat for Humanity or the to be established Town of Payson Affordable Housing Fund.

A handwritten signature in black ink that reads "Mark Voss". The signature is written in a cursive, flowing style.

Mark Voss  
P.O. Box 1943  
Scottsdale, AZ 85252

**CITIZENS  
PARTICIPATION  
MATERIAL**

February 5<sup>th</sup>, 2007

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

Subject: Update on Citizens' Participation Report  
401 S. Rim Club Parkway

Dear Ray:

This is an update on the two letters sent to you opposing any new development at 401 S. Rim Club Parkway.

The first letter from 429 S. Whisper Ridge dated July 12<sup>th</sup>, 2006. We tried to contact the owners, however, the house was sold to another individual on January 25<sup>th</sup>, 2007.

The second e-mail letter dated July 20<sup>th</sup>, 2006 from Kent Huston and Jolene Held to Ralph Bossert of Tetra Tech. After a discussion with Jolene Held, I have enclosed a letter of support for our project. Also, I have enclosed a letter of support from Steve Cantrill, the HOA President of Whisper Ridge.

Please feel free to contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Mark Voss". The signature is written in a cursive, slightly slanted style.

Mark Voss

from the desk of

PHONE: 816 / 521-0830  
FAX: 816 / 752-2871

**KENT HUSTON, M.D., F.A.C.P.**

RHEUMATOLOGY

THE CENTER FOR RHEUMATIC DISEASE & THE CENTER FOR ALLERGY-IMMUNOLOGY

MEDICAL PLAZA II, SUITE 40  
4830 WORNALL ROAD  
KANSAS CITY, MISSOURI 64111

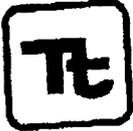
2/1/07

To: Mark Voss;

We have reviewed your plans for 401 S. Rim Club Parkway that you sent us. We support your plan for a maximum of 13 lot subdivisions no more than 2 stories high, as long as soil erosion and water drainage are properly addressed and fastened into your plans.

Thank you for including us in the planning stage of your rezoning to a 100 ft setback from our property.   
Deane Field  
Rm 107 H

Jan 31 07 07:53a Tetra Tech, Inc.



TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION - 401 S. RIM CLUB PARKWAY  
ZONE CHANGE  
CITIZEN'S PARTICIPATION MEETING

July 27, 2006

NAME STEPHEN CANTRILL  
ADDRESS 406 S. WHISPER RIDGE LANE PAYSON AZ 85541  
PHONE NUMBER 928.978.1971

COMMENTS:

*My opinion regarding this proposed property is that the R-1B zoning is entirely appropriate for the neighborhood. This will be across the street from my subdivision - Whisper Ridge - of which I am the HOA president. I am supportive of the proposed subdivision and zoning and believe that these premium sized lots will be an asset and augment and support our property values.*



**TETRA TECH, INC.**

August 10, 2006

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

**Subject: Citizens' Participation Report  
401 S. Rim Club Parkway**

Dear Mr. Erlandsen:

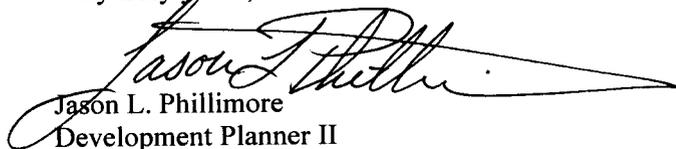
This report is to inform you that as part of a rezoning application for a parcel located at 401 S. Rim Club Parkway, Tetra Tech, Inc. conducted a Citizens' Participation Meeting (CPM) on Thursday, July 27, 2006 at 1:30 P.M., in the conference room of Tiny's Restaurant at 600 E. Highway 260, Payson, Arizona.

On July 3, 2006, Tetra Tech, Inc. sent by mail to all property owners within a 300' radius of the proposed project an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Of the sixty-eight notifications sent, one returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, and the 11"x17" plan exhibit are included with this report. A copy of the mailing labels and the returned invitation are also included. Additionally, one e-mail received by an invitee unable to attend the meeting is included with this report.

No citizens attended the meeting. The meeting concluded at approximately 2:00 P.M.

Please feel free to contact us 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

JP:lmw  
P:\61350001\WdDocs\CPR 7-27-06.doc

Enclosures

cc: Ralph O. Bossert, PE, RLS  
Mark Voss



TETRA TECH, INC.

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Zone Change Request for 401 S. Rim Club Parkway – A Proposed Residential Subdivision

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Thursday, July 27, 2006, at 1:30 P.M. at Tiny's Family Restaurant located at 600 E. Highway 260 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 me at (928) 474-4636.

Respectfully,

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

cc: Ray Erlandsen, Zoning Administrator, Town of Payson  
Mark Voss



7-12-06

To City of Payson  
Zoning Department

Att: Ray Erlandson  
Mark Voss

RECEIVED  
AUG 10 2006  
COMMUNITY DEVELOPMENT  
DEPARTMENT

RE: RE ZONING 4 Acre Parcel 401 So Rim Pkwy.

We do not agree with re-zoning of these lots.

When we purchased lot #20, Whisper Ridge we were assured these parcels would remain 4 ACRE Parcels.

2 NO VOTES

We vote NO on Rezoning. We do not wish to be arbitrary, but know this rezoning will have an adverse effect on our investment @ 429 So Whisper Ridge

att: Tetra Tech  
cc: Ralph O Bassett  
Bob Buckert  
Vice President HOA

Dolores Buckert

## Phillimore, Jason -- ISG

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**From:** Bossert, Ralph -- ISG  
**Sent:** Friday, July 21, 2006 8:08 AM  
**To:** Phillimore, Jason -- ISG  
**Subject:** FW: town meeting July 27

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**From:** joleneheld@att.net [mailto:joleneheld@att.net]  
**Sent:** Thursday, July 20, 2006 1:45 PM  
**To:** Bossert, Ralph -- ISG  
**Subject:** town meeting July 27

Dear Mr. Bossert,

Thank you for taking the time to see me the other day. As you know, we are opposed to the zoning change request for 401 S. Rim Club Parkway. We appreciate your offering to pass along our thoughts at the meeting since we live in Kansas and can not attend. We would like to limit the noise and preserve as much green space along this street as possible since it abuts our lot 4 in the Rim Club.

Sincerely,

Jolene Held and Dr. Kent Huston

8/9/2006