

COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Residential Subdivision at 509 E. Park Drive (S-151-09)

MEETING DATE: May 19, 2009

PAYSON GOAL: NEW: EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray Erlandsen *RE*
Acting Comm. Dev. Dir.

AMOUNT BUDGETED: N.A

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N.A.

CONT. FUNDING REQUIRED:

EXHIBITS: Plat map, staff report and supporting information

POSSIBLE MOTION:

"I move to approve the Preliminary Plat for the Residential Subdivision at 509 E. Park Drive subject to the conditions recommended by the Planning and Zoning Commission."

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

This preliminary plat request is the proposed development of an eleven (11) lot residential subdivision on 2.29 acres. The average lot size will be approximately 7,900 square feet.

PROS:

CONS:

PUBLIC INPUT (if any):

A citizen's participation meeting was held April 24, 2009. The report of that meeting is attached to the staff report submitted to the P&Z Commission as well as information concerning the applicant's follow up contacts with property owners within the notification area.

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

The Planning & Zoning Commission reviewed the residential preliminary plat at their May 11, 2009, meeting and recommended the Town Council approve the preliminary plat on a 5-2 vote with conditions as attached. The staff report to the P&Z Commission is also attached.

FUNDING:

| | | |
|-----------------|--------|----------------|
| Account Number: | Title: | Amount: \$ |
| Account Number: | Title: | Amount: \$ |
| Account Number: | Title: | Amount: \$ |
| Account Number: | Title: | Amount: \$ |
| | | Total Cost: \$ |

CFO: _____ Date: _____

MAY 19 2009 *I.4*

COUNCIL DECISION REQUEST

S-151-09

Conditions recommended by the Planning and Zoning Commission *as amended* at the May 11, 2009, Public Hearing (the Commission added Condition #10).

509 E. Park Drive
Proposed Single Family Residential Subdivision
Preliminary Plat Request

Staff Recommendation:

Staff finds this proposal could meet all applicable Town development standards and recommends approval of this preliminary plat subject to the following conditions:

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped April 30, 2009, as submitted.
2. The applicant shall widen E. Park Drive to a minimum of 16.5' from right of way centerline to back of curb and install curb and gutter and a 5' wide detached sidewalk along the entire frontage of the project.
3. Pavement transitions shall be installed at the east and west end of the project. This may require the relocation of existing utilities.
4. A Vehicular Non-Access Easement be created over the north one foot of lots #2 and lots #10 and continuing along the Park Place frontage of those lots to a distance 35 feet back of the intersection of the curb lines for E. Park Drive and the proposed Park Place roadway.
5. That the name for the new interior street be amended and meet the approval of the Town of Payson with the application for final plat consideration.
6. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
7. That the site be annexed into the Northern Gila County Sanitary District prior to final plat approval, and the developer provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.
8. That a landscape plan and tree preservation plan be submitted with the final plat improvement plans.
9. Subdivision requirements and all other provisions of the Unified Development Code shall be met.
10. *A note shall be placed on the plat and a requirement in the Conditions, Covenants & Restrictions (C,C&R's) that only site built homes shall be allowed.*



MEMO

TO: Planning and Zoning Commission Members

FROM: Sheila DeSchaaf, Planner II

DATE: May 11, 2009

SUBJECT: **S-151-09 Preliminary Plat Request – Park Place**
Request from RCI, Inc. owner, J. Luke Ashby, agent for preliminary plat approval of Park Place, an 11 lot single family residential subdivision, at 509 E. Park Drive. Tax parcel number 304-07-015.

Background

This proposed development lies within and is a part of Park Payson Subdivision (R1-6 MH). The site is bordered on the south by Park Payson Pines Subdivision (R1-6-MH).

Analysis

This request is for preliminary approval of a re-subdivision of Lot #15 (2.29 ac.) of the Park Payson Subdivision to develop an 11 lot single family residential subdivision as depicted in the attached submittal. The proposed lot sizes range from 10,099 s.f. (Lot #7) to 6,300 s.f. (Lot #11) with an average lot size of 7,844 s.f. None of the lots are hillside lots.

The proposed subdivision is not currently located within the Northern Gila County Sanitary District's boundaries and will need to be annexed prior to final plat consideration.

The Preliminary Drainage Report submitted has been reviewed and approved by the Town Engineer.

Offsite Roadway Improvements will be required as part of this request. Payson Area Trail System (PATS) calls for a future pedestrian trail along the north side of E. Park Drive. Therefore sidewalk is planned for the south side of E. Park Drive only from N. Manzanita Drive to N. Mud Springs Road. The applicant shall widen Park Drive to a minimum of 16.5' from right of way centerline to back of curb and install curb and gutter and a 5' wide detached sidewalk along the entire frontage of the project. Pavement transitions shall also be installed at the east and west end of the project. This may require the relocation of existing utilities. The name of the newly created street within this proposed subdivision "Park Place" shall be amended to reflect the direction and status as a non-through street, for example "N. Park Place Ct." In the best interest of creating convenient pedestrian ways, staff would recommend that a vehicular non-access easement be created along the E. Park Drive frontage of lots #2 and #10 and extended along the

Park Place frontage 35' from the intersection of Park Place and E. Park Drive. This would essentially limit driveway placement of these to lots to the south 50 to 60 feet of Park Place frontage.

Staff Recommendation:

Staff finds this proposal could meet all applicable Town development standards and recommends approval of this preliminary plat subject to the following conditions:

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped April 30, 2009, as submitted.
2. The applicant shall widen E. Park Drive to a minimum of 16.5' from right of way centerline to back of curb and install curb and gutter and a 5' wide detached sidewalk along the entire frontage of the project.
3. Pavement transitions shall be installed at the east and west end of the project. This may require the relocation of existing utilities.
4. A Vehicular Non-Access Easement be created over the north one foot of lots #2 and lots #10 and continuing along the Park Place frontage of those lots to a distance 35 feet back of the intersection of the curb lines for E. Park Drive and the proposed Park Place roadway.
5. That the name for the new interior street be amended and meet the approval of the Town of Payson with the application for final plat consideration.
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7. That the site be annexed into the Northern Gila County Sanitary District prior to final plat approval, and the developer provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.
8. That a landscape plan and tree preservation plan be submitted with the final plat improvement plans.
9. Subdivision requirements and all other provisions of the Unified Development Code shall be met.

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-151-09, request from RCI, Inc, J. Luke Ashby agent for preliminary plat approval of Park Place, an 11 lot single family residential subdivision located on 2.29 acres at 509 E. Park Drive subject to the conditions listed in the staff report."

Neighborhood Involvement

A citizen's participation meeting for this project was held on April 24, 2009. A report from that meeting and information concerning the applicant's follow up contacts with property owners within the notification area are attached for review.

CASE NUMBER S-151-09

**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 |

May, 2007

Project Address: 509 E. Park Drive Tax Parcel Number: 309-07-015
 Subdivision: Park Payson (Map 440) Lot Number: 15
 Name of Applicant(s): Luke Ashby Phone #: (928) 978-1869
 Mailing Address: P.O. Box 1500 Town: Payson St: AZ Zip: 85547
 Name of Property Owner(s): M + J Marshall + Wesley Bank
 Mailing Address: 770 N. Water Street Town: Milwaukee St: WI Zip: 53202-3593
 Contact Person: SAA Phone #: SAA Fax #: N/A
 Payson Business License # N/A Sales Tax # N/A

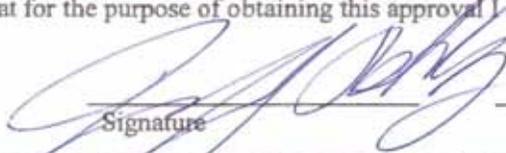
Detailed Description of Request:

Subdivide 2.3 Acres into 11 lots in accordance with existing R1-6-MN zoning

(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 in his behalf.

