ORDINANCE NO. 765

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THE OFFICIAL ZONING MAP FOR THE TOWN OF PAYSON, ORDINANCE NO. 466 AND THE ZONING CODE FOR THE TOWN OF PAYSON BY REZONING CERTAIN REAL PROPERTY GENERALLY LOCATED AT 1601 E. UNDERWOOD LANE, BEING GILA COUNTY ASSESSOR'S PARCEL NUMBER 302-84-023, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R1-90 TO R1-44 (TUSCANY ESTATES).

WHEREAS, the Town of Payson from time to time amends its Official Zoning Map and Official Zoning Code for the purpose of accommodating zone changes; and

WHEREAS, Application No. P-355-09 to amend the Official Zoning Map and Official Zoning Code has been made by Patrick and Barbara Underwood, property owners to the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 8, 2009, considered the issues, and made recommendation on Application No. P-355-09 to the Town Council; and

WHEREAS, the Town Council held a public hearing on June 18, 2009, in regard to said Application No. P-355-09 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 R1-44 for that portion of the certain real property located at 1601 E. Underwood Lane, Gila County Assessor's 302-84-023, 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-355-09 are hereby made contingent upon those conditions set forth in Section 3 below, and 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, dated May 19, 2009 and shall not exceed a total of 14 lots.

First Reading and Public Hearing JUN 18 2009 G.3
Second Reading and Public Hearing JUL 01 2009 G.2

B. A note shall be added to the final plat stating "Areas outside the designated 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 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."

C. Building envelopes shall be kept off the ridgelines and sensitive environmental areas.

D. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.

E. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.

F. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.

G. The developer shall comply with their proposed contribution to the pedestrian circulation in the area as set forth in Exhibit B.

H. All applicable Town standards for development shall be met.

I. 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 this Ordinance, then the R1-44 rezoning may revert to the original R1-90 zoning, pursuant to Council action.

Section 4. In addition to the provisions of Sections 5 and 6, hereunder, this ordinance shall not become effective until the Town files with the Gila County Recorder an instrument (in a form acceptable to the Town Attorney), executed by Patrick and Barbara Underwood 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. If this waiver instrument is not executed and provided to the Town for recording within 7 calendar days after the motion approving this ordinance, this ordinance shall be void and of no force and effect.

Section 5. Pursuant to A.R.S. §19-142 and §30.54 of the Code of the Town of Payson, this ordinance if not otherwise void pursuant to Section 4 hereinabove, shall not become operative until 30 days after its passage.

Section 6. A protest (pursuant to A.R.S. §9-462.04(H)) has been filed. The provisions of this Ordinance 742 shall only become effective upon a favorable vote of three-fourths of all members of the Town Council.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2009, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____
Kenny J. Evans, Mayor

ATTEST:

_____
Silvia Smith, Town Clerk

APPROVED AS TO FORM:

_____
Samuel I. Streichman, Town Attorney

EXHIBIT A TO ORDINANCE 742

LOT 20B PAYSON 3 UNIT ONE (PLAT 655)
(OUT OF 302-23-049 &302-35-044)

SUMMARY OF AGENDA ITEM

DATE: **June 18, 2009**

TO: **Mayor and Council**

FROM: **Ray Erlandsen**
Acting Community Development Director

SUBJECT: **Ordinance #765 1601 E. Underwood Lane**
Rezone from R1-90 to R1-44 (P-355-09)

PURPOSE:
A request from Patrick and Barbara Underwood for approval of a zone change from R1-90 to R1-44 for the development of a 14 residential lot subdivision, Tuscany Estates, on 15.04 acres.

SUMMARY:
The applicants are requesting approval of a zone change from R1-90 to R1-44 for the development of a 14 residential lot subdivision, Tuscany Estates, on 15.04 acres. The proposed detached home site lot sizes range from 44,000 to 46,381 sq. ft. sq. ft. Although lots have been platted to minimize encroachment into environmentally sensitive areas, building envelopes should be kept off ridgelines and out of drainage ways.

Attached is a historical outline of this rezoning request.

Public sanitary facilities would be required for R1-44 zoning. The property is currently within the Northern Gila County Sanitary District boundaries and public sewer is available adjacent to this site.

A Citizens Participation Meeting was held on May 29, 2009. The report and related materials are enclosed for review. It should be noted that a considerable amount of citizen correspondence was submitted after the staff report was distributed to the P&Z Commission. They received copies of all that was delivered to staff. All of this correspondence is included in this packet.

The Planning and Zoning Commission reviewed this request on June 8, 2009 and voted 4-3 on a motion to recommended approval to the Town Council.

The Applicant will submit Exhibit B to Ordinance 765, a Payson Area Trails System (PATS) proposal, prior to the Second Reading of the ordinance.

Zoning Background on 1601 East Underwood Lane

6-18-09

Date	Description	Action
2/27/92	Annexed land rezoned from GU (Gila Co. zoning) to R1-D175 (Ordinance 370, Application P-159-91)	Approved 7-0
2/27/92	Added zoning districts D-44 & D-90 (Ordinance 371)	Approved 7-0
11/22/94	Rezoned from R1-D175 to R1-D90 (Ordinance 427, Application P-188-94) (The reversionary clause became effective reverting this property back to R1-D175 - more than 24 months elapsed)	Approved 7-0
2/22/96	Ordinance 466 Upon adoption of the UDC in 1996, R1-D90 became R1-90	Approved 7-0
3/24/97	Ordinance 499 Rezoned annexed property back to R1-90	Approved 7-0
4/19/04	Planning and Zoning Commission Public Hearing Rezone from R1-90 to R1-44 (Application P-305-04)	Recommend Approval 6-1
5/13/04	Council Public Hearing of Ordinance 653	Approve 5-0
5/27/04	First Reading of Ordinance 653 (no public comments)	
6/10/04	Second Reading of Ordinance 653	Passed 7-0
6/29/04	Letter from Underwoods agreeing to place construction of the 14 lots of Tuscany Estates on hold	
7/8/04	Council votes to rescind Ordinance 653 as written and directs staff to bring back a new ordinance	Rescinded 7-0
7/22/04	Reading on new version of Ordinance 653 (included requirement for developer to enter into a development agreement before 10/1/04)	Motion to take no action 5 -0
8/12/04	Resolution 1981 - denying rezoning and waiving fees for a future application	Passed 6-0
6/11/07	Rezone from R1-90 to R1-44 (Ordinance 720, Application P-337-07) Planning and Zoning Commission Public Hearing	split vote 3-3 (5-1 to send split to Council)
7/5/07	Council First Reading Ordinance 720	
7/20/07	Request from applicant to postpone second reading (email from applicant to Mayor Edwards)	
7/15/08	Request from applicant to remove Ordinance 742 from the Agenda	

7/17/08	Scheduled Council First Reading Ordinance 742 (still application P-337-07; because of delay, Clerk requested new ordinance number)	Removed from Agenda at meeting (7-0)
6/8/09	Rezone from R1-90 to R1-44 (Ordinance 765, Application P-355-09) Planning and Zoning Public Hearing	Recommend Approval 4-3
6/18/09	First reading Ordinance 765	pending

P-355-09 Rezoning Request – R1-90 to R1-44

P & Z Commission Motion
June 8, 2009
1601 East Underwood Lane

James Scheidt moved, seconded by Gary Bedsworth, to recommend to the Town Council approval of P-355-09, a request to rezone a 15.04 acre property located at 1601 East Underwood Lane from R1-90 to R1-44 for the purpose of a 14 lot single family development with the conditions listed in the staff report.

Commissioner Joel Mona explained that his decision came as a result of weighing several factors. Property owners in the area could have a reasonable expectation that the R1-90 zoning would remain. The applicant, who once had the zone change approved then retracted due to a concern over availability of water, has seen additional water become available and also could have a reasonable expectation that they could rezone. There have been evolving trends in planning, and there is substantial opposition as well as support for the request. Mr. Mona stated that after he weighed all of the facts he would support this application.

Commissioner Jeff Loyd stated that he agreed with Mr. Mona that this is a substantial decision. He stated he did not see a legal reason why this request should be denied, but felt the request did not conform to the spirit of the UDC or the surrounding neighbors. Mr. Loyd commented that he would have a hard time supporting this request because he has an issue with the definition of the word demand. He would like to see more sufficient information regarding percentage of build out, and would not support this request because he feels there is an increased amount of information that he still needs to weigh before he could say yes to it.

Commissioner Lori Meyers reminded the Commission that she didn't see the pipeline for Blue Ridge water flowing into Town yet. She stated that she agreed with Commissioner Loyd that they did not have a lot of information related to the demand. She stated that when a property owner goes into a neighborhood that is already established that property owner needs to be a little more friendly as to how they fit in. The surrounding area is R1-90 and the people within that area deserve some consideration. She commented that like Commissioner Loyd, she could not support this request.

Commissioner Gary Bedsworth reminded everyone that regardless of the Commission's vote this application would still proceed to Council. He commented that this property was contiguous to higher density, just as other properties within the R1-90 area were contiguous to higher density properties that allow for mobile homes so he felt the argument that this zoning change does not fit, did not completely fly true to him. He stated that he certainly respects all of the people who made efforts to provide the Commission with feelings and comments.

