



MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen
Acting Community Development Director

DATE: July 13, 2009

SUBJECT: Conditional Use Permit Amendment Request CUP-173-09
500 S. Mud Springs Road
Payson Community Christian School

Background

A request has been submitted by the Payson Community Christian School, property owner, to amend the site plan for CUP-111-03, a conditional use permit (CUP) approved in 2003, to allow a school use at 500 S. Mud Springs Road in a R1-10-MH zoning district.

Analysis

In 2003, the Planning and Zoning Commission approved CUP-111-03, the allowance of a school use at 500 S. Mud Springs Road in a R1-10-MH zoning district with eight (8) conditions. That decision was appealed to the Town Council. On July 10, 2003, the Town Council held a public hearing regarding the appeal and voted 5-0, with one abstention, to deny the appeal and therefore upheld the decision of the the P&Z Commission to allow the school use, but added an additional condition that the Payson Community Christian School erect an eight foot block fence on the northwest and south sides of the property.

Since that time, the school has acquired additional property to add to the parcel depicted on the original site plan. A new site plan with phased construction for the school building has been proposed. The use, originally approved by CUP-111-03, remains the same. This request, if approved, would amend the original site plan to the proposed layout. Staff has reviewed the new proposed site plan and finds it to be much improved from the original. More open space has been provided, as well as the preservation of more existing vegetation. Retention and parking will be better situated, again preserving the sites' natural topography. As currently proposed, the building would be more in scale with surrounding residential development and similar to the Hospice facility across the street. The new layout creates a park-like setting with a more pleasing view from surrounding properties and the public roadway.

Staff finds that the applicant's request could be compatible with the surrounding area and is an improvement from the previously approved site plan.

Due to the fact that the proposed site plan is a revision of the original approved site plan and the Town Council in their decision on July 10, 2003, added a condition requiring an eight foot block fence on the northwest and south sides, staff has reviewed the original conditions and recommends the following:

Staff Recommendation:

Approval with conditions listed below:

1. The development shall be in substantial conformance with the Preliminary Site Plan study, sealed May 14, 2009.
2. A pedestrian connection shall be provided between the sidewalk on Mud Springs Road and the front entrance of the facility.
3. An eight foot high block fence shall be erected on the northwest property line and on the south property line from E&J Estates Lot 4 to 7 to buffer the use from adjoining residential properties.
4. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for a school use, then the use permit is applicable. Change in uses or additional uses shall require approval through the CUP process. The applicant shall be required to follow the provisions of the Unified Development Code for any additional applicable permits prior to proceeding with development or implementation of additional uses for subject property.
5. Only those activities of a curricular or co-curricular nature directly related to the functions of this school will be allowed.
6. Failure to comply with conditions one (1) thru five (5) above shall be grounds for zoning citations and possible revocation of the Conditional Use Permit. If alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department or Public Works Engineer, with a 24 hour notification to the property owner, an inspection shall be allowed at the school. If violations of the conditions of this CUP persist, a request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

Any other condition the Commission deems necessary.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve CUP-173-09, a request to amend the site plan for CUP-111-03, a conditional use permit (CUP) approved in 2003, to allow a school use at 500 S. Mud Springs Road in a R1-10-MH zoning district, with the conditions as recommended by staff.”