Luke Ashby
Print Name


Signature

4-12-09
Date

STAFF USE ONLY - PERTINENT DATA

| APPLICATION | DATE | INITIALS | APPLICATION FEE: |
|---------------------------|---------|----------|--|
| DATE FILED | 4/14/09 | Sld | Preliminary Plat \$250 ⁰⁰ plus \$25. ⁰⁰ per lot, tract or parcel ((25 x 11 = 275) + 250) = \$525. ⁰⁰ |
| COMPLETED APPLICATION | 4/30/09 | Sld | |
| NEWSPAPER PUBLICATION | 4/24/09 | Sld | |
| 300' NOTIFICATION MAILOUT | n/a | Sld | |
| POSTING DATE | n/a | Sld | |
| | | | CHECK NUMBER: <u>9750</u> DATE: <u>4/13/09</u> |

| RECOMMENDATION | DECISIONS |
|-----------------------|-----------------------|
| By: _____ Date: _____ | By: _____ Date: _____ |

PRELIMINARY PLAT PARK PLACE

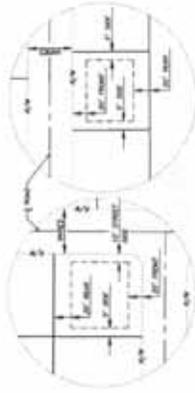
LOT 15 OF PARK PAYSON (MAP 440)
509 E. PARK DRIVE
BEING A PORTION OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF
THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

OWNER / DEVELOPER

LUKE ASHBY RCI, INC.
PO BOX 1500
PAYSON, AZ 85547
Phone (928) 978-1869

GENERAL NOTES

1. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD MEASUREMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONTRACTS THROUGH 2000 (S&M SPEC. AND M&S SPEC. VENTN-1), UNLESS OTHERWISE NOTED ON THE PROJECT WORKSHEET PLANS.
2. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.
3. ALL MEASUREMENTS AND BEARS OF STORM WATER AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE STANDARD MEASUREMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONTRACTS THROUGH 2000 (S&M SPEC. AND M&S SPEC. VENTN-1), UNLESS OTHERWISE NOTED ON THE PROJECT WORKSHEET PLANS.
4. A DESCRIPTION OF CONDITIONS, CONDITIONS AND RESTRICTIONS WILL BE PROVIDED BY THE DEVELOPER.
5. ALL MEASUREMENTS AND BEARS OF STORM WATER AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE STANDARD MEASUREMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONTRACTS THROUGH 2000 (S&M SPEC. AND M&S SPEC. VENTN-1), UNLESS OTHERWISE NOTED ON THE PROJECT WORKSHEET PLANS.
6. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.
7. ALL BENCH MARKS WITHIN THE PROJECT BOUNDARIES ARE TO BE PUBLIC BENCH MARKS.
8. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.
9. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.
10. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.
11. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.
12. THE CENTERLINE FOR THE PROJECT IS LOCATED AT THE CENTERLINE OF THE 509 E. PARK DRIVE.



TYPICAL LOT SETBACKS
N.T.S.



SHEET INDEX

| NO. | DESCRIPTION |
|-----|-------------|
| 1 | COVER SHEET |
| 2 | PLAN SHEET |

Prepared by
Verde Engineering Group P.C.
1100 North Williams Street
Payson, Arizona 85541
(928) 978-1869
(928) 978-2876

SITE DATA

| | |
|------------------------|------------|
| EXISTING ZONING | RT-8-MH |
| TOTAL NO. OF LOTS | 11 |
| AREA IN PUBLIC STREETS | 0.31 AC. |
| AREA IN LOTS | 1.99 AC. |
| TOTAL AREA | 2.30 AC. |
| A.P.N. | 204-07-015 |
| D/U PER ACRE | 4.78 |

UTILITY SERVICES

| | |
|------------------------|---------------------|
| WATER | VALLEY WATER SUPPLY |
| SEWER | VALLEY WATER SUPPLY |
| TELEPHONE | VALLEY WATER SUPPLY |
| STREET LIGHTING | VALLEY WATER SUPPLY |
| CITY | VALLEY WATER SUPPLY |
| TRASH COLLECTION | VALLEY WATER SUPPLY |
| MAIL DELIVERY | VALLEY WATER SUPPLY |
| POLICE PROTECTION | VALLEY WATER SUPPLY |
| FIREFIGHTER PROTECTION | VALLEY WATER SUPPLY |
| SCHOOLS | VALLEY WATER SUPPLY |
| POSTAL SERVICE | VALLEY WATER SUPPLY |

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- LOT LINE
- EASEMENT LINE
- FLOW DIRECTION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.C. SLOPE EASEMENT
- S.C. DRAINAGE EASEMENT

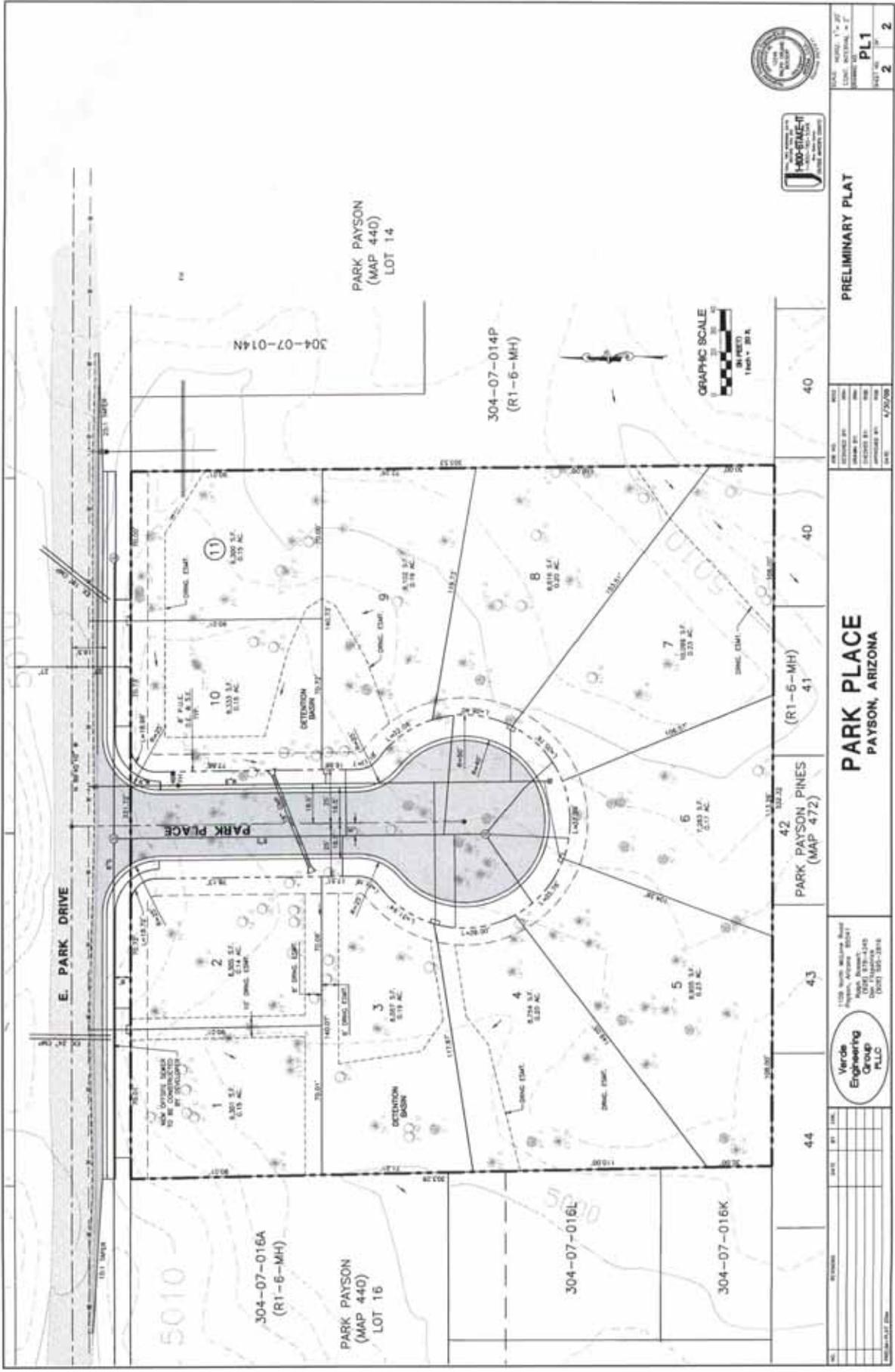
Project No. 9002

Verde Engineering Group P.C.
1100 North Williams Street
Payson, Arizona 85541
(928) 978-1869
(928) 978-2876

Project No. 9002

Verde Engineering Group P.C.
1100 North Williams Street
Payson, Arizona 85541
(928) 978-1869
(928) 978-2876





| | |
|------------------------|------------------|
| SCALE: HORIZ. 1" = 40' | VERT. 1" = 20' |
| TOTAL SHEETS: 2 | CURRENT SHEET: 2 |
| PL1 | |
| DATE: 11/11/2010 | TIME: 10:00 AM |

PRELIMINARY PLAT

| | |
|------------------|------------------|
| DATE: 11/11/2010 | TIME: 10:00 AM |
| SCALE: 1" = 40' | VERT. 1" = 20' |
| TOTAL SHEETS: 2 | CURRENT SHEET: 2 |
| PL1 | |
| DATE: 11/11/2010 | TIME: 10:00 AM |