Commissioner Jim Scheidt commented that this rezoning proposal was not contingent on CC Cragin water coming to Payson, it was contingent upon the Town's ability to provide additional water through some means since it was originally denied. He stated that regarding the CCR's, he understands the importance of having them and what they actually mean. He reiterated that the Town does not enforce them, but the homeowners that are under the guidelines of the CCR's do have to live with them. He further stated that what he heard today was that the portions of the CCR's for this development that were read said these things could not change unless these things happened. The Commission was hearing only one side - the zoning was this way and it was always supposed to be, but they were not being presented the what-ifs. He felt that this presented a whole new perspective for him. Yes, those provisions do exist as well as provisions that exist within the Town rules and regulations and the Unified Development Code that allow this to happen and the Commission has to consider all of these things. He stated he would again support this request based on what he felt they had to do as a Commission. He would support a recommendation to the Council of approval.

Chairman Goddard stated that the bottom line for him was that they were asking for an increase of seven additional units. He didn't know how that works in terms of job creation or city revenues or increased infrastructure costs whether they develop the property with seven lots or fourteen lots. He felt it would be fairly much the same. In regards to the issue about demand for more development he stated he, like Commissioner Loyd could not really get over that issue. He doesn't see a huge demand. Chairman Goddard commented that when he looked at this area he didn't see the need to change the zoning for this particular piece of property. He stated an applicant has a right to request a rezoning, but they are not guaranteed a zoning change. People cannot buy property and expect that the guy's property next door is going to stay the same, just as this property owner cannot have an expectation that he can buy an R1-90 zoned property and then at some later time be automatically guaranteed he can rezone it. Chairman Goddard stated he does not feel that the increase in density fits in this subdivision and he would not support this request.

Motion carried 4-3. (Casting the dissenting votes are Jeff Loyd, Lori Meyers, and Chairman Goddard)

MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen
Acting Community Development Director

DATE: June 8, 2009

SUBJECT: Rezone R1-90 to R1-44 **P-355-09**
1601 E. Underwood Lane

Background

The applicant is requesting approval of a zone change request from R1-90 to R1-44 for the development of a 14 lot residential subdivision, Tuscany Estates, on 15.04 acres. Surrounding properties include Juniper Ridge to the north, zoned R1-90; Payson 3 Unit 1 to the east and west, zoned R1-90; to the south unsubdivided property, zoned R1-175 and Sienna Creek, zoned R1-18-PAD.

In April 2004, the Planning and Zoning Commission recommended approval of this rezoning to the Town Council. On June 10, 2004, the Town Council approved Ordinance #653 rezoning this property from R1-90 to R1-44). On July 8, 2004, the Town council voted unanimously to rescind Ordinance #653 leaving the zoning at R1-90. On August 12, 2004, the Council unanimously approved Resolution #1981 denying Application Number P-305-04, the original rezoning application, and provided a waiver of fees for any future zone change application for the property located at 1601 E. Underwood Lane. The resolution further provided that Patrick and Barbara Underwood might again apply for a zone change for this property in the future when a new, adequate water supply became available for the property. Since that time, the Town has acquired wells to expand the Town's water portfolio and has suspended the "20 ERU" policy.

Analysis

The Land Use Element (Chapter 3) of the Town of Payson General Plan designates this property for Rural Residential development. As the net density proposed is 0.97 dwelling units per acre, the proposed R1-44 zoning district would be appropriate and meets the criteria of the Land Use Element.

The proposed lot sizes range from 44,000 to 46,381 sq. ft. Although lots have been platted to minimize encroachment into environmentally sensitive areas, building envelopes should be kept off ridgelines and out of drainage ways.

Although this property is not contiguous with current or proposed trail way systems, it is reasonable to foresee that future residents would utilize the proposed trail/pathway on N. Tyler Parkway. Therefore it would be reasonable to request the developer to contribute to pedestrian circulation in the area. This property must meet normal drainage/detention requirements, which may include drainage easements once the civil improvement plans are completed and approved. A new cul-de-sac would be constructed to meet current Town Standards and dedicated to the Town.

Public sanitary facilities would be required for R1-44 zoning. The property is currently within the Northern Gila County Sanitary District.

A Citizens Participation Meeting was held on May 29, 2009. The report and related materials are enclosed for review.

Staff Recommendation:

Approval with conditions listed below.

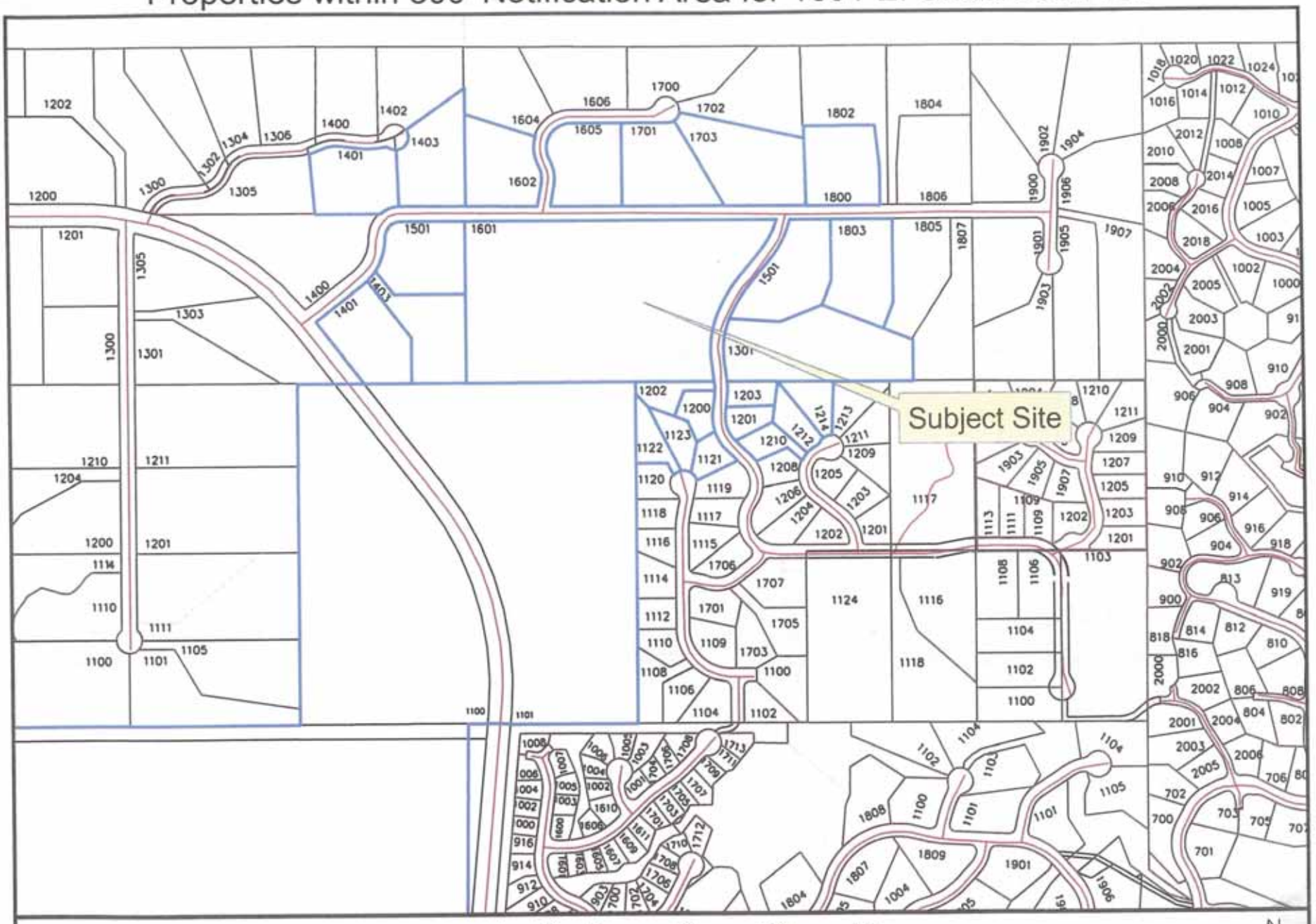
1. The development shall be in substantial conformance with the Rezoning Site Plan, dated May 19, 2009 and shall not exceed a total of 14 lots.
2. A note shall be added to the final plat stating "Areas outside the designated building envelopes shall not be disturbed in any manner except for defensible space thinning/maintenance. Any accessory structures, including fences, shall be located within the 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. Building envelopes will be kept off the ridgelines and sensitive environmental areas.
4. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
5. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
6. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
7. The developer shall submit a proposal outlining their contribution to the pedestrian circulation in the area prior to Council consideration of the rezoning.
8. All applicable Town standards for development shall be met.
9. 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 R1-44 rezoning may revert to the original R1-90 zoning, pending Council action.

Any other condition the Commission deems necessary.

Suggested Motion to recommend Approval:

"I move the Planning & Zoning Commission recommend to the Town Council approval of P-355-09, a request to rezone a 15.04 acre property located at 1601 E. Underwood Lane from R1-90 to R1-44 for the purpose of a 14 lot single family development with the conditions listed in the staff report."

