

COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Falcon Lookout Ph. 2 at 1000 N. Falconcrest Dr. (S-142-07)

MEETING DATE: October 18, 2007

PAYSON GOAL: NEW: n/a EXISTING: n/a

ITEM NO.:

TENTATIVE SCHEDULE: n/a

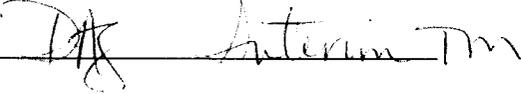
SUBMITTED BY: Jerry Owen
Comm. Development Director

AMOUNT BUDGETED: n/a

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: n/a

CONT. FUNDING REQUIRED: n/a


Interim TM

EXHIBITS (If Applicable, To Be Attached):
Plat drawing, staff report and supporting information

POSSIBLE MOTION

“I move to approve the Preliminary Plat for the Falcon Lookout Ph. 2 subdivision at 1000 N. Falconcrest Dr. subject to the conditions recommended by the Planning and Zoning Commission.”

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

PROS:

CONS:

PUBLIC INPUT (if any):

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):

The Planning & Zoning Commission reviewed the Falcon Lookout Ph. 2 preliminary plat at their September 10, 2007 meeting and recommended the Town Council approve the preliminary plat with 21 conditions.

OCT 18 2007 I 2

S-142-07 – Conditions for Preliminary Plat – 1000 N. Falconcrest Dr (Falcon Lookout Phase 2)

The Planning and Zoning Commission recommended approval to the Town Council of the preliminary plat (S-142-07), for 1000 N. Falconcrest Dr, on September 10, 2007, subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. The Declaration of Covenants, Conditions and Restrictions referenced on the preliminary subdivision plat, the recording information for the CC&R's shall also be included on the final subdivision plat.
3. Building envelopes may only be adjusted if approved by both the Home Owners Association and the Town of Payson. The total area of the building envelope cannot be increased.
4. Per the preliminary plat, the streets in this development are to be private. If a gate is installed for this development it shall be equipped with an "Opticom" or comparable receiver for emergency vehicle access.
5. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
6. That the applicant comply with all standard Town of Payson development requirements, including fire hydrant placement.
7. A water pressure booster station shall be constructed with this development to provide domestic water service to all lots. It may be desirable to connect Lots 7 and 9-17 in Phase 1 to the booster station. A parallel water line to supply fire protection may be constructed to reduce the requirements of the booster station.
8. This development shall provide storm water retention/detention in accordance with the Town of Payson requirements. Lots 20-32 shall include an underground stormwater detention design with the Hillside Grading Plan, in conformance with the conceptual design and parameters contained in the Falcon Lookout Phase 1 Final Drainage Report.
9. The improvements in the cul-de-sac shall have a minimum radius of 45' to back of curb.
10. Since Falconcrest Drive is a public roadway, the section between the existing pavement and gate for this project shall be constructed to full Town of Payson standards.
11. Falconcrest Drive between this project and Airport Road on the east end is a public roadway and cannot be made into a dead end by a gate. Therefore, a turnaround shall be provided at the east end of this project outside the gate similar to the one proposed at the west end. This turnaround shall be dedicated to the Town of Payson.
12. Any disturbed area for placement of the sewer line on Lots 21, 22 and 23 shall be re-vegetated to Town standards before final acceptance of improvements.
13. A note shall be included on the final plat stating that the Hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.

14. The maximum fill slope adjacent to the street is 3:1 and the maximum cut slope adjacent to the street is 2:1. (The detail on the preliminary plat is incorrect.)
15. Revise Note 19 to provide an annual report to Town of Payson "Engineer," not "public Works Director."
16. A screen wall/separation barrier of approved materials shall be constructed (minimum 4' high) wherever the Falconcrest Drive improvements are within 100 feet of the improvements on Airport Road.
17. A landscape and tree preservation plan shall be submitted with the final plat depicting a minimum of 20 Ponderosa Pine, 10-14' in height to be planted between the two roadways of W. Airport Rd. and Falconcrest Dr.
18. That the applicants submit a written proposal regarding their workforce housing contribution prior to Council consideration of the final plat.
19. The approval of this preliminary plat and final plat is contingent on the construction and final acceptance of the subdivision improvements for Falcon Lookout Phase 1.
20. Approval of the preliminary plat is valid for a period of twelve months from the date of Council approval.
21. A retention/detention system for Lots 20-32 in accordance with Town of Payson standards shall be in place on each individual lot prior to approval of a footing inspection.