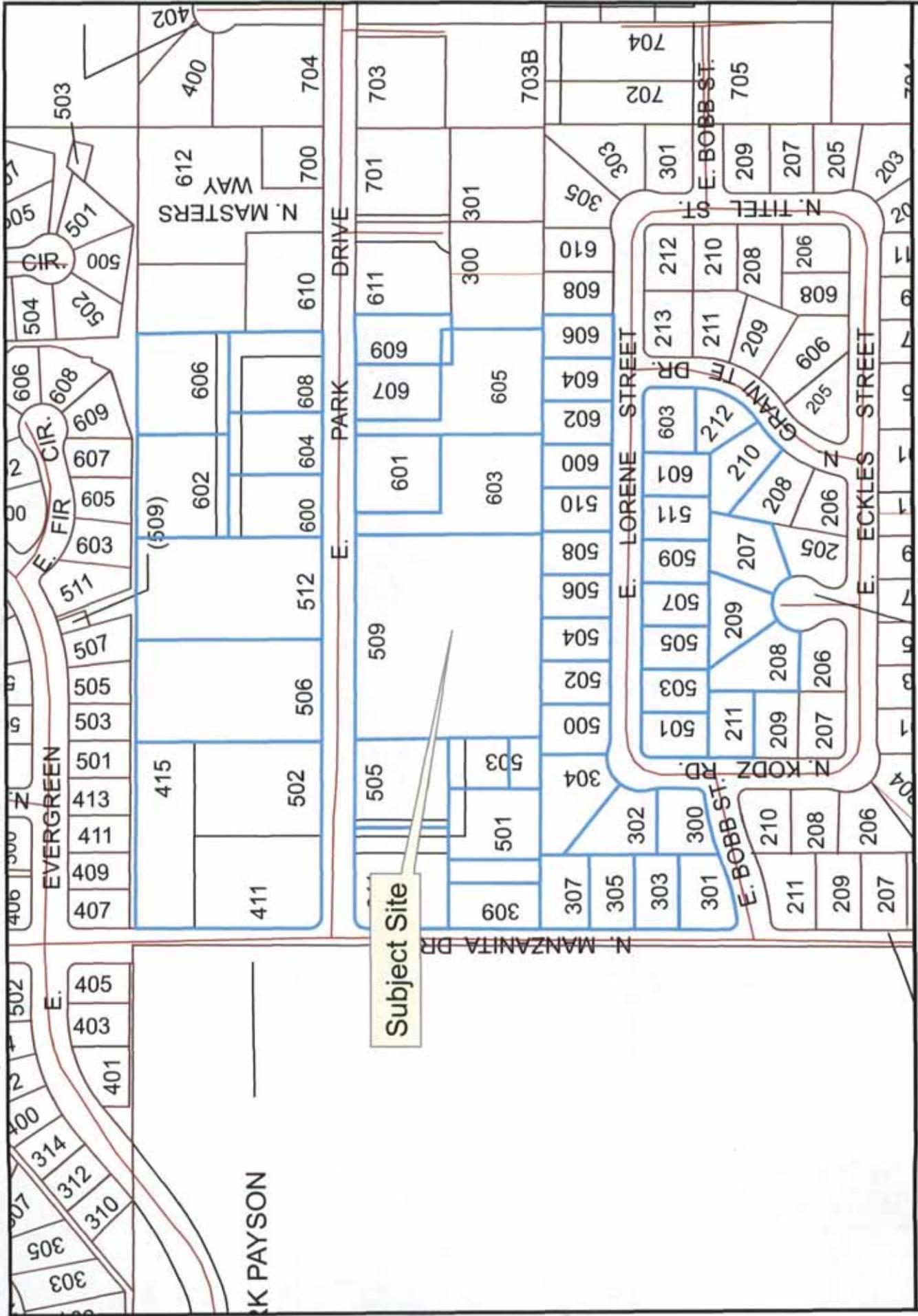
PARK PLACE
PAYSON, ARIZONA

Verde Engineering Group, PLLC
1100 North Millington Road
Payson, Arizona 85541
(907) 879-1149
(907) 879-1314
(907) 879-1314

| | | | |
|-----|-----------|------|----|
| NO. | REVISIONS | DATE | BY |
| | | | |
| | | | |
| | | | |

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Properties within 300' Notification Area for 509 E. Park Drive



Subject Site



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

303 North Baseline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonGIS_Master.mxd 11/28/2007





CITIZENS
PARTICIPATION
MATERIAL

RALPH O. BOSSERT, P.E., R.L.S.
1109 NORTH MCLANE ROAD
PAYSON, AZ 85541
928-978-4345
robossert@q.com



DAN FITZPATRICK, P.E.
1109 NORTH MCLANE ROAD
PAYSON, AZ 85541
928-595-2816
dcfitzpatrick@npgcable.com

April 26, 2009

Mr. Ray Erlandsen, Director
Community Development Department
Town of Payson
303 North Beeline Highway
Payson, Arizona 85541

**Re: Park Place
Citizen's Participation Report
Project 9002**

RECEIVED

APR 27 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Mr. Erlandsen

A Citizen's Participation meeting was conducted for Park Place on Friday, April 24, 2009 at 10:00 AM at Tiny's Family Restaurant, 600 East Highway 260, Payson, Arizona. 54 meeting notices were sent out on April 7. Mailing labels were prepared by Pioneer Title Agency for all property owners within 300 feet of the project boundary as well as several interested citizens. A map showing all properties within 300 feet of the project was provided by the Community Development Department. A copy of the Meeting Notice and mailing labels were previously submitted to the Development Department. Four meeting notices were returned as "undeliverable".

Twentyone interested property owners attended the meeting, along with Luke Ashby, the Owner and Developer, Dan Fitzpatrick, Verde Engineering Group, and Ralph Bossert, Verde Engineering Group. All participants were asked to put there names on a Sign In Sheet and were given copies of a Comment Sheet for their use. Copies of the Sign In Sheet and a blank copy of the Comment Sheet are enclosed. No Comment Sheets were turned in at the meeting.

Ralph Bossert started the meeting by introducing Luke Ashby and describing the proposed project. 36" by 24" exhibits were on display showing the Preliminary Plat and surrounding area. The project was described as eleven 6,000 square foot minimum lots on a short cul de sac street. The project is proposed to be developed in accordance with existing R1-6MH zoning. The minimum lot size is 6,300 square feet and the average lot size is 7,840 square feet. A 1,000 foot sewer extension will be required to provide sewer to the lots. This sewer will be available to adjacent parcels. The Preliminary Plat is scheduled for a hearing at the Planning and Zoning Commission on May 11 at 3:00 PM. Mr. Ashby said he is attempting to provide homes for around \$220,000. The homes will be site built. Mr. Ashby has been a lifelong resident of the Payson area and expressed his desire to keep his employees working during these economically challenging times.

Comments or questions received and responses, if any, are listed below:

There are many trees on the site that are enjoyed by the neighbors. One attendee said there are about 250 trees on the parcel. Will any trees remain? Instead of trees, the neighbors will have to look at the garbage in the back yards of the new lots.

Construction of the street and detention basins will require tree removal. The rest of the trees will remain until the individual lots are developed. We will conduct a tree survey to locate all trees over 6" diameter. At that time lot lines may be adjusted to attempt to locate as many large trees outside of the building envelopes as possible. The Town of Payson Tree Preservation Ordinance prohibits clear cutting or removal of large trees without a permit.

Can trees be removed without approval? Some neighbors have observed activity on the site already.

No tree will be removed without town approval. Mr. Ashby said he had physically located the street on the site.

What are the Developer's intentions? Will he develop the lots or sell the project? There were very few trees left on Cottage Creek, his previous project.

Mr. Ashby said he intended to construct houses on the lots and attempt to sell them in the \$220,000 range. Manufactured homes will not be allowed. Cottage Creek was purchase by his partner who is now developing the lots.

Will people be required to hook into the sewer once it is available?

Mr. Bossert said no one will be required to connect to the sewer since they are not in the Sewer District. If they have problems with their septic system, however, they could be required to connect.

Will Park Drive be improved?

Mr. Bossert said half street improvements adjacent to the project will required on Park Drive. Improvements will consist of widening, curb and gutter, and a sidewalk or multi-use path.

This development will change the neighborhood. Everyone has large parcels.

Mr. Bossert said the proposed lots are the same size as Park Payson Pines to the south. The existing zoning allows 6,000 square foot lots but only if the lots are sewered, which is most likely the reason for the existing larger parcels.

There is considerable runoff flowing through the site at this time. How will drainage be handled?

Mr. Fitzpatrick said peak flows from the drainage basin contributing flows through the site are approximately 75 cubic feet per second during the 100 year flood event. These flows will be intercepted, routed through the parcel, and allowed to exit the west side as they do under existing conditions. Two detention basins will be constructed to receive flows from the project site and reduce the peaks by metering the flows from the basins. Current Town of Payson Drainage Rules require us to reduce peak flows from the project site to no more than 75% of predevelopment peak flows. There is no obligation to reduce peak flows of offsite water running through the parcel.