Properties within 300' Notification Area for 1601 E. Underwood Ln.



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

0 175 350 700 1,050 1,400 Feet

1:6,035

N

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.

REZONING
SITE PLAN
FOR
TUSCANY ESTATES

LOT 20B OF PAYSON THREE – UNIT ONE, A SUBDIVISION AS SHOWN ON MAP 655 GILA COUNTY RECORDS, LOCATED IN THE SE 1/4 OF SECTION 26, T. 11 N., R. 10 E. OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

OWNER & APPLICANT

PATRICK AND BARBARA UNDERWOOD
P.O. BOX 1356
PAYSON, ARIZONA 85547
PHONE (928) 474-5336

LEGEND

- LPS — LOW PRESSURE SEWER
- LOTS WITH GRINDER PUMPS
- WATER MAIN
- FIRE HYDRANT

TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

N.T.S.

VICINITY MAP

N.T.S.

AREA COMPUTATIONS

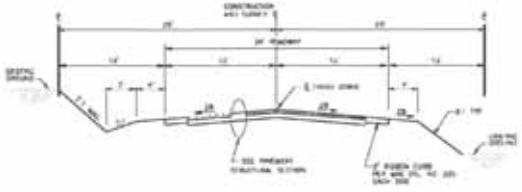
GROSS AREA	15.04 ac.
PUBLIC STREETS	0.65 ac.
LOTS	14.39 ac.
AVERAGE LOT SIZE	44,800 s.f.
MINIMUM LOT AREA	44,000 s.f.

SITE INFORMATION

EXISTING ZONING	R1-20
PROPOSED ZONING	R1-44
NUMBER OF DWELLING UNITS	14
DWELLING UNITS PER ACRE	0.93

UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	N.G.C.S.D.
TELEPHONE	QWEST
POWER	ARIZONA PUBLIC SERVICE
CATV	MPS CABLE
TRASH COLLECTION	WASTE MATTERS
TRASH DISPOSAL	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	PAYSON FIRE DEPARTMENT
SCHOOLS	PAYSON UNIFIED SCHOOL DISTRICT
GAS	ENERGY WEST



TYPICAL ROADWAY SECTION

MARISSA COURT

N.T.S.

Prepared by

Verde Engineering Group PLLC

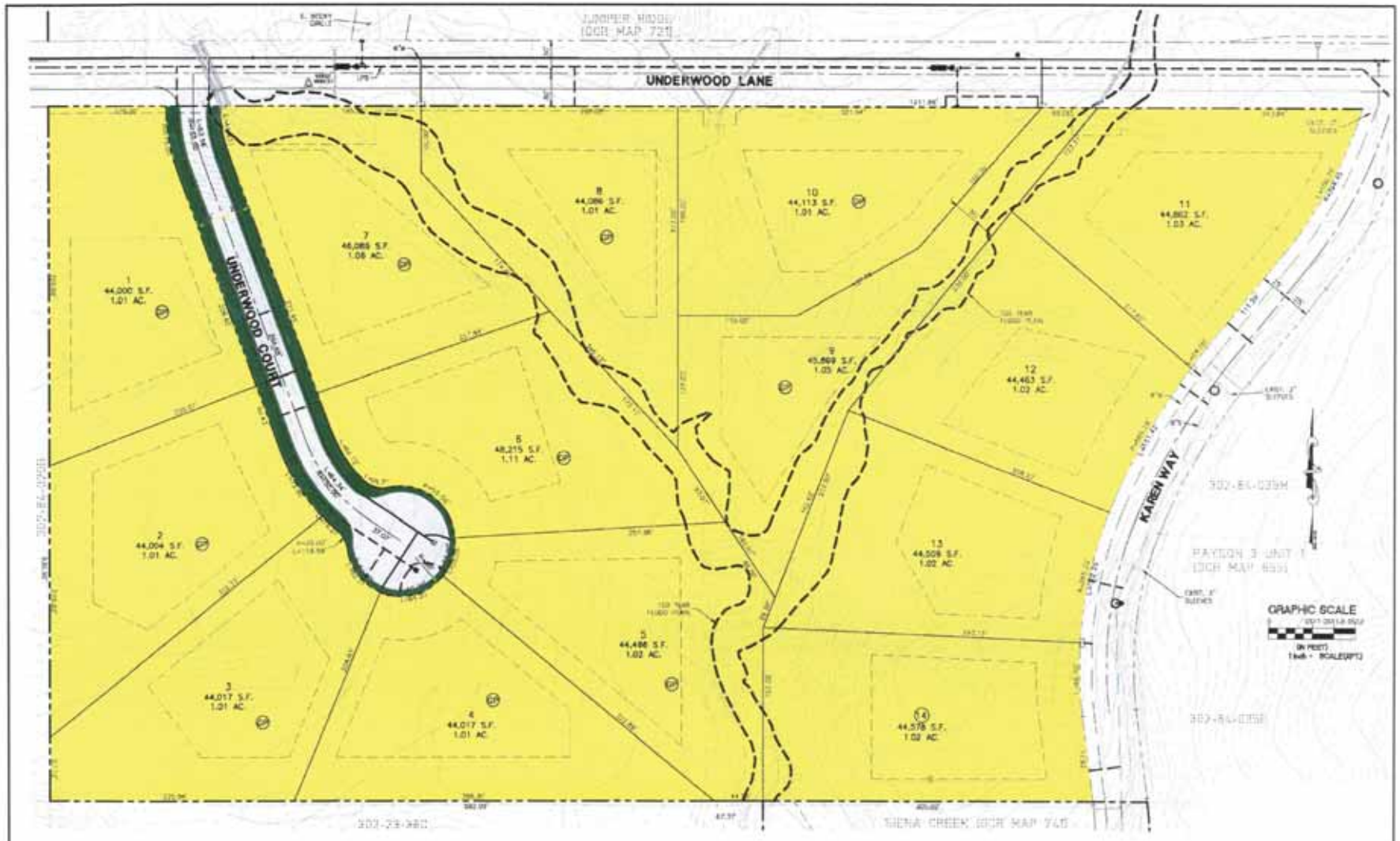
Project No.

1-800-STAKE-IT

DISCLAIMER

These documents have been prepared for a specific project and shall neither be altered nor reused for any other purpose. Also, these documents do not represent as-built conditions. If these documents are altered materially or unnecessarily, or reused without the design engineer's written approval, it will be at the sole risk and responsibility of the user. The act of altering or reusing in conflicts on indemnifying and holding the design engineering firm and its employees harmless from all claims, damages, and expenses, including attorney fees, arising out of such act.

SHEET 1 OF 2



NO.	REVISIONS	DATE	BY	CHK

Verde Engineering Group PLLC

TUSCANY ESTATES

PAYSON, ARIZONA

SITE PLAN
COLOR EXHIBIT

EX1

1 | 1

E. UNDERWOOD LANE
TYLER PARKWAY
SIENA CREEK
SUBDIVISION

CASE NUMBER P-355-09

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

May, 2007

Project Address: 1601 E. UNDERWOOD LANE Tax Parcel Number: 302-84-023
Subdivision: PAYSON THREE UNIT ONE Lot Number: 20B
Name of Applicant(s): PATRICK + BARBARA UNDERWOOD Phone #: 928-517-2272
Mailing Address: 1606 E. BECKY CIRCLE Town: PAYSON St: AZ Zip: 85541
Name of Property Owner(s): PATRICK + BARBARA UNDERWOOD
Mailing Address: 1606 E. BECKY CIRCLE Town: PAYSON St: AZ Zip: 85541
Contact Person: PATRICK UNDERWOOD Phone #: 928-474-5338 Fax #: 928-474-5338
Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:
REZONE PROPERTY FROM R1-90 TO R1-44 TO ALLOW DEVELOPMENT OF 14 LOTS ON THE 15.04 ACRE PARCEL.

(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.