MEMO

TO: Planning and Zoning Commission Members

THROUGH:  Jerry Owen, Community Development Director

FROM:  Ray Erlandsen, Zoning Administrator

DATE: September 10, 2007

SUBJECT: Request from Larry and Susan Pew for Preliminary Plat approval of Falcon Lookout Phase 2, a 23 lot and 1 tract residential subdivision located on 16.55 acres at 1000 N. Falconcrest Drive, a portion of Assessor Parcel Number 302-23-107A. (S-142-07)

Background

The Planning and Zoning Commission reviewed and recommended approval of Falcon Lookout Phase 1 preliminary plat on December 5, 2005. On June 7, 2007, the Town Council approved the final plat of Falcon Lookout Phase 1.

Analysis

This preliminary plat request is for approval of Falcon Lookout Phase 2; 23 single-family, detached residential lots on 16.55 acres (1.38± dwelling units per acre). Public Sanitary facilities are required. The property currently is within the Northern Gila County Sanitary District (NGCSD). Prior to receiving approval to remove vegetation, significant tree specimens were removed from the site in an area that roughly follows the proposed roadway. A tree survey was conducted approximating the size and location of the removed trees. A landscape and tree preservation plan shall be submitted with the final plat depicting a minimum of 20 Ponderosa Pine, 10-14' in height to be planted between the two roadways of W. Airport Rd. and Falconcrest Dr. A screen wall/separation barrier of approved materials shall be constructed (minimum 4' high) wherever the Falconcrest Drive improvements are within 100 feet of the improvements on Airport Road. Underground stormwater retention is proposed for Lots 20-32. The design for this retention must be submitted with the Hillside Grading Plan and be in conformance with the conceptual design and parameters contained in the Falcon Lookout Phase 1 Final Drainage Report. A temporary barrier shall be constructed on the downhill side of Lots 20-32, designed by an Arizona registered professional engineer, capable of preventing rocks from falling onto the properties below them. The barrier shall be placed as close to the construction as practical and shall be shown on the Hillside Grading Plan and shall be in place prior to any construction commencing on each individual lot.

Staff Recommendation:

Staff recommends approval of this preliminary plat subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. If there is a Declaration of Covenants, Conditions and Restrictions referenced on the final subdivision plat, the recording information for the CC&R's shall also be included on the final subdivision plat.
3. Building envelopes may only be adjusted if approved by both the Home Owners Association and the Town of Payson. The total area of the building envelope cannot be increased.
4. Per the preliminary plat, the streets in this development are to be private. If a gate is installed for this development it shall be equipped with an "Opticom" or comparable receiver for emergency vehicle access.
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6. That the applicant comply with all standard Town of Payson development requirements, including fire hydrant placement.
7. A water pressure booster station shall be constructed with this development to provide domestic water service to all lots. It may be desirable to connect Lots 7 and 9-17 in Phase 1 to the booster station. A parallel water line to supply fire protection may be constructed to reduce the requirements of the booster station.
8. This development shall provide storm water retention/detention in accordance with the Town of Payson requirements. Lots 20-32 shall include an underground stormwater detention design with the Hillside Grading Plan, in conformance with the conceptual design and parameters contained in the Falcon Lookout Phase 1 Final Drainage Report.
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12. If a gate is installed for this development it shall be equipped with an "Opticom" or comparable approved receiver for emergency vehicle access.
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14. The maximum fill slope adjacent to the street is 3:1 and the maximum cut slope adjacent to the street is 2:1. (The detail on the preliminary plat is incorrect.)
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17. A landscape and tree preservation plan shall be submitted with the final plat depicting a minimum of 20 Ponderosa Pine, 10-14' in height to be planted between the two roadways of W. Airport Rd. and Falconcrest Dr.
18. That the applicants submit a written proposal regarding their workforce housing contribution prior to Council consideration of the final plat.

19. The approval of this preliminary plat and final plat is contingent on the construction and final acceptance of the subdivision improvements for Falcon Lookout Phase 1.
20. Approval of the preliminary plat is valid for a period of twelve months from the date of Council approval.

Any other conditions the Commission deems necessary.

Possible Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of S-145-07, a request for Preliminary Plat approval of Falcon Lookout Phase 2, a 23 lot and 1 tract residential subdivision located on 16.55 acres at 1000 N. Falconcrest Dr., a portion of Assessor Parcel Number 302-23-107A with the conditions listed in the staff report.”

Neighborhood Involvement

The Citizen’s Participation Meeting for this preliminary plat request was held on July 6, 2006. Attached is the citizens participation report and related material.