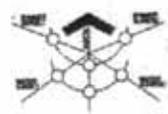
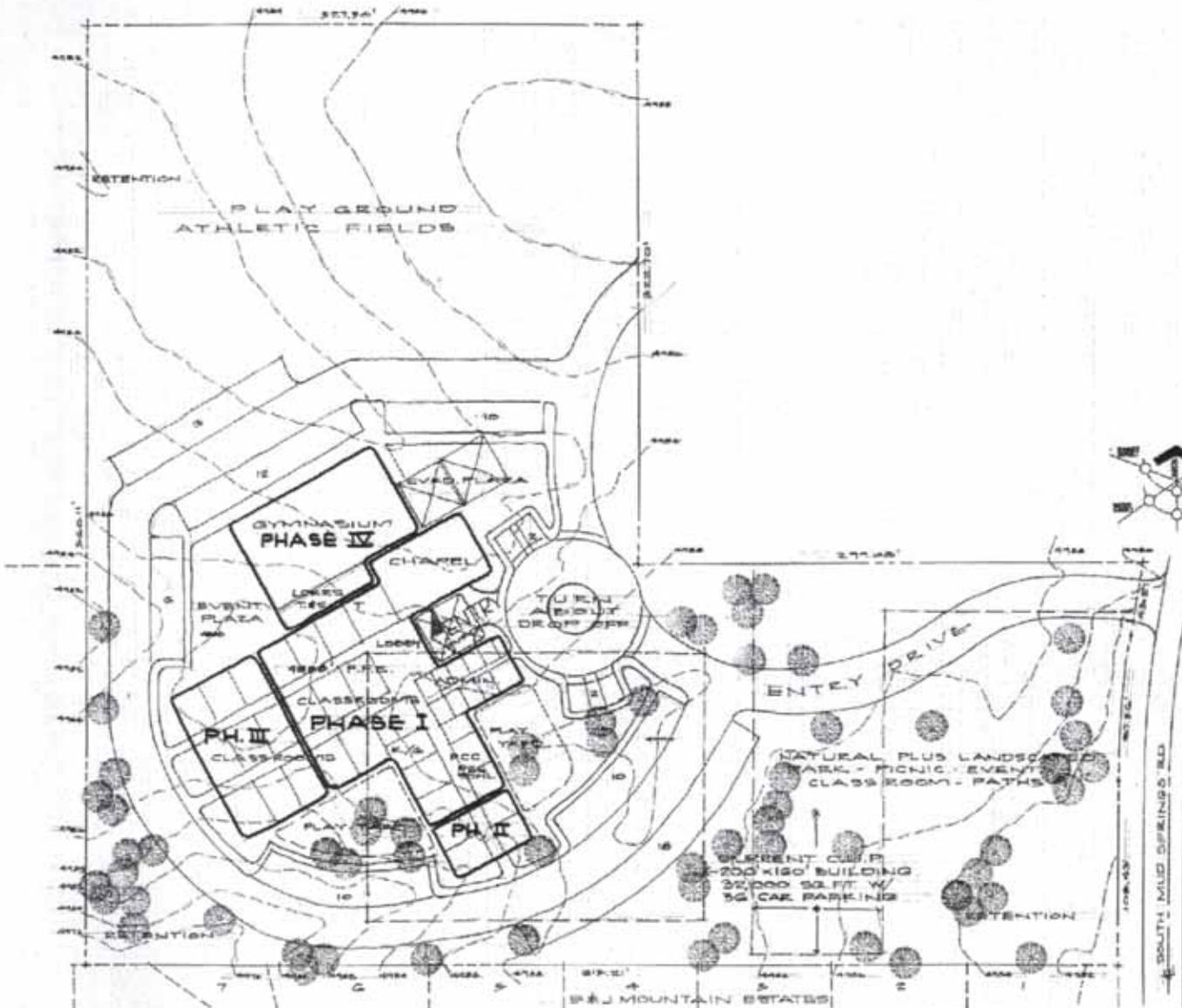
Neighborhood Involvement

A Citizens Participation meeting was conducted on June 16, 2009, at 500 S. Mud Springs Road. The Citizens Participation Report and related correspondence received by staff are attached for review.

* Note: There is a 30 day appeal period before the action of the Planning and Zoning Commission becomes effective.

**CITIZENS
PARTICIPATION
MATERIAL**

CUP-173-09 AMENDED SITE PLAN



VICINITY MAP

| | |
|--------------|-----------------------|
| PHASE I | - 17,050 SQ. FT. |
| PHASE II | - 1,800 SQ. FT. |
| PHASE III | - 7,400 SQ. FT. |
| PHASE IV | - 8,050 SQ. FT. |
| TOTAL | 34,300 SQ. FT. |

RECEIVED
07 14 00

PRELIMINARY

SITE PLAN STUDY

SCALE - 1" = 50'-0"



PAYSON COMMUNITY CHRISTIAN SCHOOL
500 SOUTH MUD SPRINGS ROAD - PAYSON, ARIZONA

ARCHITECT - BERNIE LIEDER
CELL (908) 870-2348 - FAX (908) 488-2484 - P.O. BOX 474-488
1415 N. ALPINE HEIGHTS DRIVE - PAYSON, AZ 85541

CUP-111-03 SITE PLAN

LEGAL DESCRIPTION

TRACT "A" OF E. & J. MOUNTAIN STATES
 MAP 77-1 GCR, PAYSON, GILA COUNTY, AZ
 (APN 304-03-074)