Does the Town of Payson have to approve plans and deed restrictions before construction can begin?

Yes.

Eleven homes are too many for the 2.3 acre parcel. Three would be more appropriate. Can the Developer make money with fewer lots? The number of lots will generate noise and traffic. Traffic on North Manzanita will also increase.

Mr. Bossert reminded the attendees that existing zoning allows the development as proposed. The existing 2.3 acre parcel could not be divided without a sewer since the Town of Payson does not allow any parcels smaller than 2.0 acres without a sewer. Mr. Ashby said the sewer extension will cost more than the land did and he needs the density to keep the per lot housing cost down. The number of lots will drive the price of the homes.

Will the project have street lights?

Only if required by the Town of Payson.

How will this development affect their taxes?

No response was attempted. We don't know.

Where are all the cars going to park?

There will be a carport or garage on each lot. With the 20' front yard setback there will be enough room on each lot for a minimum of 4 cars. No parking is allowed on the cul de sac street or Park Drive.

One participant said he would call his congressman and attempt to stop the development.

No response was attempted.

What type of perimeter fence will be constructed?

Mr. Bossert said there is no requirement to fence the property so fences will be installed at the lot owners' option. Mr. Ashby said he would provide deed restrictions to specify the type of fencing allowed.

Can the neighbors have input on the deed restrictions?

Mr. Ashby said he would work with the neighbors on the deed restriction.

A neighbor that was unable to attend called and said the Town of Payson should install street lights on Manzanita at both Park and Bobb. Children skateboard in the street and it is already unsafe.

After the meeting, one attendee said notices were not received by owners at 503, 505, 506, 600, 604, 605, and 607 East Park.

The owners of 503 and 505 East Park were noticed and were at the meeting.

The owners of 506, 600, 601, and 605 were not noticed but were at the meeting.

The owners of 604 and 607 East Park were not noticed nor were at the meeting. Both of these owners live on East Park.

Although it appears that some neighbors were not noticed, the neighborhood grapevine appeared to notify everyone of the meeting.

The meeting concluded at 11:20 AM. Most of the concerns expressed were about density, traffic, drainage, and trees.

Very Truly Yours,

Ralph Bossert, PE, RLS
Verde Engineering Group



**PARK PLACE
 SUBDIVISION
 CITIZEN'S PARTICIPATION MEETING
 APRIL 24, 2009
 SIGN IN SHEET**

| NAME | ADDRESS | PHONE |
|------------------------|--|--------------|
| DAN GROENWOLD | 603 EPARK DR | 970-1613 |
| David Lyons | 508 E Lorene | 474-8346 |
| Eileen Groenwold | 510 E Lorene | 474-5305 |
| JIM MANION | 510 E Lorene | 951-2121 |
| WALT DALE | 601 E Park Dr | 480-946-8576 |
| Terry Groenwold | 603 E. Park Dr. | 970-1611 |
| DEBRA MATHEWS | 512 PARK DR | 974-2165 |
| Mary Flider | 506 E. Park Dr | 474-9561 |
| David Flider | 506 E. Park Drive | 474-9561 |
| Gayle Burston | 411 N Manzanita | 468-8953 |
| David Cranson | 311 N. Manzanita | 472-7602 |
| Jo Cranson | 311 N. Manzanita | 472-7602 |
| Susan Kovac | 506 E Lorene St | 474-6209 |
| FLOYD BOYLE | 609 E. PARK DRIVE | 472-8322 |
| Ray Wiebe | 608 E. PARK DRIVE | 474-2032 |
| CHS + LYNDA GARNAND | 503 E Park 301 N. MASTERS WAY | 474-8656 |
| Dean Rodgers | 503 E Park | 970-0269 |
| TRACY CARMEAN | 503 E Park | 978-4759 |

ROBERT C. & MARY A. & MARY HAMER
42535 W CHEYENNE DR
MARICOPA AZ 85238-3038

EILEEN M. GROENWOLD
510 E LORENE ST
PAYSON AZ 85541-4451

AARON & KELSEY L. GRAY
505 E LORENE ST
PAYSON AZ 85541-4452

GARY & SHARON KAY CROSHAW
309 N MANZANITA DR
PAYSON AZ 85541-4419

GAYLE M. TRUSTEE BURTON
411 N MANZANITA DR
PAYSON AZ 85541-4421

WANDA M. MCCOLLUM
301 N MANZANITA DR
PAYSON AZ 85541-4419

CARMEN E. & FRANCES SANDOVAL
6602 N 53RD DR
GLENDALE AZ 85301-4034

MARGARET CAROL GRAY
307 N MANZANITA DR
PAYSON AZ 85541-4419

GARY & SHARON KAY CROSHAW
691 N TOMAHAWK
APACHE JUNCTION AZ 85220

CRANSON DAVID T & JOSEPHINE N & TRUST
311 N MANZANITA DR
PAYSON AZ 85541-4419

RANDOLPH LEE & DEBORAH ANN KALAHAR
915 W RIM VIEW RD
PAYSON AZ 85541-4747

JAMES OTIS & GORDON GARNAND
500 N WILLIAM TELL CIR
PAYSON AZ 85541-4050

HOLLY G. SOPKO
36995 SOPKO LN
YODER CO 80864-9402

HOLLY G. SOPKO
36995 SOPKO LN
YODER CO 80864-9402

ROBERT A. & ROXANNE KANE
2001 W DAHLIA DR
PHOENIX AZ 85029-2626

SHAWN ROBERT PRICE
505 E PARK DR
PAYSON AZ 85541-4433

M & I MARSHALL & ILSLEY BK
N/AVAIL

CHRISTOPHER DIETER
2513 COCONUT DR
SAN JOSE CA 95148-2043

FLOYD M. & CLARYS A. BOYLE
609 E PARK DR
PAYSON AZ 85541-4435

TRACY KAY CARMEAN
503 E PARK DR
PAYSON AZ 85541-4433

OTTESON VIVIAN M FAMILY TRUSTE
606 N BLUE SPRUCE RD
PAYSON AZ 85541-6662

Robert Henley
1300 W. Aviator Cr.
Payson, AZ 85541

Jason Phillimore
P.O. Box 3312
Payson, AZ 85547

Payson Roundup
Attn: Pete Aleshire
P.O. Box 2520
Payson, AZ 85547

Jeannie Langham
602 E. Continental Dr.
Payson, AZ 85541

PIKE LEE ANDERSON FAMILY TRUST
12843 N MIMOSA DR
FOUNTAIN HILLS AZ 85268-3979

HENNINGSSEN MYRON H & SANDRA KA &
8343 E SAN ROSENDO DR
SCOTTSDALE AZ 85258-1810

FAHNESTOCK JESSE E & JUNE D & TRUST
207 N BENTLEY CIR
PAYSON AZ 85541-4401

DONALD R. & CHARLOTTE A. DOZIER
205 N BENTLEY CIR
PAYSON AZ 85541-4401

TOPIC DALE E & NORMA M & FAMILY
206 N BENTLEY CIR
PAYSON AZ 85541-4401

SHELIA MENGES
209 N BENTLEY CIR
PAYSON AZ 85541-4401

CIACCIO ANDREW N TRUST
208 N BENTLEY CIR
PAYSON AZ 85541-4401

ARLENE R. STASTNY
206 N GRANITE DR
PAYSON AZ 85541-4406

PHILIP & PAMELA JOHNSON
208 N GRANITE DR
PAYSON AZ 85541-4406

UNITS LLC PAYSON
HC 4 BOX 4F
STAR VALLEY AZ 85541-8712

JOSEPH A. & ROSITA M. GONZALES
1134 WESTMONT DR
SAN PEDRO CA 90731-1141

DONALD W. / LT & JOAN R. COOMBS
9431 E GOLDEN WEST ST
TUCSON AZ 85710-3143

DARDE G. & SELMA L. DEROULHAC
PO BOX 422
PAYSON AZ 85547-0422

ROBERT M. & DEBORAH C. BUTTON
1544 E GLENCOVE ST
MESA AZ 85203-4411

HOMER ERICKSON
302 N KODZ RD
PAYSON AZ 85541-4456

ROBERT A. KANE
2001 W DAHLIA DR
PHOENIX AZ 85029-2626

WILLIE B. WOOLEY
5514 W VINEYARD RD
LAVEEN AZ 85339-2289

FRANCISCO G. & PATRICIA A. MANUEL
5632 W FRIER DR
GLENDALE AZ 85301-1316

JOHN & SHEILA A. DAHLSTROM
5315 N 14TH PL
PHOENIX AZ 85014-3006

FOY JOHN J JR & BERTHA L & FAMILY
504 E LORENE ST
PAYSON AZ 85541-4451

SUSAN E. KOVACIC
506 E LORENE ST
PAYSON AZ 85541-4451

DAVID & BETTY J. LYONS
508 E LORENE ST
PAYSON AZ 85541-4451

LEONARD & JANICE GARSIDE
509 E LORENE ST
PAYSON AZ 85541-4452

JAMES A. MANION
510 E LORENE ST
PAYSON AZ 85541-4451

PRISCILLA C. WADE
1385 N GERONIMO RD
APACHE JUNCTION AZ 85219-9685

DEYOUNG DONALD J & TRUST
PO BOX 82607
PHOENIX AZ 85071-2607

WILLIAM TRUSTEE SCHACHERBAUER
HC 4 BOX 33Y
STAR VALLEY AZ 85541-9542

BRYAN & SHERYL HIGGENS
PO BOX 95
PINE AZ 85544-0095

ROBERT D. BUCHANAN
507 E LORENE ST
PAYSON AZ 85541-4452

GARY D. & DARLENE DAYMUDE
4444 W NORTHERN AVE #E1
GLENDALE AZ 85301-1675

RALPH O. BOSSERT, P.E., R.L.S.
1109 NORTH MCLANE ROAD
PAYSON, AZ 85541
928-978-4345
robossert@q.com