10 R1-175

TR 39

AIRPORT

C-2

M-2

R2

300' Limit

Subject Site

Falcon Lookout Phase 1

Falcon Lookout Phase 2

R16

OS

R1-44

R18

R3

OS

14

29 28
32 33

5129.19

5141.59

1050 1060
1030 1040
1020

40

16

SHERWOOD DRIVE

ANZANITA WOODS

RIM RANCH

W. ROCK CREEK CIR.

W. KNOTTY PINES

WAGON TRAIL

MANZANITA HILLS UNIT THREE

CHATHAM

WAGON ROAD

LAKESHORE ROAD

W. WAGON TRAIL

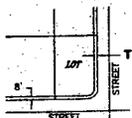
PRELIMINARY PLAT FOR FALCON LOOKOUT PHASE 2

LEGEND

○	FOUND MONUMENTATION, AS NOTED
●	C/L SURVEY MONUMENT
(R)	RECORDED INFORMATION
(M)	MEASURED INFORMATION
—	BOUNDARY LINE
—	RIGHT OF WAY LINE
—	CENTER LINE
—	LOT LINE
—	EASEMENT LINE
202-23-038P	ASSESSOR'S PARCEL NO.
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT
—	BUILDING SETBACKS

SITE DATA

EXISTING ZONING	R1-B
TOTAL NO. OF LOTS	23
AREA IN STREETS	2.28 AC.
AREA IN LOTS	14.28 AC.
TOTAL AREA	16.55 AC.
D/U PER ACRE	1.38

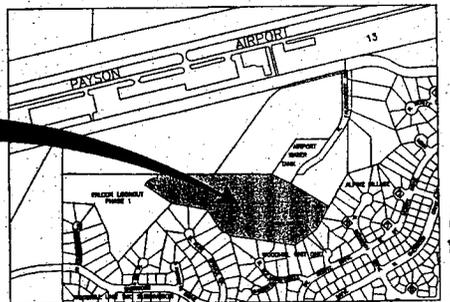


TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

N.T.S.

PROJECT SITE



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

BASIS OF BEARINGS

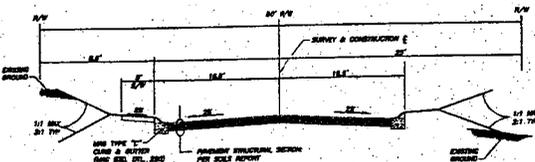
THE LINE BETWEEN THE WEST CORNER OF LOT 313 AND THE NORTH CORNER OF LOT 258 OF WOODHILL UNIT TWO (MAP 710 GCR), SAID BEARING BEING N 41°33'30" E.

BENCH MARK

BRASS CAP IN ROCK LOCATED 100± SOUTH OF CENTERLINE OF W. LOOKOUT ROAD AND N. MCCLANE ROAD AND 50± EAST OF THE CENTERLINE OF MCCLANE ROAD
U.S.G.S. RM3
ELEVATION=4965.20

SHEET INDEX

DESCRIPTION	
1-2	COVER SHEET
2-2	SITE PLAN



TYPICAL R1-B ROADWAY SECTION

FALCONCREST DRIVE

N.T.S.