PATRICK UNDERWOOD	Patrick Underwood	5-19-09
Print Name	Signature	Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	5-19-09	PE	Zone Change Application See Res. # 1981
COMPLETED APPLICATION	6-1-09	Sld	
NEWSPAPER PUBLICATION	5-22-09	PE	
300' NOTIFICATION MAILOUT	5-20-09	PE	
POSTING DATE	5-20-09	PE	CHECK NUMBER: N/A DATE: N/A

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

Gila County Parcel Information Search

Assessor Information
302-84-023

Parcel/Tax ID	302-84-023
Tax Year	2009
Site Address	1601 E UNDERWOOD LN, PAYSON
Owner Name	UNDERWOOD PATRICK JAY TRUSTEE AND, UNDERWOOD BARBARA ANN TRUSTEE
Owner Address	1606 E BECKY CIR PAYSON, AZ 85541
Tax Area	1053
Land Value	$246,287.00
Improvement Value	$0.00
Full Cash Value	$246,287.00
Assessed Full Cash Value	$39,406.00
Limited Value	$246,287.00
Assessed Limited Value	$39,406.00
Value Method	Market
Exempt Amount	$0.00
Exempt Type	
Use Code	0004
Property Use	0004-VL-UNDET-RUR-NONSUBDIVID
Class Code	Vacant
Assessment Ratio	16.000000
Sale Price	
Sale Date	
Instrument Type	
Book	
Page	
Parcel Size	15.08
Township, Range, Section	11N, 10E, 26SE
Legal Description	LOT 20B PAYSON 3 UNIT ONE (PLAT 655) (OUT OF 302-23-049 & 302-35-044)
Property Type	REAL

Page generated in 2.453125 seconds

P-355-09 1601 E. UNDERWOOD LANE
302-84-023

LEGAL DESCRIPTION

LOT 20B PAYSON 3 UNIT ONE, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

CITIZENS PARTICIPATION MATERIAL

Citizen Participation Meeting
For Tuscany Estates

Date: Friday May 29, 2009
Place: Payson Senior Center
Re: Tuscany Estates Citizen Participation Meeting

Patrick and Barbara Underwood held the citizens participation meeting as required. Approximately 28 property owners were notified using the list of names provided by the Town of Payson. There were a total of nine people in attendance. Patrick and Barbara Underwood, Ralph Bossert from Verde Engineering, Jeremy and Katie Hoff from Lot 6 in Siena Creek, Wayne and Carolynn Walter from 1501 E. Underwood Lane and Peter and Suzanne Menghini from 1801 E. Underwood Lane. Several neighbors were contacted by the Underwoods earlier and chose not to attend because they had no concerns.

Ralph had maps available and explained drainage and set backs on the different lots.

Attendants were given a brief history of the proposed subdivision.

The Hoffs and the Walters did not express any concerns. The Menghinis replied when asked if they had any concerns that they preferred that the lots remain two acre lots (90,000 sq. ft).

Please call with any questions or concerns.

Patrick or Barbara Underwood
474-5338 or 517-2272

RECEIVED
JUN 01 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

NOTICE OF CITIZEN PARTICIPATION MEETING

Patrick and Barbara Underwood
Owners and Developers
1606 E. Becky Circle
Payson, AZ 85541
928-474-5338 Home
928-517-2272 Cell
barbaraunderwood@yahoo.com

May 12, 2009

Re: Proposed Tuscany Estates Subdivision on East Underwood Lane and North Karen Way (1601 E. Underwood Lane)
Request to rezone 15.04 acres from R1-90 (2 acre lots) to R1-44 (1 acre lots) for the purpose of subdividing 14 one acre lots

Dear Neighbor,

You are hereby notified of a Citizen Participation Meeting to be held on Friday May 29, 2009 at The Payson Senior Center located at 514 W. Main Street. Light refreshments will be served at 5:00 p.m. with a short presentation to follow.

The purpose of this meeting is to provide information to property owners adjacent to the subject property regarding the proposed subdivision. This is the time set aside to ask questions, so please try to attend. An 8 ½ x 11 copy of the proposed preliminary plat is attached.

If you cannot attend the meeting and/or have questions regarding the proposed Tuscany Estates subdivision, please call Patrick or Barbara at the above numbers and we will be happy to make arrangements for any other time to meet with you personally. You may also contact our engineer, Ralph Bossert @ Verde Engineering at 928-474-5717.

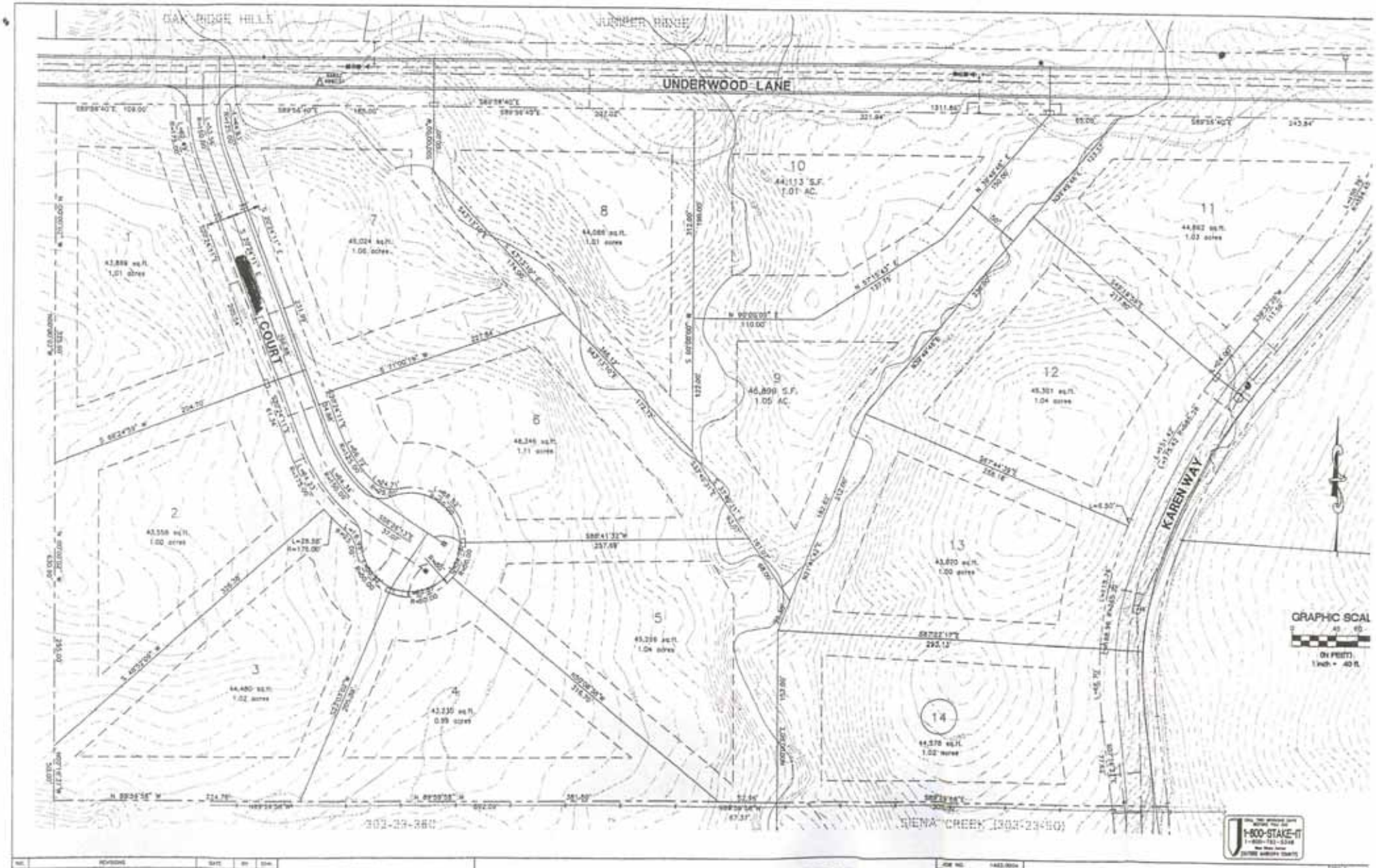
Respectfully,

Patrick Underwood
Barbara Underwood

Patrick and Barbara Underwood

RECEIVED
MAY 18 2009
COMMUNITY DEVELOPMENT DEPARTMENT

cc: Ray Erlandsen,
Sheila DeSchaaf, Planner II, Town of Payson
Ralph Bossert, Verde Engineering



NO.	REVISIONS	DATE	BY	CHK

TETRA TECH, INC.

UNDERWOOD SUBDIVISION

PAYSON, ARIZONA

SITE PLAN

SHEET NO. 2

1501 N. Karen Way
Payson, Az. 85541
June 1, 2009

Russell Goddard
303 N. Beeline
Payson, Az. 85541

Dear Mr. Goddard:

We own a home at 1501 N. Karen Way and strongly oppose P-355-09 requesting the rezoning on 1601 E. Underwood Lane. We plan to make Payson our permanent home within 3 years.

After researching the zoning restrictions and consulting the General Plan for Payson we made our decision to purchase our lot based on the R190 zoning surrounding this property. We were also told we could not subdivide our 2 plus acre lot. Every other property owner on Underwood has abided by the R190 designation. We were also heartened that you upheld the R190 zoning for Spirit Ridge subdivision located on Tyler Parkway.

We like Pat and Barbara and often visit with them while walking in the neighborhood, but we do disagree on this issue. The Underwoods bought this property knowing it was zoned R190. They developed Becky Circle where they live in accordance with the R190 zoning.

There are several ½ acre lots south of us on Karen for sale. These are in Siena Creek and San Gianni Hills, both developed by the Underwoods. Chapparal Highlands has 16 half acre lots for sale that have been on the market for over 3 years. They are priced from $180,000. to $300,000 each. Considering this, there is no compelling need to increase the density along Underwood Lane. 1 acre lots would not sell either. Bad economic times for Payson will not be solved by changing the R190 zoning on Underwood.

Underwood Lane is designated Rural Residential for good reason. It is a unique and beautifully treed street. Putting 14 homes instead of 7 is going to change the complexion and integrity of the neighborhood. Many more trees and foliage will be removed to accommodate infrastructure. Note the circled area on the enclosed map.