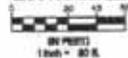
OWNER/DEVELOPER

PRINCE REEL SUBDIVISION, LLC
 1720 WEST LANE
 PAYSON, AZ 85641
 PH (907) 474-8080

GENERAL NOTES

- 1) AREA: 5.37 ACRES
- 2) ZONING: CU-10-04

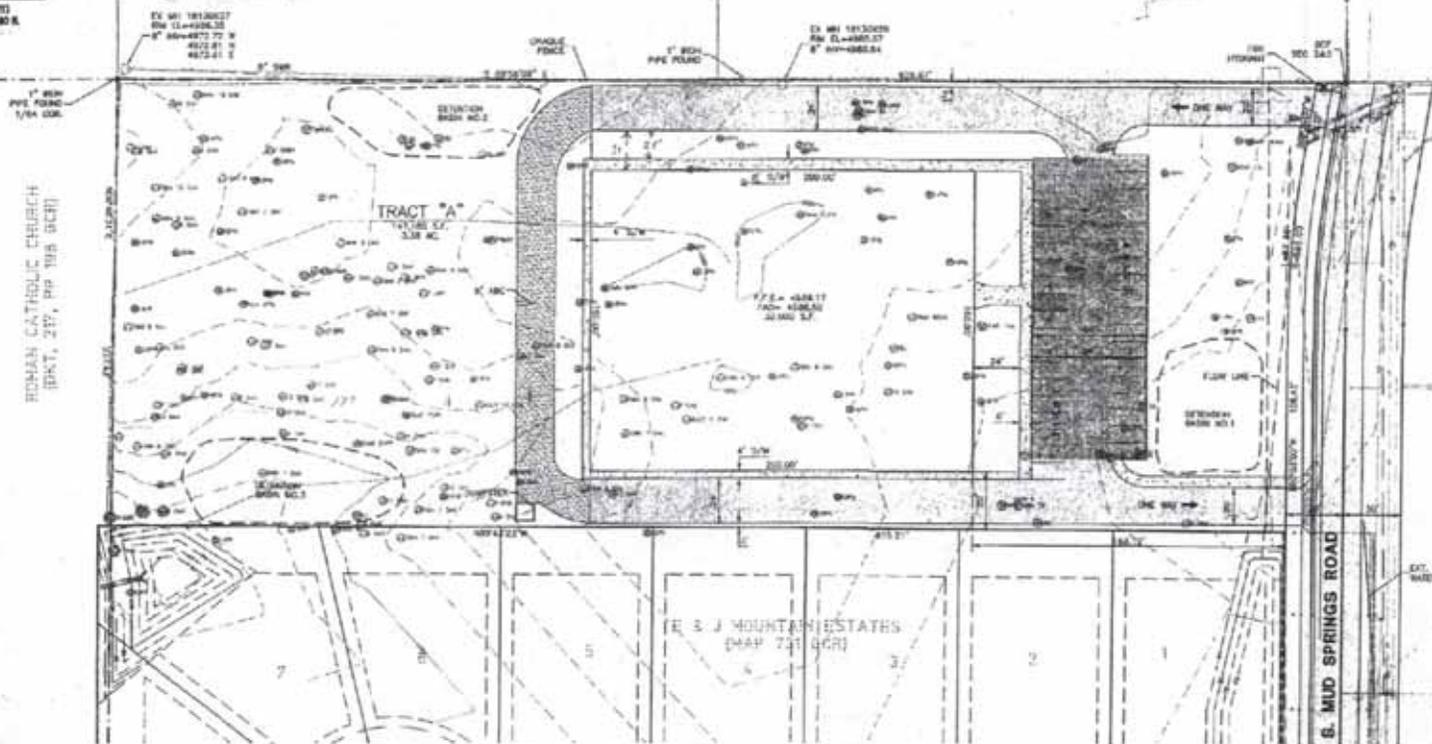
GRAPHIC SCALE



ROMAN CATHOLIC CHURCH
 (PLOT, 277, MAP 77B GCR)

EARL RUSSELL SUBDIVISION
 (MAP 77 GCR)
 LOT 15

EARL RUSSELL SUBDIVISION
 (MAP 77 GCR)
 LOT 15



S. MUD SPRINGS ROAD

E. & J. MOUNTAIN STATES
 (MAP 77 GCR)



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

Tt **TETRA TECH, INC.**
 ENGINEERS, ARCHITECTS, SURVEYORS
 471 S. Santa Teresa Street, Suite 100
 Payson, AZ 85641
 (907) 474-8080 FAX (907) 474-8087

PAYSON COMMUNITY CHRISTIAN SCHOOL
PAYSON, ARIZONA
500 S. MUDSPRINGS RD.

| | |
|------------------|------------------|
| DATE: 08/20/2014 | DRAWN BY: BSA |
| CHECKED BY: TV | APPROVED BY: BSA |
| SCALE: AS SHOWN | DATE: 08/20/2014 |

SITE PLAN

| | |
|------------------------------|----------------------------|
| SCALE: HORIZONTAL = 1" = 20' | SCALE: VERTICAL = 1" = 20' |
| S01 | |
| SHEET NO. 1 | TOTAL SHEETS 1 |



303 North Beeline Highway
Payson, Arizona 85541
(928) 474-6242 www.ci.payson.az.us
GIS/PaysonGIS_Master.mxd 11/29/2007

0 60 120 240 360 480 Feet 1:2,001

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.