Prepared by



TETRA TECH, INC.
431 E. BEELINE HIGHWAY
PAYSON, AZ 85541
PHONE: (928) 474-4834 FAX: (928) 474-4887

Project No.6697.0001

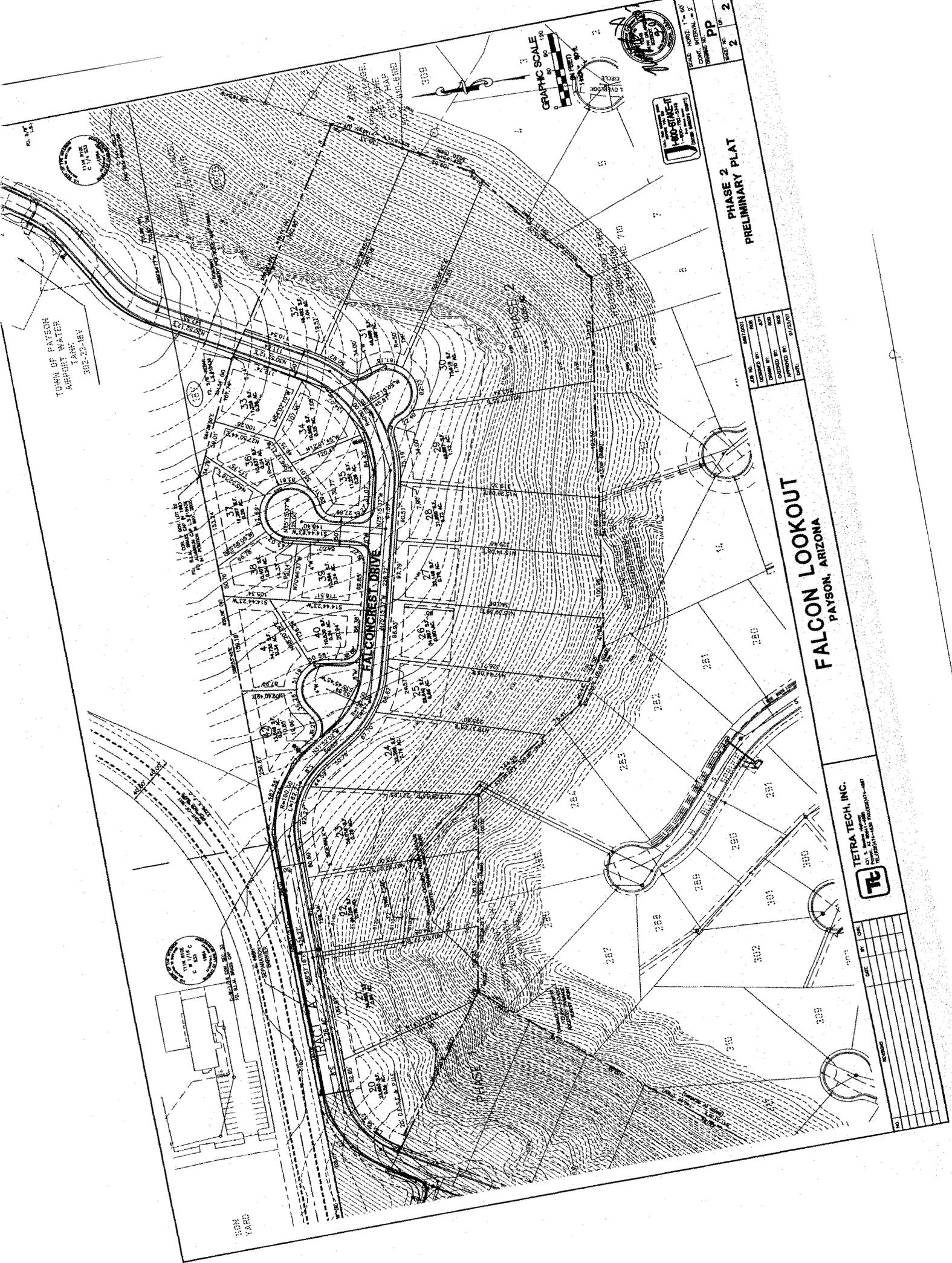


GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2000 (MAG SPEC. AND MAG STD. DETALS), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- THE ENGINEER FOR THE PROJECT IS:
TETRA TECH, INC.
431 E. BEELINE HIGHWAY
PAYSON, AZ 85541
PHONE: (928) 474-4834
FAX: (928) 474-4887
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON LOOKOUT PHASE 2 WILL BE PROVIDED TO THE GILA COUNTY RECORDER'S OFFICE BY THE DEVELOPER PRIOR TO FINAL PLAT APPROVAL.
- THIS SITE WILL INCLUDE STORM WATER CONVEYANCES. THE PROPERTY OWNERS ARE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THOSE DRAINAGE CONVEYANCES ON PRIVATE PROPERTY. THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESS RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL FUNDS EXPENDED BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER(S).
- ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE DEPICTED AS A PRIVATE TRACT. IF A GATE IS INSTALLED FOR THE DEVELOPER, IT SHALL BE EQUIPPED WITH AN "OPTION" OR COMPARABLE RECEIVER FOR EMERGENCY VEHICLE ACCESS.
- THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- EXISTING TOPOGRAPHY, AND LOCATION OF EXISTING UTILITIES, PROVIDED TO THE ENGINEER BY THE DEVELOPER, IS BASED ON 2-FT. CONTOUR INTERVALS.
- PROPERTY BOUNDARIES ESTABLISHED FOR THIS PROJECT WERE BASED UPON THOSE REPORTS PROVIDED BY PIONEER TITLE AGENCY, INC. ISSUING AGENT FOR TRANSACTION TITLE INSURANCE COMPANY, ORDERS NO. 00224047 AND 00224048, EFFECTIVE DATE BEING 12-10-97 AS PREPARED BY APEX AND VERIFIED BY THE ENGINEER.
- EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.
- NATURAL DRAINAGE CONVEYANCES ON LOTS, EITHER WITH OR WITHOUT A DRAINAGE EASEMENT CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION THAT IMPEDES THE DRAINAGE FLOW IN ANY WAY IS STRICTLY PROHIBITED.
- ON LOTS WITH BUILDING ENVELOPES, LOT OWNERS WILL BE REQUIRED TO CONSTRUCT IMPROVEMENTS ONLY WITHIN THE DEFINED BUILDING ENVELOPE. CONSTRUCTION OUTSIDE BUILDING ENVELOPES, INCLUDING FENCES SHALL NOT BE PERMITTED. DRIVEWAY IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN A THIRTY FOOT WIDE ACCESS CORRIDOR. LOCATION OF THE DRIVEWAY ACCESS CORRIDOR FOR EACH LOT MUST BE APPROVED BY THE TOWN OF PAYSON AND THE HOMEOWNER'S ASSOCIATION.