Having already purchased and built in this area, property owners should have a reasonable expectation that zoning will not change midstream. PLEASE DO NOT BREAK THE PROMISE TO THE HOMEOWNERS ALREADY HERE.

Respectfully,
Peter Menghini
Sue Menghini
Pete and Sue Menghini

RECEIVED
JUN 03 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

To P & Z

Planning and zoning administrator 6-1 09

This petition is to protest the zoning change for the corner of underwood and Karen Way. The 15.4 ac. is currently R 1-90 and should remain the same.The adjacent Property owners bought because of the zoning and the space that they would like to enjoy and fewer cars because underwood is a dead end st. Therefore we ask the Planning Administrator and counsel to reject any further division of this land smaller then 2 acre site. We are also concerned about Water supply, traffic and noise.

Karen Carson

Karen Carson I own 1800 & 1804 E. Underwood

See List from befor that Sign the Petition of Zoning Chang (25 People) Some Notes Called & ask if I would take Protection around for this Signature. I Dont Have time. this time.

RECEIVED
JUN 04 2009
COMMUNITY DEVELOPMENT DEPARTMENT

Planning and zoning administrator 3-8-04

This petition is to protest the zoning change for the corner of underwood and Karen Way. The 15.4 ac. is currently R 1-90 and should remain the same. The adjacent Property owners bought because of the zoning and the space that they would like to enjoy and fewer cars because underwood is a dead end st. Therefore we ask the Planning Administrator and counsel to reject any further division of this land smaller then 2 acre site. We are also concerned about Water supply, traffic and noise.

x Jack D. Klausner JACK D. KLAUSNER
1702 E Becky Circle

x D.J. Morder D.J. MORDER
306 E Edelweiss

Art Padilla
111 N. HERITAGE LN.

Donna Risk
409 W. St. Moritz Dr.

BOB ROMELFANGER
2107 N. COLD SPRINGS PT

Sterling Smith
409 W. Saint Moritz Dr
Payson 85541

N. J. Hebai
904 S. Cowell Drive
Payson AZ

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APR 09 2004
COMMUNITY DEVELOPMENT DEPARTMENT

Planning and zoning administrator 3-8-04

This petition is to protest the zoning change for the corner of underwood and Karen Way. The 1.54 ac. is currently R 1-90 and should remain the same. The adjacent Property owners bought because of the zoning and the space that they would like to enjoy and fewer cars because underwood is a dead end st. Therefore we ask the Planning Administrator and counsel to reject any further division of this land smaller then 2 acre site. We are also concerned about Water supply, traffic and noise.

Harold Corbin 1800 E Underwood Lots C+D
Underwood Street 024 B
1401 UNDERWOOD LA. BOUGHT 2 ACRES FOR MORE ROOM AND LESS WATER US
1901 N. Underwood
1905 N Underwood Ct
1906 N UNDERWOOD
1907 N. Underwood
1117 North Karen Way
Mildred Furnas
Billy E. Furnas
1301 N. Heather Cir.
704 E TYLER PARKWAY
704 E TYLER PARKWAY
700 E. Tyler Parkway
700 E Tyler Pkway
500 E. Tyler Pkwy
500 E. Tyler Pkwy.

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Erlandsen, Ray

From: jameshadder@aol.com
Sent: Sunday, June 07, 2009 8:31 AM
To: littlepaint@q.com; Erlandsen, Ray
Subject: Application No P-355-09 zoning request for R1-44

June 7, 2009

Subject: Application No P-355-09 zoning request for R1-44

We are opposed to the increase in home density at 1601 Underwood lane as proposed by Barbra Underwood per the above stated Application. One of the main reasons we purchased the property on Tyler Parkway as opposed to a lot in another area was the lower housing density in the whole Tyler Parkway corridor. A lower housing density means more open space with less impact on the land, more wildlife, less traffic, noise and other issues that are associated with higher density areas.

We request that the zoning commission and the city council not allow any zoning changes in this area that will increase the housing density beyond its current zoning.

We would appreciate your support;

Jim and Karen Hadder
702 E Tyler Parkway

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

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DEPARTMENT

Erlandsen, Ray

From: Kerr, Douglas [Douglas.Kerr@Honeywell.com]
Sent: Monday, June 08, 2009 6:51 AM
To: Erlandsen, Ray
Subject: Zoning Application P-355-9

Ladies and Gentlemen, please note that my wife and I are opposed to approval of the zoning application P-355-9. This area was zoned for two acre plots in order to maintain the natural appeal and minimize the traffic and population in this area. It is my understanding that one of the arguments for the application is that more fire hydrants and fire suppression resources would be allocated for the area. It seems that since a majority of fires are human caused, that higher density living would only increase the probability of a fire starting. I would like to point out that there is only one way in and one way out of the neighborhood. With higher density housing, it will be much more difficult to get people out of the area in an emergency.

We would ask that you deny this application as you have in the past. It is ill-conceived for this area.

Respectfully,

Doug & Cindy Kerr
1903 N. Underwood Ct.
Payson, AZ 85541

Please send a copy of this to each of the commissioners.

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JUN 08 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

716 N. Foothills East Circle
Payson, Arizona, 85541
June 5, 2009

Planning and Zoning
Payson
303 North Beeline Highway
Payson, Arizona 85541

We live along Tyler Parkway and have noted zoning request P-354-09 for zoning changes from two-acre parcels to one-acre parcels. Tyler Parkway has predominant zoning of four and two acre parcels. While it is understood zoning can change when there are excellent reasons to do so, at this time with the economy as it is with more lots and houses on the market than there are buyers there is no need to change zoning and add more lots on an already stressed market. We also think that a minimum density requirement of at least the two-acre minimum should be maintained to protect our semi-rural environment.

Certainly in this current economic state, there is no justification for splitting lots and we think the zoning should remain as the original planners wisely set it up.

Thank you,

Sincerely yours,

Patricia Greenberg

James and Patricia Greenberg

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DEPARTMENT

704 Foothills East Circle
Payson, Arizona, 85541
June 5, 2009

Planning and Zoning
Payson
303 North Beeline Highway
Payson, Arizona 85541

We have noted zoning request P-354-09 for zoning changes from two acre parcels to one acre. We do not abut the property but live along Tyler Parkway where the predominant zoning is four and two acre parcels. While we understand zoning can change when there are excellent reasons to do so, when we purchased our property we were given a state required document indicating our four acre minimum and that most of the surrounding properties were the same. We feel the density requiring at least two acre minimums should be maintained to protect our semi-rural environment.

Certainly in the current economic state, there is no need justification for splitting lots and think the zoning should remain as the original planners wisely set it up.

Thank you,

Sincerely yours,

Bruce & Gail Giedt

Bruce and Gail Giedt

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COMMUNITY DEVELOPMENT
DEPARTMENT

June 5, 2009
712 Foothills East Circle
Payson, Arizona

Planning and Zoning Commission
Town of Payson
303 N. Beeline Highway
Payson Arizona, 85541

Gentlemen:

Reference: P-355-09 Zone Change Request

While not in direct contact with the proposed property for a zone change, the Foothills East Homeowner's Association opposes changes in zoning below two acres in the Tyler Parkway Corridor. Much of the property along Tyler Parkway is zoned for four acres and keeping the four and existing two acre parcels makes sense with the overall Town Plan for the area.

Considerations to oppose this change are:

1. Little to no demand now or in the near term
2. Questionable ability to provide fire protection for the area (See the report on the Parson's house fire of approximately two years ago which was handled in a substandard manner by back up fire departments.)
3. Already built out properties are at the existing proper zoning.

Thanks for your consideration

Robert Parsons

Bob Parsons
President
Foothills East Homeowner's Assn.

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June 4,2009

RECEIVED

JUN 08 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

1904 N. Underwood Court
Payson, AZ 85541

Jeff Loyd
303 N. Beeline Hwy.
Payson, AZ 85541

Dear Mr. Loyd,

I am writing regarding the recent request by Patrick and Barbara Underwood (P-355-09) to change the zoning on land they own at 1601 E. Underwood Lane. As we are sure you are well aware, the General Plan for the Town of Payson states that sufficient demand must exist before authorizing higher land use density than present zoning permits. With this in mind, there are certainly several reasons to leave the zoning as is:

1. Current homeowners in the area purchased their land, at a premium price, specifically to enjoy the benefits of greater solitude and the beautiful views that 2+ acre lots provide.
2. Increasing the zoning density will negatively affect our property values.
3. Increasing the density on a property with such steep slopes and natural drainages would destroy the natural beauty of the area. The extensive drainage area designed for the Chaparral Highlands subdivision at the end of Karen's Way is a perfect example of the negative impact of increasing zoning density on steep terrain. The huge drainage area designed to accommodate the increased density looks like a landslide and destroyed the natural beauty of the hillside thus negatively affecting the beauty of the area for those of us who already own homes at the end of Underwood Lane as well as a number of residents in the Chaparral Pines area.
4. With only one ingress and egress for the entire area served off of Underwood Lane, the increased traffic will endanger the children who live and play in the area, as well as create unnecessary congestion in the subdivision.