**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 checked="" type="checkbox"/> Conditional Use Permit - <u>Amended</u> | <input 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: 500 S mud Springs Road Tax Parcel Number: 304-04-221, 304-02-074
 Subdivision: Russell, E:J Mountain Estates A Lot Number: _____
 Name of Applicant(s): Payson Community Christian School Phone #: 928 474 8050
 Mailing Address: 213 S Colcord Road Town: Payson St: Az Zip: 85541
 Name of Property Owner(s): Payson Community Christian School
 Mailing Address: 213 S Colcord Road Town: Payson St: Az Zip: 85541
 Contact Person: Teresa Purtee Phone #: 928 474 8050 Fax #: 928 468 1176
 Payson Business License # _____ Sales Tax # _____
 TAX ID # 86-0772182

Detailed Description of Request:
School - Amends CUP-111-03 SITE PLAN. Use
REMAINS THE SAME.

(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.

Teresa Purtee
 Print Name

[Signature]
 Signature

6-2-09
 Date

| STAFF USE ONLY - PERTINENT DATA | | | |
|---------------------------------|----------------|------------|---------------------------------|
| APPLICATION | DATE | INITIALS | APPLICATION FEE: |
| DATE FILED | <u>6/3/09</u> | <u>sed</u> | CHECK NUMBER: _____ DATE: _____ |
| COMPLETED APPLICATION | <u>6/3/09</u> | <u>sed</u> | |
| NEWSPAPER PUBLICATION | <u>6-26-09</u> | <u>sed</u> | |
| 300' NOTIFICATION MAILOUT | <u>6-23-09</u> | <u>sed</u> | |
| POSTING DATE | <u>6-25-09</u> | <u>sed</u> | |

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

Gila County Parcel Information Search

Assessor Information 304-02-074

| | |
|---------------------------------|---|
| Parcel/Tax ID | 304-02-074 |
| Tax Year | 2009 |
| Site Address | , |
| Owner Name | PAYSON COMMUNITY CHRISTIAN SCHOOL, |
| Owner Address | 213 S COLCORD RD PAYSON, AZ 85541 |
| Tax Area | 1053 |
| Land Value | \$127,613.00 |
| Improvement Value | \$0.00 |
| Full Cash Value | \$127,613.00 |
| Assessed Full Cash Value | \$20,418.00 |
| Limited Value | \$127,613.00 |
| Assessed Limited Value | \$20,418.00 |
| Value Method | Market |
| Exempt Amount | \$20,418.00 |
| Exempt Type | Full |
| Use Code | 0011 |
| Property Use | 0011-VL-RES-URBAN SUBDIVIDED |
| Class Code | Vacant |
| Assessment Ratio | 16.000000 |
| Sale Price | |
| Sale Date | |
| Instrument Type | |
| Book | |
| Page | |
| Parcel Size | 3.47 |
| Township, Range, Section | 10N, 10E, 0003 |
| Legal Description | TRACT A (FUTURE DEVELOPMENT) E&J MOUNTAIN ESTATES PER PLAT 731A,B SE4 SEC 3 T10N R10E;=3.47 AC M/L (OUT OF 304- 02-053A) |
| Property Type | REAL |

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Gila County Parcel Information Search

Assessor Information 304-04-221

| | |
|---------------------------------|------------------------------------|
| Parcel/Tax ID | 304-04-221 |
| Tax Year | 2009 |
| Site Address | 404 S BASSETT LN, PAYSON |
| Owner Name | PAYSON COMMUNITY CHRISTIAN SCHOOL, |
| Owner Address | 213 E COLCORD RD PAYSON, AZ 85541 |
| Tax Area | 1053 |
| Land Value | \$65,266.00 |
| Improvement Value | \$20,914.00 |
| Full Cash Value | \$86,180.00 |
| Assessed Full Cash Value | \$8,618.00 |
| Limited Value | \$86,180.00 |
| Assessed Limited Value | \$8,618.00 |
| Value Method | Cost |
| Exempt Amount | \$8,618.00 |
| Exempt Type | Full |
| Use Code | 0121 |
| Property Use | 0121-SFR-010-2 URBAN-SUBDIVID |
| Class Code | Residential |
| Assessment Ratio | 10.000000 |
| Sale Price | |
| Sale Date | |
| Instrument Type | |
| Book | |
| Page | |
| Parcel Size | 2.40 |
| Township, Range, Section | 10N, 10E, 03 |
| Legal Description | RUSSELL SUB S 322.68' LOT 15 |
| Property Type | REAL |

| Bldg ID | Occupancy | Built As | Quality | Sq Ft | Year | Cash Value |
|---------|-------------------------------|-------------------------------|---------|-------|------|-------------|
| 1 | Single Family Residential | Ranch 1 Story | Low | 660 | 1953 | \$17,929.00 |
| 2 | Residential Yard Improvements | Residential Yard Improvements | Average | 1 | 1975 | \$2,985.00 |