- LOTS 20-32 INCLUSIVE ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE HILLSIDE SUBDIVISION IN THE 2007 UPDATE OF SECTION 15-107-002, ITEM H OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL GRADING PLAN PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT.
- LOTS 20-32 INCLUSIVE SHALL CONSTRUCT A TEMPORARY BARRIER ON THE DOWNHILL SIDE OF THE LOT, DESIGNED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER, CAPABLE OF PREVENTING ROCKS FROM FALLING ONTO THE PROPERTIES BELOW THEM. THIS BARRIER SHALL BE PLACED AS CLOSE TO THE CONSTRUCTION AS PRACTICAL AND SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION COMMENCING ON EACH INDIVIDUAL LOT.
- LOTS 20-32 SHALL INCLUDE AN UNDERGROUND STORMWATER DETENTION DESIGN WITH THE HILLSIDE GRADING PLAN, IN CONFORMANCE WITH THE CONCEPTUAL DESIGN PARAMETERS CONTAINED IN THE FALCON LOOKOUT PHASE 1 FINAL DRAINAGE REPORT.
- AN AVIGATION EASEMENT WILL BE GRANTED OVER ALL LOTS, TRACTS, AND STREETS WITHIN THIS SUBDIVISION THAT PROHIBITS THE CONSTRUCTION OF ANY ITEM THAT MAY INHIBIT THE SAFE OPERATION OF AIRCRAFT OVER THE PROPERTIES. ALL PROPERTIES ARE SUBJECT TO AIRCRAFT NOISE AND OTHER COMMON HAZARDS ASSOCIATED WITH A GENERAL PURPOSE AIRPORT.
- PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN ONE QUARTER MILE OF AN INDUSTRIAL ZONING DISTRICT.
- THE FALCON LOOKOUT HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL DRAINAGE DETENTION FACILITIES, AND ON THE INDIVIDUAL LOTS, THE LOT OWNERS SHALL PERMIT PERSONNEL TO INSPECT THEIR DETENTION FACILITIES AND REPAIR THEM AS NECESSARY. THE FALCON LOOKOUT HOME OWNER'S ASSOCIATION SHALL RETAIN A REGISTERED CIVIL ENGINEER, OR OTHER PERSONNEL AS APPROVED BY THE TOWN OF PAYSON, TO PROVIDE ANNUAL INSPECTIONS OF ALL DETENTION FACILITIES AND PROVIDE ANNUAL REPORTS TO THE TOWN OF PAYSON PUBLIC WORKS DIRECTOR.



SHEET 1 OF



TOWN OF PAYSON
AIRPORT WATER
TANK
302-22-18V

NO. 10

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
FOOT

SCALE: HORIZ. 1" = 40'
VERT. 1" = 20'
COUNT: INTERVAL 2'
PROJECT: PP
SHEET NO. 2

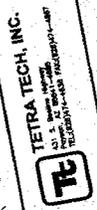


PHASE 2
PRELIMINARY PLAT

DATE	BY	REVISION

FALCON LOOKOUT

PAYSON, ARIZONA



DATE	BY	REVISION



300' YARD

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION or
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

- | | |
|--|--|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Minor Land Division |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> P & Z Commission Appeals |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Zone Change |

A portion of:

Project Address: 1000N. Falconcrest Drive **Tax Parcel Number:** 302-23-107A
Subdivision: Falcon Lookout **Lot Number:** N/A
Name of Applicant(s): Larry and Susan Pew **Phone #:** _____
Mailing Address: 1564 E. Lehi Circle **Town:** Mesa **St:** AZ **Zip:** 85203
Name of Property Owner(s): Larry and Susan Pew
Mailing Address: 1564 E. Lehi Circle **Town:** Mesa **St:** AZ **Zip:** 85203
Contact Person: Ralph O. Bossert, PE, RLS **Phone #:** (928) 474-4636 **Fax #:** (928) 474-4867
Payson Business License # _____ **Sales Tax #** _____

Detailed Description of Request: Preliminary Plat approval for Phase 2 of Falcon Lookout consisting of ²³22 SFR lots and one tract.

(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.

Larry Pew and Susan Pew *[Signature]* 7/21/07
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$
DATE FILED	8/10/07	SCD	Preliminary Plat 23 lots + 1 tract @ \$250.00 + (24 x \$25.00) = \$600.00 Pd \$250.00 \$350.00 ESTAC
COMPLETED APPLICATION	9/4/07	RE	
NEWSPAPER PUBLICATION	8-24-07	RE	
300' NOTIFICATION MAILOUT	-	-	
POSTING DATE	-	-	
			CHECK NUMBER: <u>453</u> DATE: <u>8/16/07</u>

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

FALCON LOOKOUT PHASE 2

PREPARED FOR:
LARRY AND SUSAN PEW
1564 E. LEHI CIRCLE
MESA, ARIZONA 85203

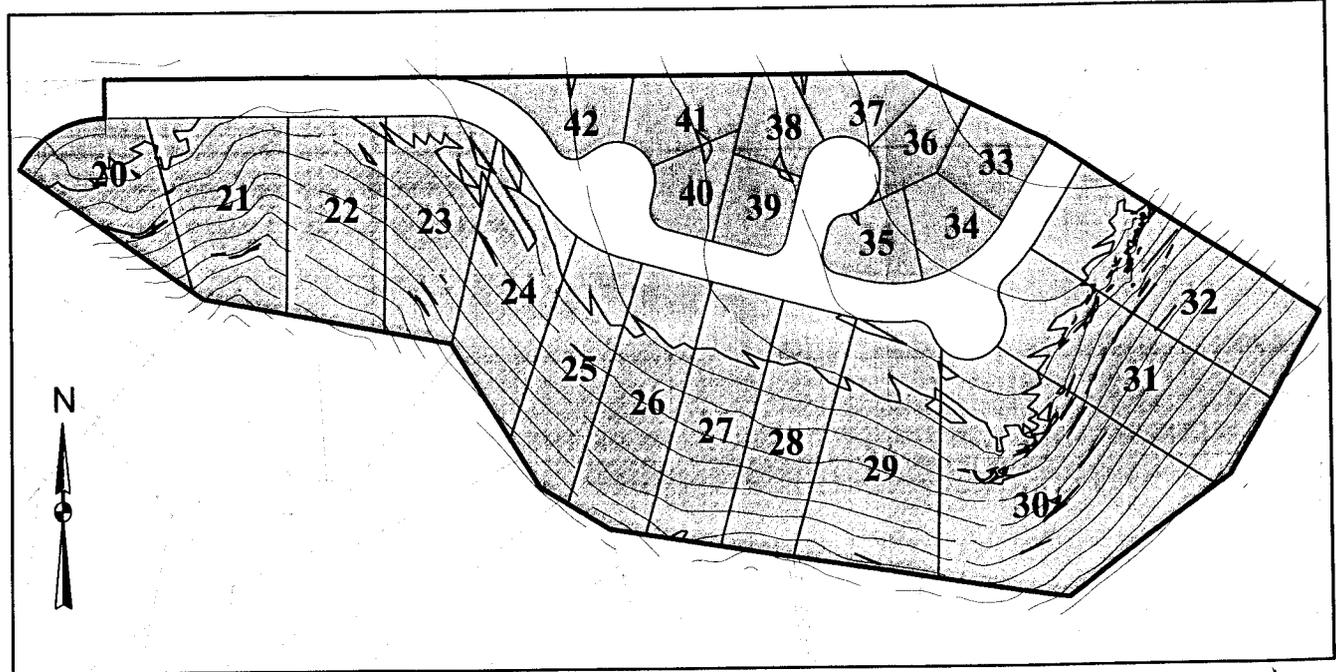
SLOPE ANALYSIS AND HILLSIDE LOT EXHIBIT

LEGEND

-  Project Boundary
-  Major Contours
-  Vicinity
-  Areas of >15% Slope
- Lot Type**
-  Hillside=13
-  Not Hillside=10