DAN FITZPATRICK, P.E.
1109 NORTH MCLANE ROAD
PAYSON, AZ 85541
928-595-2816
dcfitzpatrick@npgcable.com

April 29, 2009

Mr. Ray Erlandsen, Director
Community Development Department
Town of Payson
303 North Beeline Highway
Payson, Arizona 85541

**Re: Park Place
Project 9002**

Dear Mr. Erlandsen

This letter will serve as a supplement to the Citizen's Participation Meeting submitted to you on April 26, 2009.

After the meeting, one attendee said notices were not received by owners at 503, 505, 506, 600, 604, 605, and 607 East Park.

The owners of 503 and 505 East Park were noticed and were at the meeting.

The owners of 506, 600, 601, and 605 were not noticed but were at the meeting.

The owners of 604 and 607 East Park were not noticed nor were at the meeting. Both of these owners live at their East Park address.

Notices were sent to all of the above addressees on April 28, 2009. The notices also notified them of the upcoming Planning and Zoning Commission meeting to be held on May 11. In addition, Mr. Ashby hand delivered notices to 604 and 607 East Park. Enclosed are copies of the mailing labels for the additional owners notified through this process.

Also enclosed is a Special Warranty Deed, recorded on April 27, 2009, Listing RCI, Inc. as the owner of the property. Luke Ashby, through RCI, Inc, is now the Owner and Developer of the property

Very Truly Yours,

A handwritten signature in black ink that reads "Ralph Bossert".

Ralph Bossert, PE, RLS
Verde Engineering Group

RECEIVED

APR 30 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

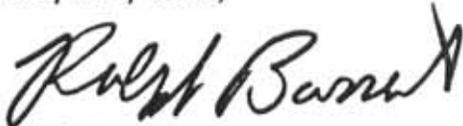
NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Park Place
509 East Park Drive
Payson, AZ

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on April 24, 2009 at 10:00 A.M. at Tiny's Family Restaurant, 600 East Highway 260, Payson, AZ. The purpose of this meeting is to provide information to, and receive input from property owners within 300 feet of the proposed development. A copy of the Preliminary Site Plan is attached. If you are unable to attend the meeting and have questions regarding the proposed development, please call Luke Ashby (928-978-1869) or me.

Very Truly Yours,



Ralph Bossert, PE, RLS
Verde Engineering Group
1109 North McLane Road
Payson, AZ 85541
Ph: 928-474-5717)

And Also A meeting
May 11 on Monday
P&Z at town hall.

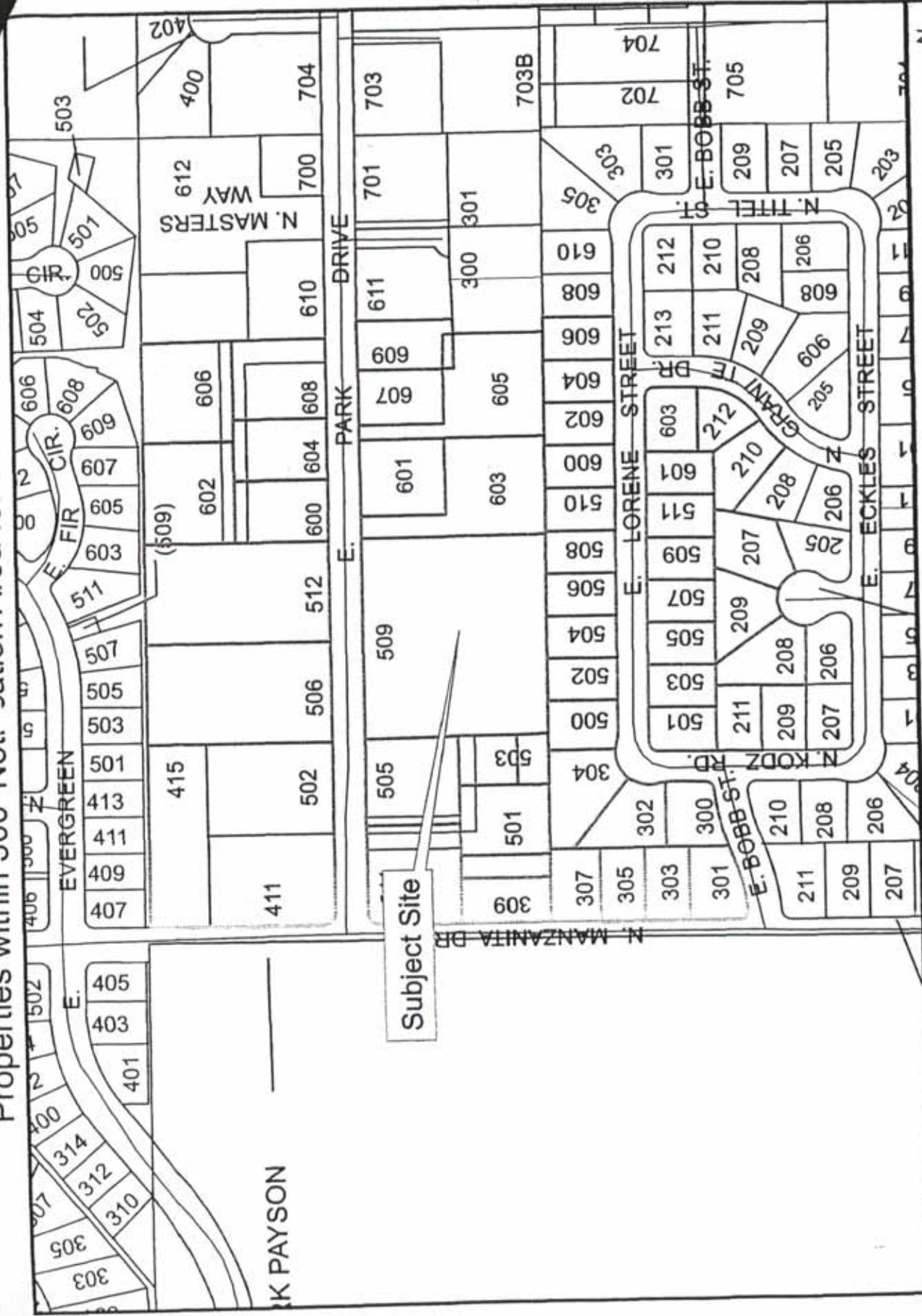
CALL for Time.