There are numerous developments in this same neighborhood that offer alternatives to R190 sized lots. Siena Creek and San Gianni Hills, both developed by the Underwood's, offer ½ acre lots for building on. Chaparral Highlands, just down the street from San Gianni Hills has 16 – ½ acre lots waiting to be purchased and built on.

Well thought out urban planning and zoning dictate that towns be planned in such a way to meet the various needs of its residents. Planning should allow for higher density residential housing, with easier access to businesses and services, to be located at the center of town. As one moves away from the center of town it makes sense to plan for residential areas with single-family homes located on larger sized lots. The outermost areas which border forest areas should be larger acreages zoned rural-residential for those desiring more space and/or a place to have animals.

Please vote to maintain our rural-residential environment and leave this small area of Payson for those who desire a more rural place to live. I cannot think of even one, compelling reason to approve the Underwood's request. If sufficient demand must exist

before authorizing higher land use than present zoning permits, then it is clear that this request must be denied.

Sincerely,

Dianne Martell-Williams and Tim Williams

RECEIVED

JUN 08 2009

COMMUNITY DEVELOPMENT DEPARTMENT

TUSCANY ESTATES SUBDIVISION

I have spoken to the Underwood's concerning their proposed 14, one acre plus lot subdivision at 1601 E. Underwood Lane. I have seen the proposed layout and the Underwood's have explained their vision for the property. At this time I have no major concerns.

Print Name	Signature	Address	Date
GREG REED	Greg R Reed	1700 E. BECKY CIRCLE	06/03/09
DALE KLAUSNER	Dale Klausner	1702 E. Becky Circle	06/03/09
JACK KLAUSNER	[illegible]	1702 E Becky Circle	06/03/09
ERIC KINCANNON	Eric Kincannon	1701 E. BECKY CIRCLE	06/03/09
Laura Hackey	Laura Hackey	1602 E Becky Circle	06/03/09
Rich Ormand	Rich Ormand	1121 N Alyssa Circle	06/03/09
Karen Ormand	Karen Ormand	1121 N. Alyssa Circle	06/03/09
Mike Foil	Mike Foil	1119 N. Alyssa Circle	6/3/09
Sandee Foil	Sandee Foil	1119 N. Alyssa Circle	6/3/09
Margaret Michels	Margaret Michels	1117 N. ALYSSA CIR	6/3/09
PAT Phaneuf	[illegible]	1706 E Lexi Lane PAYSON, AZ	6/3/09
Carol Hacker	Carol A. Hacker	1602 E. Becky Cir, PAYSON, AZ	6/5/09
CAROLE OMOTO	Carole Omoto	Karen Way, Payson AZ	6/5/09
Katie Hoff	Katie Hoff	1123 N ALYSSA CIR PAYSON, AZ	6/5/09
Jeremy Hoff	[illegible]	1123 N. ALYSSA CIR PAYSON, AZ	6/5/09
John Gruber	John Gruber	1604 E. Becky Circle	6-6-09
JIMMY OESTMANN	[illegible]	409 W. B N. KAREN WAY PAYSON, AZ	6-7-09
KEVIN M. DICK	[illegible]	1707 E LEXI LN PAYSON, AZ 85541	6-7-09
Carrie Dick	[illegible]	1707 E. Lexi Ln Payson AZ 85541	6-7-09
CHARLES BAILEY	Charles Bailey	1112 N. ALYSSA CIRCLE PAYSON, AZ 85541	6-7-09
Gerry Bailey	Gerry Bailey	1112 N ALYSSA circle Payson, AZ 85541	6-7-09
SCOTT NOSSEK	[illegible]	1120 N. ALYSSA CIR. PAYSON, AZ 85541	6/7/09

General Plan Update

Land Use Plan
Proposed Amendments

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Revisions #1, #2, #6, #8

These areas are new residential density districts which provide limited access and topographic concerns, as well as, other environmental concerns

Revision #3

Area was changed from commercial to high density residential. This provides a buffer between the commercial area to the east and the low density residential area to the west.

Revisions #4 and #10

These areas are the current Forest Service Admin site, and forest service land south of the airport. Current Land Use Plan shows both areas as Low Density PAD. We wanted to eliminate the PAD concept from the Land Use Plan and at the same time recognize the uniqueness of these two large areas.

Revision #5

Revision #5 is land located between Granite Dells Road and Highway 260. There is some commercial activity occurring in this area now. The current Land Use Plan shows this as medium density residential.

Revision #7

This area is adjacent to the Rodeo grounds. The current land use plan shows this a low density PAD. We have divided this area into high, medium and low density residential.

Revision #9

This area is the current Lama Ranch area at the end of Longhorn Road. Our current Land Use Plan shows this a Medium Density PAD area. Our basic concern here was to simply eliminate the PAD concept to avoid confusion between zoning and Land Use Planning.

Revision #11

The current land use plan shows this as a Low Density PAD. This area is north of the airport. Employment Area #1 was expanded to include a portion of this property, and the remainder was changed to low density in **Revision #12**.

. **Revision #13**

This is a single lot located on the North Beeline Highway. The current Land Use Plan shows this lot as medium density residential. The recommendation is to allow high density due to the highway frontage.

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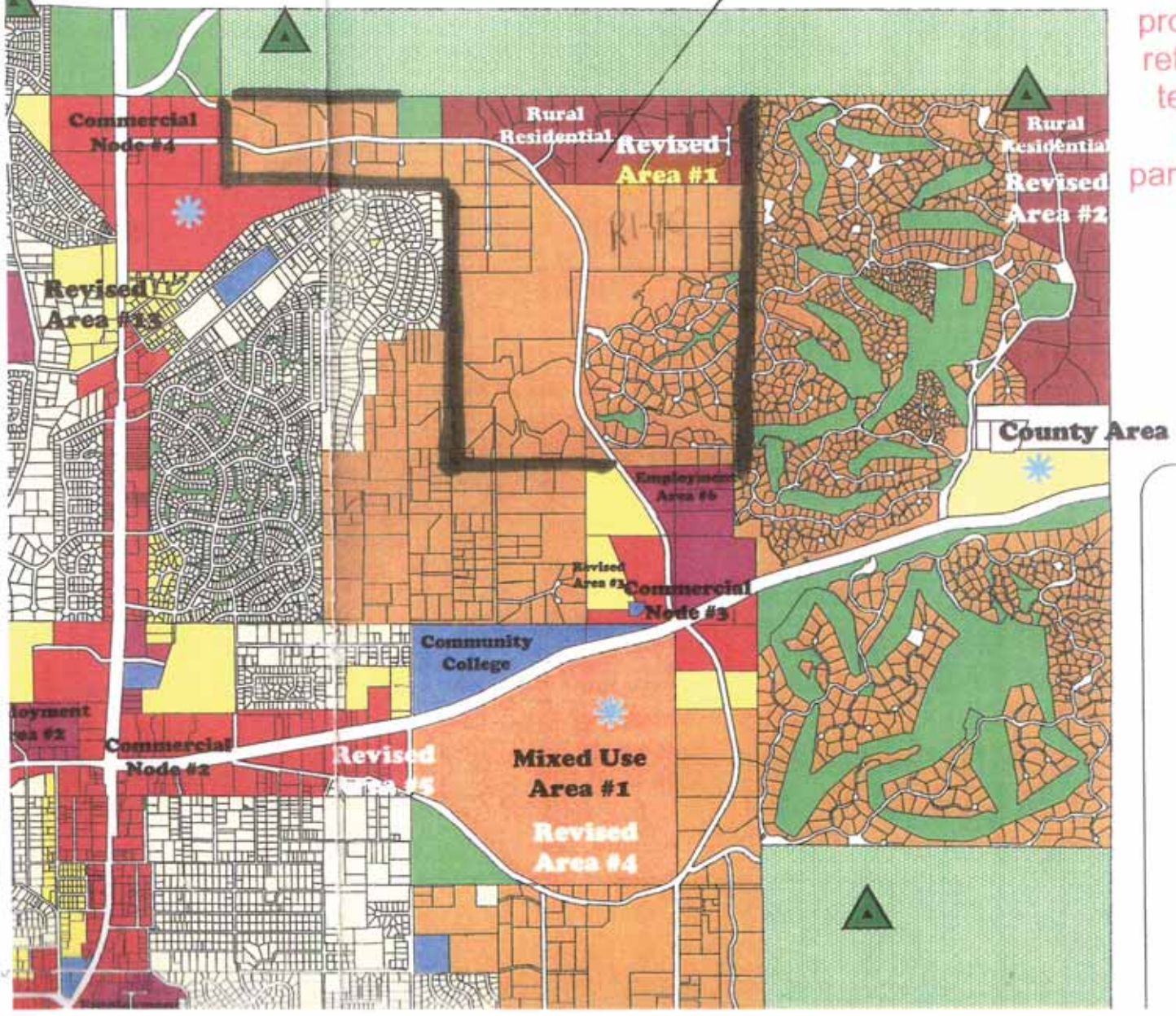
Plan

Land Use Plan: A map that graphically depicts in general fashion, how the Town will accommodate future population growth. In order to use this map properly, you will need to refer to the section in the text portion of the Land Use element that is part of the Payson General Plan Document