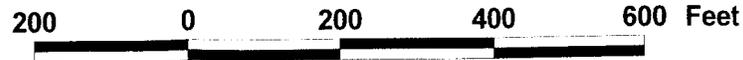
JASON L. PHILLIMORE 721497
114 6697 0001

Lot #	Lot Area	Slope Area	% Slope	Lot Type
26	24472.53	13225.47	54.12	Hillside
27	36268.05	34359.49	94.74	Hillside
28	24150.36	22419.39	92.83	Hillside
29	24014.27	22581.18	94.00	Hillside
30	32369.01	23212.23	71.73	Hillside
31	28942.86	23242.57	80.31	Hillside
32	34837.47	26280.37	75.46	Hillside
33	33145.83	24446.52	73.75	Hillside
34	31621.22	23261.24	73.56	Hillside
35	48294.73	38222.16	79.16	Hillside
36	24418.91	22225.73	91.02	Hillside
37	47856.28	26128.54	54.63	Hillside
38	43165.25	35149.31	81.43	Hillside
39	10105.46			Not Hillside
40	10672.36			Not Hillside
41	11196.15	82.76	0.73	Not Hillside
42	10637.46			Not Hillside
43	11267.37	108.95	0.97	Not Hillside
44	10407.52	186.25	1.81	Not Hillside
45	10563.66	137.91	1.31	Not Hillside
46	10740.18	214.64	2.04	Not Hillside
47	14728.67	148.25	1.01	Not Hillside
48	13444.22	142.66	1.05	Not Hillside



TETRA TECH, INC.

431 S. Beeline Highway
Payson, AZ 85541-4885
TEL:(928)474-4636 FAX:(928)474-4867



SCALE 1" = 150'

Jason L. Phillimore
8-09-07

CITIZENS
PARTICIPATION
MATERIAL

TETRA TECH, INC.

July 07, 2006

Ray Erlandsen
Zoning Administrator
Community Development Department
Town of Payson
303 N. Beeline Hwy.

**Re: Citizens Participation Report for FALCON LOOKOUT PHASE 2.
Project No. 6697.0001**

Mr. Erlandsen,

This report is to inform you that as part of the preliminary plat application process for phase two of the Falcon Lookout subdivision project at 1000 N. Falconcrest Drive, Millett Development, L.L.C. and Tetra Tech Inc. conducted at Citizens Participation Meeting (CPM) on Thursday, July 06, 2006 at 3:00 P.M., in the Tiny's Family Restaurant, conference room, in Payson.

On June 16, 2006, Tetra Tech Inc. sent by mail, a notice to all property owners within a 300' radius of the proposed project, with an invitation to attend the meeting, to discuss concerns and issues related to the project. A copy of the meeting notice, the 300' radius notification exhibit, and the 8.5x11 plat exhibit are included with this report. A copy of the mailing labels is also included.

Fifteen citizens attended the meeting. The participants each received a comment request form after signing in. A copy of the meeting sign-in sheet is included with this report. Four Citizens filled out a comment forms. These forms are included with this report.

Ralph Bossert of Tetra Tech Inc. presented an overview of the project and the preliminary plat application process. Phase two consists of 23 lots. and 1 tract "for the private road" on approximately 16.55 acres. The property is currently zoned R1-8. The project borders the Payson airport to the North, Alpine Village Unit 1 (zoned R1-6) to the East, Woodhill Unit 2 (zoned R1-8) to the South, and Falcon Lookout Phase 1, zoned R1-8, to the West.

After the presentation, Mr. Bossert invited the participants to ask questions and express concerns about the project. **The supplied concerns/responses are presented here as being "to the best of the facilitator's understanding", and are not intended to represent a complete inclusion of issues discussed, absolute fact, or as having the endorsement of the Town of Payson, or any other entity, including Tetra Tech, Inc.**

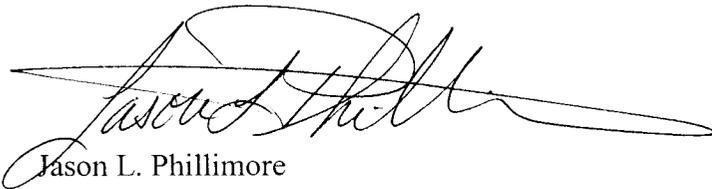
The citizen participants raised the following issues and concerns during the meeting:

1. **At least one participant wanted to have the project cleared of brush for fire prevention.** In response to this concern, Mr. Bossert informed the participants that the developer would work closely with the Town of Payson Fire Department to ensure that the property not become a fire hazard to include brush and litter removal.
2. **At least one participant wanted to ensure that the project would not alter the natural drainage flow to adjacent properties.** Mr. Bossert assured the participants that post development flows would not exceed predevelopment flows, nor would natural drainage conveyances be moved, as per established Town of Payson drainage requirements.
3. **At least one participant wanted to restrict fencing to building envelopes.** The developer responded by assuring the citizens that on lots with building envelopes, lot owners would be required to construct improvements, including fencing, only within the defined building envelope.

The meeting concluded at approximately 4:00 P.M.

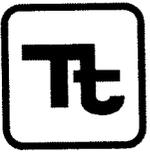
Please feel free to contact us with any questions or comments you may have concerning our Citizens' Participation Meeting or this report.

Very truly yours,



Jason L. Phillimore
Development Planner II
Tetra Tech, Inc.

CC: Ralph Bossert, Dan Millett



FALCON LOOKOUT - PHASE 2
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING

July 6, 2006

NAME JOHN ZILISCH

ADDRESS 1010 N. MINARCH DR

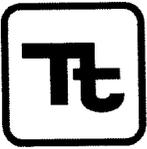
PHONE NUMBER 468-9028

COMMENTS:

- CONCERNED ABOUT LACK OF ACCOUNTABILITY IF WATER CONTROL PLAN DOES NOT WORK AS PLANNED, & THIS HAPPENS, THE HOME OWNERS BELOW WILL HAVE THE PROBLEM AND NO ONE TO ACCEPT RESPONSIBILITY. HOW ABOUT A 10 YEAR BOND?

- WHY HAS THIS LAND NOT BEEN CLEARED FOR FINE PROTECTION?

- DO NOT WANT TO HAVE FULL PROPERTY PERIMETER FENCING.



FALCON LOOKOUT - PHASE 2
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING

July 6, 2006

NAME QUINN PATRICK

ADDRESS 1006 MONARCH DRIVE

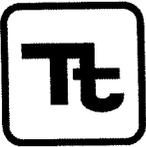
PHONE NUMBER 480-585-2938

COMMENTS:

PLEASE DO NOT ALTER NATURAL DRAINAGE FLOW
TO PROPERTIES BELOW. IT WOULD BE GOOD
TO WORK WITH LOWER PROPERTY OWNERS
IT WOULD BE NICE IF WATER COULD BE
COLLECTED IN A SAFE AREA, IN ADDITION
TO 6K HOLDING TANKS (INDIVIDUAL)

ON DRAINAGE
LOCATIONS.

LIKE BOND IDEA FOR 10 YEARS AS AN
INSURANCE POLICY TILL WE SEE WHAT
IMPACT TO LAND IS.



FALCON LOOKOUT - PHASE 2
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING

July 6, 2006

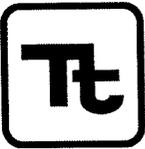
NAME MARK MILLER

ADDRESS 815 W. COUNTRY LANE

PHONE NUMBER 928-468-1371

COMMENTS:

MY CONCERN IS IN REGARD TO STORM
WATER RUNOFF SO THAT HOMES IN
WOODHILL ARE NO ADVERSELY IMPACTED.
THERE ARE NO DRAINAGE CHANNELS IN
WOODHILL THAT EXTEND ALL THE WAY TO
THE FALCON LOOKOUT BOUNDARY.



FALCON LOOKOUT - PHASE 2
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING

July 6, 2006

NAME SAMPSON

ADDRESS 812 N ELK HORN CIR

PHONE NUMBER 474-3053

COMMENTS:

RESTRICT FENCING TO BUILDING ENVELOPE

CONCERN ON 100 YEAR RAIN RUN OFF

CONCERN AS TO MY BEING RESPONSIBLE
FINANCIALLY TO CONTROL INCREASED
RUN OFF COMING ONTO MY PROPERTY



TETRA TECH, INC.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Falcon Lookout Phase 2
A Subdivision consisting of 25 lots, located at 1000 N. Falconcrest Drive

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Thursday, July 6, 2006, at 3:00 P.M. at Tiny's Family Restaurant located at 600 E. Highway 260, 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,

Jason L. Phillimore
Development Planner II
Tetra Tech, Inc.
(928) 474-4636

cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Mr. Dan Millett