978-1869

Enclosure

Cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Luke Ashby

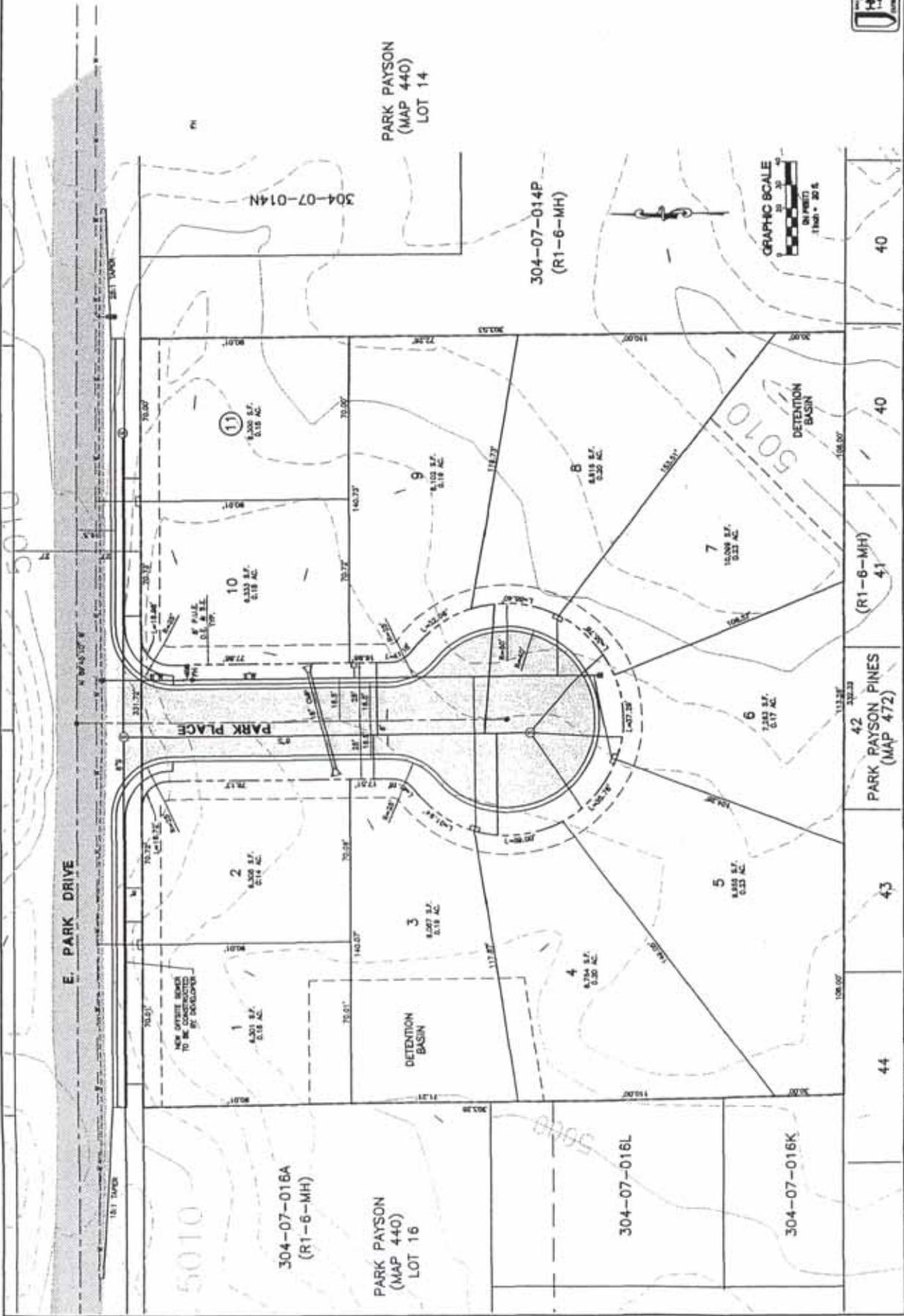
Properties within 300' Notation Area for 509 E. Park Drive



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

303 North Baseline Highway
 Payson, Arizona 85541
 (928) 474-5242 www.ci.payson.az.us
 GIS/PaysonGIS_Master.mxd 1/12/2007





SCALE: HORIZ. 1" = 20'
 VERT. 1" = 20'
 COUNTY: MARICOPA
 CITY: PHOENIX
 PROJECT NO. 2
 SHEET NO. 2

PRELIMINARY PLAT

| | |
|--------------|---------|
| DATE | 4/22/08 |
| APPROVED BY: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DESIGNED BY: | |
| REVISIONS: | |

PARK PLACE
 PAYSON, ARIZONA

1128 North McDowell Road
 Phoenix, Arizona 85017
 (602) 878-2343
 DR. PHOENIX, AZ
 (602) 947-2818



| | | | |
|-----|------|----|------|
| NO. | DATE | BY | CHK. |
| | | | |
| | | | |
| | | | |

FLIDER FAMILY TRUST
506 E PARK DR
PAYSON AZ 85541-4432

DRAPER ARLEN D & SYBIL P & FAMILY
604 E PARK DR
PAYSON AZ 85541-4434

DANIEL L. JOHNSON
9815 N 4TH AVE
PHOENIX AZ 85021-2414

PIA K. WYER
1305 N CAMELOT DR
PAYSON AZ 85541-3307

EILEEN M. TRUSTEE GROENWOLD
510 E LORENE ST
PAYSON AZ 85541-4451

SHAWN ROBERT PRICE
505 E PARK DR
PAYSON AZ 85541-4433

ROBERT A. & ROXANNE KANE
2001 W DAHLIA DR
PHOENIX AZ 85029-2626

TRACY KAY CARMEAN
503 E PARK DR
PAYSON AZ 85541-4433

Winona B. Heywood
C/O Shawn Price
505 F Park Dr.
Payson, AZ 85541

Russell & Diana Baird
607 F Park Dr
Payson, AZ 85541

The Ohlinger Family Trust
600 F Park
Payson, AZ 85541

DeSchaaf, Sheila

From: JAMES TAMMY MANION [jtmanion@msn.com]
Sent: Sunday, April 26, 2009 6:03 PM
To: DeSchaaf, Sheila
Subject: 509 E Park Dr, Payson AZ - divide parcel into 11 lots - concerns

James & Tammy Manion
 510 E Lorene St
 Payson AZ 85541
 Phone: 928-474-5305, Cell 928-951-2122
 Email: jtmanion@msn.com

April 26, 2009

Hi Sheila

RE: 509 E Park Drive

We are emailing you in regard to the projected plans to divide Parcel 304-07-014P, into 11 lots. We are out of town on vacation and will not be able to attend the meeting to be held on May 11, 2009. The following are our concerns and I would like to voice them to you at this time:

1. We feel 11 lots are way too many for that small 2.5 acre parcel, it would be reasonable to have 4 or maybe 5 lots. This would be in line the existing lots on that street on either side of the property in question.
2. We are also very concerned about the increase in noise that adding 11 homes would cause; there would be more traffic, kids, and pets. Our area has been an extremely quiet place to live, and the neighbors care about each other. We love having the country living, but within walking distance to stores.
3. Putting 11 homes on that acreage you would probably have to place lower income homes there to get the most back for your money. All of our existing neighbors take good care of their homes and yards which increases the value of this area. Lower income homes with younger families tend to not have the time to maintain their homes and yards.
4. It is very enjoyable to look out and see **trees** throughout the neighborhood and enjoy the wild life (birds, squirrels, and small animals). Even though they say they will only remove the necessary trees, we know that will mean the majority of the trees will have to go. Just in the cul-de-sac they have laid out, there will be 30 trees removed; 15 of these are 18" or more in circumference! They said they would not remove the trees until they were ready to build on the lots, but seriously we all know that would not be cost efficient! They will probably go in and bulldoze them all down to save time and money.
5. The other major concern is the water flow! We are high enough it would probably not affect us, but our neighbor next to us has problems now and that will just make a bad situation worse! We have problems with mosquitoes due to the water that lies there now; once you remove the trees and put in home the water flow will be worse.
6. Last but not lease is looking at everyone's back yards. We feel it would be proper for the builder to be required to put up a block fence to protect the view of the existing neighbors that will be backing up to this new subdivision.

In closing I would like to ask that this project not be allowed to continue unless the number of homes is decreased to 4 or 5.

Thanks for hearing my concerns and feel free to call me on my cell phone anytime or email me if you need to contact

4/27/2009

us. We will not be returning home until the last week in May.

Sincerely

James & Tammy Manion



PARK PLACE
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
APRIL 24, 2009

1

NAME WALTER & Beverly Dale
 ADDRESS 601 E. PARK DR.
 PHONE NUMBER 602-339-5064 or 480-946-8516
 COMMENTS To Payson Planning & Zoning
% Sheila DeSchaaf and Ray LaHaye:

This letter is in reference to the property at 509 E. Park Dr.

We own the property at 601 E. Park Dr. and we did not receive a letter of notice about the meeting on 4-24-09 as several other near-by neighbors did not, but we did attend.

I know this project is not going to be stopped which is a shame because nobody in the area wants it to be there, but I would like to tell our story anyway.

About 20 years ago we purchased three inexpensive properties in the Swiss Village area. We used two for rentals and one for our personal use. We have since paid for all three, and sold two of them.

RECEIVED

APR 30 2009

COMMUNITY DEVELOPMENT
CITY OF PAYSON



PARK PLACE
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
APRIL 24, 2009

2

| | |
|--------------|--|
| NAME | WALTER DALE |
| ADDRESS | 601 E Park Dr. |
| PHONE NUMBER | 602 - 339 - 5064 |
| COMMENTS | <p>About five years ago a friend called our attention to a property at 601 E Park that was for sale. We looked at it and even tho it was very run down and needed a lot of work, it was affordable. If we sold our other personal property we could afford it! What we fell in love with was the 70 ft. porch that sat up high and looked out over 2 plus acres of beautiful pine trees. Quiet - Rural - secluded - a perfect place to enjoy our upcoming retirement.</p> <p>For the past 5 years we have worked hard bringing our property into a condition that we could enjoy in our retirement, all the time enjoying our porch overlooking those beautiful trees. LAST YEAR WE RETIRED!</p> |

RECEIVED

APR 30 2009

COMMUNITY DEVELOPMENT
DEPARTMENT



PARK PLACE
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
APRIL 24, 2009

3

| |
|--------------|
| NAME |
| ADDRESS |
| PHONE NUMBER |
| COMMENTS |

RECEIVED

APR 30 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

We always ~~the~~ knew that whoever owned that property would build something there. We figured it would be 2-3 or 4 homes and that some of the trees would be lost, but we never dreamed someone would make a sub division with 11 homes on that land.