N

Land Use Legend

Landuse.shp

- Commercial
- Employment
- Environmental
- Government
- High Density
- Medium Density
- Low Density
- Rural Residential
- Mixed Use

LIST OF PROPERTY OWNERS IN PAYSON 3 UNIT 1 SUBDIVISION WHO OPPOSE RE-ZONING APPLICATION P-337-07

2007

Altoff, Brett 501 E. Tyler Parkway, Payson, Arizona
Beauregard, Joyce 1305 N. Heather Circle, Payson, Arizona
Benites, Frank 1403 E. Underwood Lane, Payson, Arizona
Bentley, Paula 1806 E. Underwood Lane, Payson, Arizona
Bentley, Roger 1806 E. Underwood Lane, Payson, Arizona
Brown, Barbara 701 E. Tyler Parkway, Payson, Arizona
Brown, Larry 701 E. Tyler Parkway, Payson, Arizona
Caldwell, Ken 1306 Eagletree Lane, Payson, Arizona
Caldwell, Rhonda 1306 Eagletree Lane, Payson, Arizona
Casto, Wayne 1300 N. Heather Circle, Payson, Arizona
Cordell, Gary 1805 E. Underwood Lane, Payson, Arizona
Corbin, Harold 1804 E. Underwood Lane, Payson, Arizoan
Croak, Kristin 1903 N. Conifer Circle, Payson, Arizona
Croak, Brad 1903 N. Conifer Circle, Payson, Arizona
Delbrook, Jim 901 E. Tyler Parkway, Payson, Arizona
Delbrook. LaVonne 901 E. Tyler Parkway, Payson, Arizona
Dominy, Mathew 1803 E. Underwood Lane, Payson, Arizona
Dominy, Debbie 1803 E. Underwood Lane, Payson, Arizona
Elston, Robert 1900 Conifer Circle, Payson, Arizona
Elston, Jackie 1900 N. Conifer Circle, Payson, Arizona
Farrell, Debra 500 & 504 E. Tyler Parkway, Payson, Arizona
Farrell, Mike 500 & 504 E. Tyler Parkway, Payson, Arizona
Felix, Louis 1301 N. Heather Circle, Payson, Arizona
Felix, Pat 1302 N. Heather Circle, Payson, Arizona
Floyd, Sandra 1604 Becky Circle, Payson, Arizona
Freegard, Mark 1901 N. Conifer Circle, Payson, Areizona
Grace, Timothy 900 E. Tyler Parkway, Payson, Arizona
Grace, Marilyn 900 E. Tyler Parkway, Payson, Arizona
Greer, Diane 603 E. Tyler Parkway, Payson, Arizona
Greer, Mick 603 E. Tyler Parkway, Payson, Arizona
Gruden,Joseph 1905 N. Underwood Court, Payson, Arizona
Gruden, Patricia 1905 N. Underwood Court, Payson, Arizona
Haag, Mrs. 1807 E. Underwood Lane, Payson, Arizona
Haag, John 1807 E. Underwood Lane, Payson, Arizona
Hadder, James 702 E. Tyler Parkway, Payson, Arizona
Hadder Karen 702 E. Tyler Parkway, Payson, Arizona
Harris, Kitty 1300 Eagletree Lane, Payson, Arizona
Harris, Roger 1300 Eagletree Lane, Payson, Arizona
Houck, Cynthia 1300 N. Heather Circle, Payson, Arizona
Jones, Tanda (Hart) 1116 N. Karen Way, Payson, Arizona
Kerr, Cindy 1903 N. Underwood Court, Payson, Arizona
Kerr, Doug 1903 N. Underwood Court, Payson, Arizona
Kirkpatrick, John 1401 E. Underwwod Lane, Payson, Arizona
Kirkpatrick, Char 1401 E. Underwood Lane, Payson, Arizona
Lamb, Marty 1304 E. Eagletree Lane, Payson, Arizona

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Lamb, Tammy 1304 E. Eagletree Lane, Payson, Arizona
Lambe, Laurel 1401 E. Eagletree Lane, Payson, Arizona
Lambe, Clarke, 1401 E. Eagletree Lane, Payson, Arizona
Lawrence 1102 N. Allyssa Circle, Payson, Arizona
Little, Leonard 704 E. Tyler Parkway, Payson, Arizona
Little, Mary 704 E. Tyler Parkway, Payson, Arizona
Logan, Arleen 601 E. Tyler Parkway, Payson, Arizona
Logan, John 601 E. Tyler Parkway, Payson, Ariozna
Mansur, Fred 1400 E. Eagletree Lane, Payson, Arizona
Mansur, Janet 1400 E. Eagletree Lane, Payson, Arizona
McIntyre, Jim 703 E. Tyler Parkway, Payson, Arizona
McIntyre, Shirley 703 E. Tyler Parkway, Payson, Arizona
McFall Edward 1906 Underwood Court, Payson, Arizona
McFall, Judith 1906 Underwood Court, Payson, Arizona
Meeske, Ernie 1101 E. Tyler Parkway, Payson, Arizona
Menghini, Peter 1501 N. Karen Way, Payson, Arizona
Menghini, Peter 1501 N. Karen Way, Payson, Arizona
Mirza, Linda 1403 Eagletree, Payson, Arizona
Mirza, Medo 1403 Eagletree, Payson, Arizona
Nolan, Thomas 1904 Conifer Circle, Payson, Arizona
Oldenkamp, David 1305 Eagletree Lane, Payson, Arizona
Oldenkamp, Margie 1305 Eagletree Lane, Payson, Arizona
Parks, Jack 1902 N. Underwood Court, Payson, Arizona
Procunier, Monica 1302 Eagletree Lane, Payson , Arizona
Procunier, Ron 1302 Eagletree Lane, Payson, Arizona
Rickman, H.M. 1905 N. Underwood Court, Payson, Arizona
Rickman, D.J. 1905 N. Underwood Court, Payson, Arizona
Santora, George 1303 & 1305 N. Heather Circle, Payson, Arizona
Santora, Malissa 1303 & 1305 N. Heather Circle, Payson, Arizona
Stutesman, Joe 1900 N. Underwood Court, Payson, Arizona
Stutesman, Lory 1900 N. Underwood Court, Payson, Arizona
Thornton, Milton 1305 N. Heather Circle, Payson, Arizoan
Thornton, Christy 1305 N. Heather Circle, Payson, Arizona
Vanbrunt, Gary 1402 Eagletree Lane, Payson, Arizona
Varner, Merrill 801 E. Tyler Parkway, Payson, Arizona
Varner, Dianna 801 E. Tyler Parkway, Payson, Arizona
Wertin, John 800 & 802 E. Tyler Parkway, Payson, Arizona
Wertin, Roberta 800 & 802 E. Tyler Parkway, Payson, Arizona
Williams, Dianne 1904 N. Underwood Court, Payson, Arizona
Williams, Tim 1904 N. Underwood Court, Payson, Arizona

We, the undersigned appose the re-zoning of the property at
1601 E. Underwood Lane
from R1-90 to R1-44.
P-355-09

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COMMUNITY DEVELOPMENT DEPARTMENT

NAME	ADDRESS	DATE
Mike Farrell	500 E. Tyler Pky Payson AZ 85541	6-6-09
[illegible]	" " " "	6-6-09
Michele CLAYTON	2003 N. SPIRIT RIDGE CT. PAYSON, AZ 85541	6-6-09
JAMES R. CLAYTON	2003 N. SPIRIT RIDGE CT. PAYSON, AZ 85541	6-6-09
Tom Nolan	1904 N. Conifer Circle Payson, AZ 85541	6/6/09
Michele Nolan	1904 N. Conifer Circle Payson, AZ 85541	6/6/09
Shirley McIntyre	703 E. Tyler Pky Payson AZ 85541	6-6-09
James A McIntyre	703 E Tyler Pky Payson Az 85541	6-6-09
Larry Brown	701 E Tyler Pky Payson, AZ 85541	6-6-09
Barbara BROWN	701 E. Tyler Pky Payson, AZ 85541	6/6/09
Christy Thornton	1305 N. Heather Cir. Payson AZ. 85541	6/6/09
M Thornton	1305 N. Heather Cir. Payson, AZ. 85541	6/6/09
Joyce Beauregard	1305 N. Heather Cir. Payson AZ. 55541	6/6/09
DARREL JENKINS	1200 N. HEATHER CR PAYSON, AZ 85541	6/6/09
Stephanie JENKINS	1200 N. Heather Cir Payson, Az 85541	6/6/09
Dick Hosey	1105 N. Heather Cir " " "	6/6/09
" "	1303 " " "	"
Louis Felix	1301 N. Heather Cir. Payson Az 85541	6/6/09
[illegible]	1301 N. Heather Cir Payson AZ 85541	6/6/09
Doug Kerr	602 509-1801 1903 N Underwood Payson AZ 85541	6/6/09
Cindy Kerr	1903 N Underwood Payson AZ 85541	6/6/09
Dianne Williams	1904 N. Underwood Ct. Payson, Az 85541	6/6/09
Jim Williams	1904 N Underwood Ct Payson AZ 85541	6/6/09
[illegible]	1104 E TYLER PKWY PAYSON AZ 85541	6/6/09