So we are very sad to think that now that we have reached our goal of relaxing on our property and our porch overlooking those beautiful trees, enjoying the many squirrels, many birds, quiet nights and days, we will be forced to look at 11 homes, more animals, more noise, more traffic, more crime and many of the over 250 tall trees missing.

Please consider all the people in this area who have supported Payson for many years and are very sad about the changes to that property and do not want that development to take place. There are so many homes for sale in Payson already, why do we need 11 more?

WALTER & Beverly Dale

04/29/09

FROM: JOHN AND BERTHA FOY -LOT 42, PARK PAYSON PINES

TO: TOWN OF PAYSON BUILDING AND ZONING
ATTN:SHEILA DESCHAAF

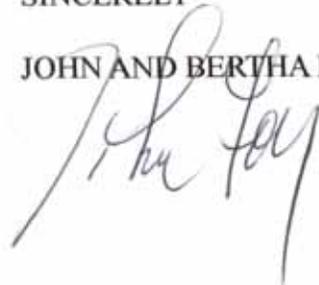
SUBJECT: CONCERNS ON 509 EAST PARK—PARCEL #304-07-014P TO BE DISCUSSED AT THE TOWN HALL MEETING MAY 11, 2009 AT 3:PM.

1. DOES THE DEVELOPER PLAN ON BUILDING ONE HOME AT A TIME OR ALL AT ONCE???
2. WHAT ARE THE IMPACT FEES PER HOME OWNER??
3. WHAT IS THE TOTAL REVENUE FOR THE CITY OF PAYSON THAT IS EXPECTED FROM THIS PROJECT.
4. DEFINE THE DETENTION BASINS.
5. ARE THE DETENTION BASINS PART OF HOME OWNERS LOT???
6. WHEN WILL CONSTRUCTION BEGIN TO CLEAR THE PROPERTY IF APPROVED?
7. WHEN WILL CONSTRUCTION OF FIRST HOME BEGIN?
8. WHAT ARE THE COVENANTS BETWEEN DEVELOPER AND CITY?
9. WHO IS THE DEVELOPER—NAME AND ADDRESS?
10. WHAT IS THE PRICE RANGE OF THESE HOMES?
11. WILL THE OPEN WIRE FENCE ON **PARK PAYSON PINES** LOTS 40 THRU 44 BE REMOVED AND A BLOCK WALL FENCE BE INSTALLED SO THE PROJECT WILL LOOK PROFESSIONALLY COMPLETED?? THIS WOULD MAINTAIN SOME PRIVACY BETWEEN THE PROJECT AND LOTS 40 THRU 44, ESPECIALLY IF THE PROJECTS OWNERS HAVE ANIMALS.
12. ELEVEN COMPLETED HOMES MEANS AROUND 33 MORE PEOPLE AND ABOUT 22 MORE AUTOMOBILES—AS AN AVERAGE. THUS MUCH MORE TRAFFIC ON PARK DRIVE AND OF COURSE MORE NOISE IN THE AREA.
13. **WE WOULD APPROVE THIS DEVELOPMENT IF THE LOTS WERE ONE THIRD OF AN ACRE AND THE PROJECT FENCED. THERE ARE JUST TOO MANY HOMES ON THIS 2 ACRES. OF THE AVAILABLE 87725 SQ. FT. (APPROX) TO BUILD HOMES ON, 6 LOTS WOULD BE BETTER.**

PLEASE OFFER THESE NOTES AT THE MEETING ON MAY 11TH.

SINCERELY

JOHN AND BERTHA FOY



RECEIVED

APR 30 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

DeSchaaf, Sheila

From: Daniel Johnson [johnson.daniel.l@att.net]
Sent: Sunday, May 03, 2009 8:55 PM
To: DeSchaaf, Sheila
Subject: Proposed development at 509 E. Park Dr.

Hi Sheila,

My name is Dan Johnson and I recently purchased my home at 607 E. Park Dr. It has come to my attention that there is a plan to build 11 homes on the 2+ acre parcel at 509 E. Park Dr.

When I was looking at dozens of homes in Payson, the thing that made me ultimately decide on Park Dr. was the open, country feel and the large lot sizes. With most of the properties on that street being 1/3 acre and larger, a development of that density is just wrong for that area.

Park Dr. is a special neighborhood and the reason that the people I've talked to moved there.

Please don't allow the developer's desire to maximize his profit ruin our neighborhood. I understand the business of home building, but not squeezing eleven houses and a street in that parcel. Up to six houses would surely be a better fit and I'm sure something that all parties could live with.

Thank you for your consideration. Unfortunately I'll be out of town for the meeting on May 11th, but I welcome your thoughts and comments.

Sincerely,
Daniel Johnson

RECEIVED

MAY 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT



Pia Wyer

May 3, 2009

MAILING ADDRESS

P.O. Box 1334
Payson, Arizona 85547

PHONE

(928) 970 1266

EMAIL

pia@animistarts.com

WEB

www.animistarts.com

Town of Payson Building and Zoning
Attn: Sheila Deschaaf
303 E. Beeline Highway
Payson, AZ 85541

Submitted via e-mail May 3, 2009

Re: Proposed Subdivision 'Park Place'

Dear Ms. Deschaaf,

It was with dismay that I learned of the intention to install eleven homes on the two-and-one quarter acre parcel two doors down from my home at 605 E. Park Drive. I was not notified by the builder or engineer of the citizens' meeting that was held at Tiny's on April 24th, but my next-door neighbor informed me about it and invited me to attend, which I did. There was a large turnout and seemingly universal opposition to the proposed development on the part of existing homeowners on E. Park Drive.

The purpose of this letter is to formally express my opposition to the planned development 'Park Place' and list my concerns:

- 1) The intense building density will completely alter the character and integrity of E. Park Drive, and necessitate excessive destruction of trees (including large, mature trees) on the property. Half the number (or less) of homes would be more appropriate.
- 2) The proposed subdivision will increase noise and light pollution exponentially, including during the preparation of the land, installation of sewer etc. and the building of eleven homes.
- 3) The proposed subdivision will increase traffic on E. Park Drive exponentially, and does not seem to provide adequate parking (due to space constraints) for all the vehicles normally owned by eleven families, leaving them to park along the street which is undesirable on many levels, safety included.
- 4) The proposed subdivision may negatively impact surrounding property values.
- 5) With the high number of vacant residential and commercial properties currently in Payson, my concern is that this eleven-home subdivision may lay vacant for some time, inviting crime and further impacting property values on E. Park Drive.

I have lived in Payson for fifteen years, moved to 605 E. Park Drive five years ago, and chose this location precisely because it is so nice and quiet due to the low density housing, its beautiful trees and wildlife. The proposed subdivision will completely change the experience of living on the Manzanita end of E. Park Drive, and not for the better.

While I see the developer wishes to make as much money as possible off the land, I do not believe his desire for profit should take precedence over the established lifestyle needs of existing taxpaying Payson residents. We share a common desire for E. Park Drive to remain the property we invested in - a quiet, safe, private place with minimal light to obscure the night sky.

Thank you for your time and consideration in reviewing my concerns.

Sincerely,

Pia K. Wyer, MA

RECEIVED

MAY 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Sheila Deschaaf:

Re: Subdivision at 509 E. Park Dr.

One of the attractions when we purchased our home at 311 N. Manzanita Dr., was the low density of the neighborhood. The original 2 ½ acre parcel on which our lot sits, has five (5) homes on it. Placing eleven (11) homes on the same size property is far too many. Approximately 22 more cars on Park Dr., and Manzanita Dr., more dogs, and more radios etc.

For all of these reasons, we are against the building of 11 homes on 509 E. Park Dr. Five (5) to seven (7) lots would be more in line with the density of the surrounding neighborhood.



David Cranson



Josephine Cranson

RECEIVED

MAY 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

NAME: David K. and Mary A. Flider

ADDRESS: 506 E. Park Drive

PHONE NUMBER: 928-474-9561

COMMENTS:

We would like to begin our objections by noting that there were ten (10) residents, directly impacted by this development, that were not notified of the April 24, 2009, meeting at Tiny's. Had it not been for Mr. Dan Groenwold, who personally contacted eight of the families, we would not have known about this impending development. To date there are still two families that have not been contacted. It seems very strange to us that the owner of lot 512, the lot directly adjacent to us, who lives in San Jose, California, did receive a letter.

We have personally experienced a similar development next door to our home in California. A developer came in and cleared land for 21 home sites. He proceeded to grade pads and put in streets. Sewer and water connectors are sticking out of the ground all over but only two (2) homes have been built in the past two-plus years. The project is now standing idle. It is an unsightly mess where grasslands and wildlife used to be and we fear the same thing will happen at 509 E. Park Drive. We oppose this development.

The following issues are also a concern to us:

1. The density of the development: Four or five homes on this site would be acceptable. We are aware that the land is zoned R16 but that does not make it the right thing to do. Eleven homes in this small area will create excessive noise as well as parking and traffic issues. Currently all of the homes on Park Drive, between Manzanita and Mud Springs, are on much larger lots with sufficient "elbow room". Crowding 11 homes together does not fit in with the rest of the street. If this project is approved, however, we must be guaranteed that the development will be attractive and have garages and ample off street parking.
2. The housing market is suffering: \$220,000.00 homes are not that affordable to the average person working and raising a family in Payson. It seems unlikely that the homes will sell as quickly as Mr. Ashby anticipates.
3. The loss of trees and wildlife: Too many ponderosas would have to be removed and this would disturb the area that is a nesting place for many birds. The loss of the beauty and serenity would ruin the appearance of Park Drive and create another Easy Street.
4. Possible tax increases: this development could impact us down the line as far as taxes are concerned.
5. Possible mandatory sewer connection: We are currently on septic and do not want to be required to connect to the sewer which would be an added expense upfront and a continuing monthly expense.

Please provide this information to be included in the May 11, 2009, planning and zoning commission meeting

Sincerely,

David and Mary Flider

RECEIVED

MAY 04 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Enclosed - picture of hawk
in my bird bath - came back
w/ 3 siblings -

Susan Kovacec
506 E Lorene
Payson, AZ 85541
4-29-09

RECEIVED

RE: Concerns about Parcel #304-07-014P
MAY 05 2009

COMMUNITY DEVELOPMENT
DEPARTMENT *Schoaf,*

It is a real shame this letter has to be written at all - this housing project will destroy so much - the habitat that has created so many different kinds of birds - butterflies - lizards - snakes - squirrels - chipmunks - racoons - We have been promised in the past that development will be done with all this in mind - re: Bashas Shopping Center - and it never seems to happen. Eleven houses on 2.5 acres is pretty dense for saving trees.

The drainage issue is very important - my landscaping was designed around creating a stream from my back yard to the front to the street to help move out the water that pools in my neighbors yard -

(2)

What a shame to never see water in it again - I'm not as familiar with the drainage on the other side of the property - but it looks to be much larger - obviously creating more problems. The removing of the large trees to make the cul-de-sac removes habitat and and more water to land on flat areas.

The builder should be responsible to put in fencing or a retaining block wall to help cut down noise most of all - the fencing that is there now has barbed wire - not very safe if there are children in these new "affordable" houses. We are all used to our quiet neighborhood - the addition of children - barking dogs - music - and traffic will be forcing us to close our windows at night and hope that's good enough.

I see so many homes (new and used) for sale in Payson - and times are tough right now - do we really think that 11 more homes will

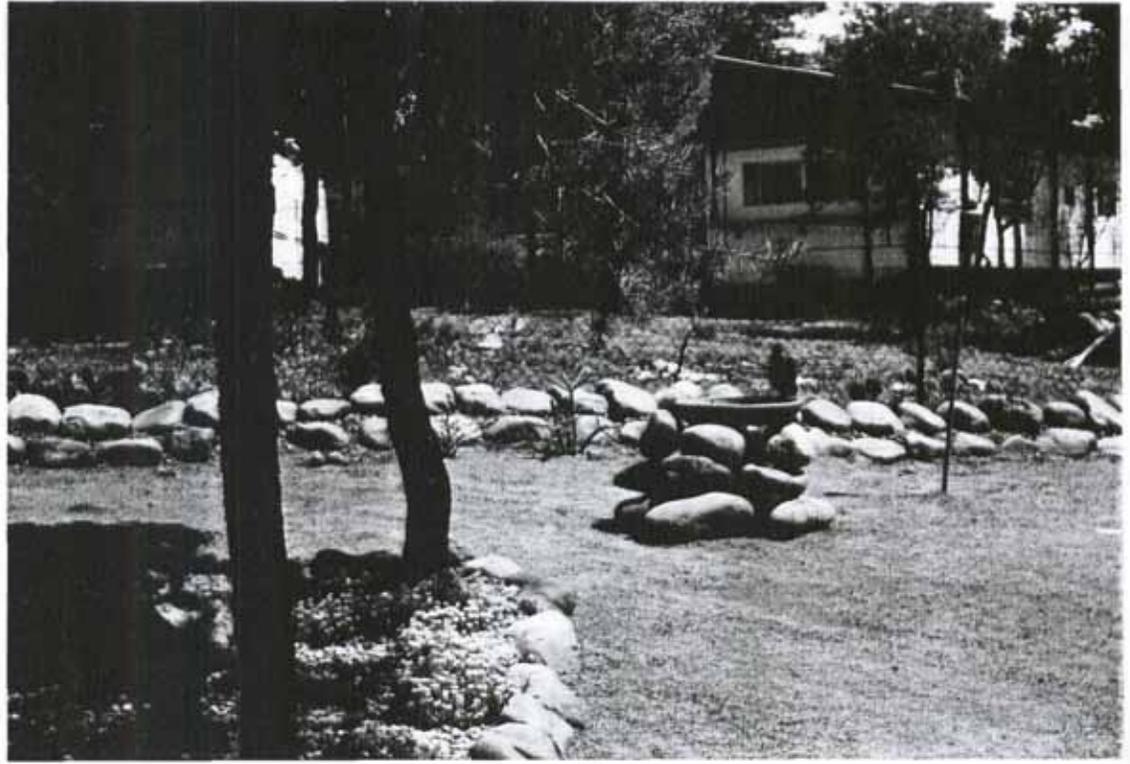
sell faster than any of the others?

I thought it was wrong not all people in this area were notified - it's a good thing we all look out for each other - we truly care about our area & our wildlife and our lifestyle - which I'm sure the builder could care less about - he needs to feed his 4 kids - we need to do the same. We bought in to this area to be more stress free - to enjoy nature.

Manzanita Rd being torn up to put in the sewer - that poor road is such a mess anyways and were told theres no \$ to fix it - will it be in better shape after the sewer is put in? If not there will be now at least 11 more cars going down that road - unsafe as it is already.

I could probably go on forever - but I'm not sure it would do any good - if this project is approved I will probably be putting up a For Sale sign and more out of Payson. Ashame after 20 years

Luan Tabacco



May 1, 2009

We are one of the home owners that were not notified by the builder or developer on the plans for 509 East Park Dr.

We believe that eleven lots on 2.25 acres is a bit crowded. Three or four homes is close enough for this neighborhood.

We bought here ourselves because of the quiet area, low traffic and peace and quiet.

Our taxes are sure to go up. They are ~~already~~ already too high.

Additional noise levels due to dogs, vehicles, radios, not to mention the loss of trees.

We are very concerned about this project.

Sincerely,
Bonnie, Mary and Terry Obilgen
600 East Park Dr.

T1530

Printed on recycled paper

RECEIVED

MAY 05 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

DeSchaaf, Sheila

From: Clarys Boyle [rethappy@cybertrails.com]
Sent: Wednesday, May 06, 2009 5:09 PM
To: DeSchaaf, Sheila
Subject: Parcel # 304-07-014P

We got notice that May 4th was the deadline to send you our e-mail. The notice was given to us yesterday by a neighbor.

We are very disheartened that the City of Payson would allow 11 lots to be built on this small parcel of land. All the parcels around it except maybe

4 are larger than what any of them will be. Your office should know those numbers. This will bring in a lot of noise, traffic, and the developer says the homes will be of good size and will be for lower income families. Yeah right! What about any yard, any storage, any garages??? Any children will be playing on Park Drive. Then there is the water situation. Whatever the "retention" areas are, that leaves a lot to be desired in regard to the fact the water would draw flies and mosquitos.

Several neighbors were not informed of the initial meeting, and that fact means to us that the developer or the City didn't want them to be involved.

Wrong!!

Trees, a precious commodity in Payson, will be cut down. Some of them quite large. Oh yes, we realize they will save what they can, (heh,heh) and leave the little ones, few they be.

What about our taxes. Will they be raised, and also will our property value go up (?) or down (?). If we get another tax raise, we will have to sell out and move. People who are retired and living on a fixed income can't stand much more!!

Sincerely,

Floyd M. and Clarys A. Boyle

609 E. Park Drive

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