We, the undersigned appose the re-zoning of the property at
1601 E. Underwood Lane
from R1-90 to R1-44.
P-355-09

NAME	ADDRESS	DATE
LaVonne Dilbrook	901 E. Tyler Pkwy	6-16-09
Mary L. Little	704 E. TYLER PRKWY	6-7-09

LETTERS

JAMES + PATRICIA GREENBERG
BRUCE + GAIL GEIDT
JAMES + KAREN HADDER
BOB PARSONS PRES. FOOTHILLS EAST SUBDIVISION
MR + MRS. STATESMAN 1900 E. UNDERWOOD LANE PAYSON

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Hotmail New | Delete Junk | Mark as ▾ Move to ▾ | Messenger ▾ | Op

littlepaint@q.com Reply Reply all Forward |

Inbox
Junk
Drafts
Sent
Deleted (37)
Manage folders
Add an e-mail account
Related places
Today
Contact list
Calendar
Privacy

Application No P-355-09 zoning request for R1-44

From: **jameshadder@aol.com**
Sent: Sun 6/07/09 8:31 AM
To: littlepaint@q.com; rerlandsen@ci.payson.az.us

June 7, 2009

Subject: Application No P-355-09 zoning request for R1-44

We are opposed to the increase in home density at 1601 Underwood lane as propos Barbra Underwood per the above stated Application. One of the main reasons we pu the property on Tyler Parkway as opposed to a lot in another area was the lower hou in the whole Tyler Parkway corridor. A lower housing density means more open spa impact on the land, more wildlife, less traffic, noise and other issues that are associat higher density areas.

We request that the zoning commission and the city council not allow any zoning cha area that will increase the housing density beyond its current zoning.

We would appreciate your support;

Jim and Karen Hadder
702 E Tyler Parkway

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

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COMMUNITY DEVELOPMENT DEPARTMENT

Mary L. Little

From: <jstutes@charter.net>
To: "MARY LITTLE" <littlepaint@q.com>
Cc: <jstutes@charter.net>
Sent: Saturday, June 06, 2009 8:23 PM
Subject: Re: zoning

Mary,

We oppose the re-zoning application P-355-09 at 1601 E. Underwood Lane, Payson, Arizona. We purchased our property at 1900 E. Underwood Lane based on the zoning that this subdivision allowed R1-90 2 acre minimum, and we wish you respect to maintain that zoning and not increase the density to R1-44 which would double the density in the area. This is our retirement property and we are looking forward to the quiet, spacious community that this provides.

Joe and Lory Stutesman

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JUN 08 2009

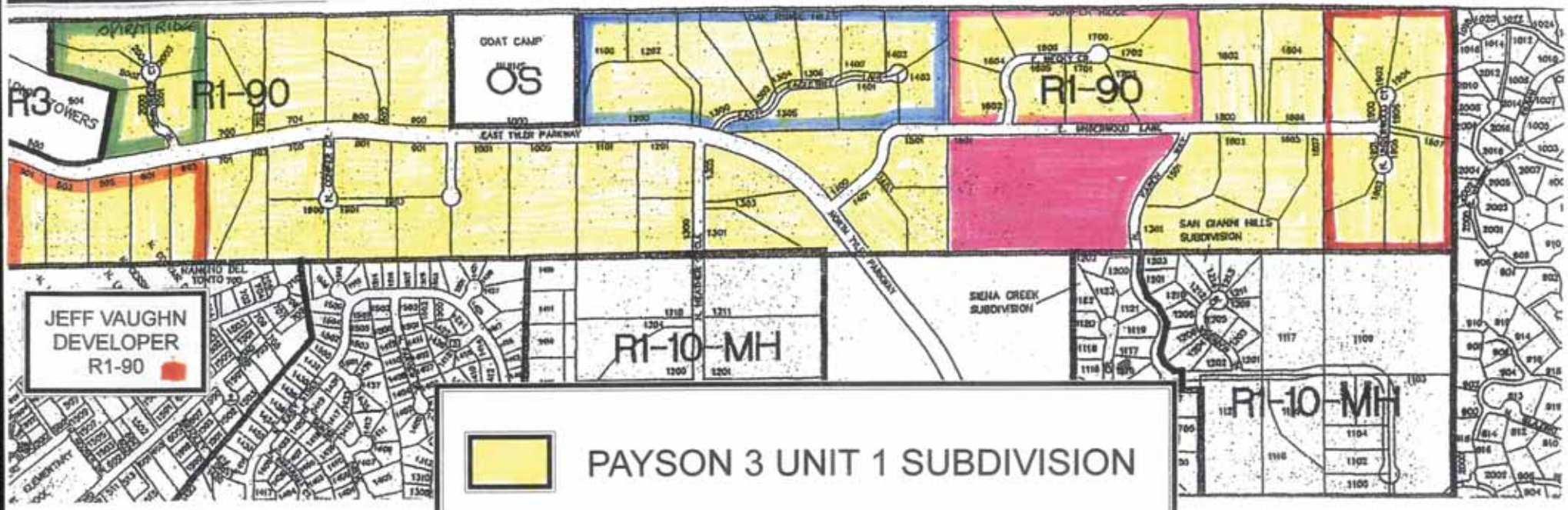
COMMUNITY DEVELOPMENT
DEPARTMENT

SUE MCINTYRE
DEVELOPER
SUBDIVISION
SPIRIT RIDGE ESTATES
R1-90

JOHNSON
SRJ HOMES
SUBDIVISION
OAK RIDGE ESTATES
R1-90

UNDERWOOD
DEVELOPER
JUNIPER RIDGE
R1-90

BROCE
DEVELOPER
SUBDIVISION
WOODS AT PAYSON
R1-90



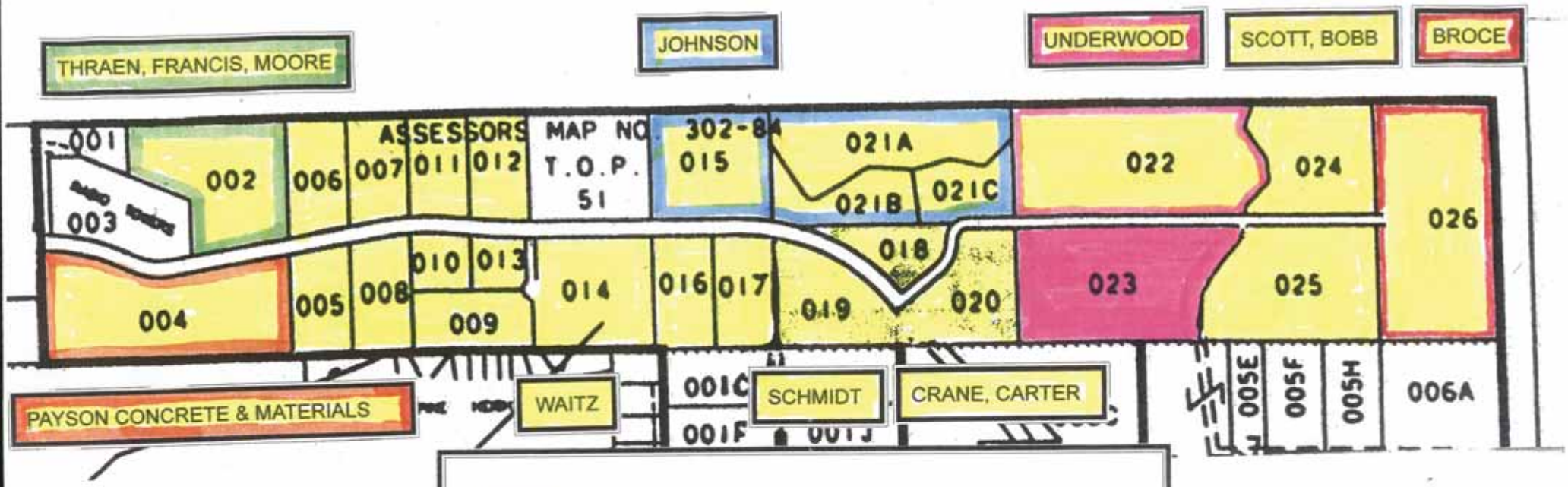
JEFF VAUGHN
DEVELOPER
R1-90

PAYSON 3 UNIT 1 SUBDIVISION

(73) PROPERTY OWNERS IN COMPLIANCE WITH R1-90
92% OF LAND
IN PAYSON 3 UNIT 1 SUBDIVISION

(1) PROPERTY OWNER UNWILLING TO COMPLY
8% OF LAND
IN PAYSON 3 UNIT 1 SUBDIVISION

RECEIVED
JUN 08 2009
COMMUNITY DEVELOPMENT
DEPARTMENT



PAYSON 3 UNIT 1 SUBDIVISION IMPROVEMENT DISTRICT

PROPERTY OWNERS FROM FEDERAL LAND EXCHANGE

R1-D90 ZONING

RECEIVED

JUN 08 2009

COMMUNITY DEVELOPMENT DEPARTMENT