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**CITIZENS
PARTICIPATION
MATERIAL**

July 1, 2009

TO: Mr. Ray Erlandsen
Zoning Administrator
Town of Payson
303 North Beeline Hwy
Payson, AZ 85541

RECEIVED

JUL 02 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

FROM: John and Hummingbird Corazza
816 South Owen Lane
Payson, AZ 85541

RE: Payson Community Christian School
500 South Mud Springs Road
Payson, AZ

On June 11, 2009, we wrote voicing our opposition to the construction of the Payson Community Christian School at 500 Mud Springs Road. In the past two weeks, we have explored this issue further and have additional concerns.

The plan indicates the facility will be constructed in 4 phases and located right in the middle of a very quiet, peaceful part of Payson that is currently occupied by only large-acreage single-family residences.

Our home and property are adjacent to the site on the west side. The road that enables teachers to access their parking spaces is very close to our home, as is the school itself. And, there are no plans for a greenbelt buffer zone or wall.

We are **strongly opposed** to a school being built at this location. The peace and tranquillity of our Payson retreat will be gone forever, as will the peace and tranquillity of everyone else in the surrounding residences. We have several major concerns regarding this project:

- 1. Noise from children playing and talking during school hours and events held in the evenings and on weekends. Noise from loud speakers and blow horns. Noise from traffic.** Our house is located close to the property line on the west side of the above referenced property. We will be able to easily hear the teachers coming and going to their parking spots, as well as parents dropping-off and picking-up children. And, we can easily hear the cars coming and going from evening and weekend events, especially once the gymnasium is built giving the school a facility to hold larger events. It is reasonable to expect the school will have many evening events such as open house, parent-teacher conferences, carnivals, fund-raising events, etc. as soon as the school is open and operating.
- 2. Privacy.** Again because our home is so close to the property line, children and adults would be able to easily look directly into our sliding glass door and kitchen window giving us no privacy. This is another reason, it will be absolutely necessary for the town council to require an 8 foot high concrete block wall around the entire perimeter of this school complex which will provide some privacy, and at best can only cut down a percentage of the noise that will be generated by the activity at the school.

3. Changing natural water shed and possible flooding. We feel strongly that a water shed survey is necessary to addresses run-off and impact to our well water. According to the site plan, Phase IV will be constructed over the current natural run-off drainage ditch. That area is wet during spring and summer rains and is a flood plain during heavy rains and monsoon storms.

4. Contamination of our well water. We are concerned that chemicals used during construction will soak into the ground and the ground water, which will affect the quality of our well water and possibly contaminate our well water. We are also concerned that pesticides and other chemicals for maintaining the school and the grounds could also work their way into our ground water. We bought this house because it had its own well. We are very serious about maintaining the quality of our well water. And, our well is not the only one that could be impacted and possibly contaminated.

5. Increase traffic on Miller Road which is a very narrow street and cannot adequately accommodate two large vehicles passing each other. Any increase in traffic would result in additional hazardous conditions.

6. Parent and Student Parking. The site plan does not show adequate parking for parents and students attending events. The Payson Community Christian School website (www.paysonchristianschool.org) says that they belong to the **Desert Pines Sports League**. On their website under "Sports Programs" they list:

Events/Seasons

| | |
|------------------|--------------------|
| Cross Country: | September |
| Volleyball: | October - November |
| Basketball: | January - February |
| Track and Field: | April - May |

7. Long term construction impact. Because this project is designed to be constructed in four phases, the result is long term on-going noise and dust during construction. And, we have no guarantee as to when this project might be complete.

8. Our biggest and most serious concern is the funding of this project.

Possible funding problems could leave the site in an unfinished and undesirable condition for homeowners surrounding the property. Taking into consideration the current economy and having observed many abandoned projects in the town of Payson, we highly recommend that the property owners be required to post a bond before construction begins that would cover the cost of constructing this school.

At the meeting held June 16, 2009, at the site, I told them that we have serious concerns about how this project will be funded. Their reply, "Would you like to see the pledge cards?" In this economy, even if people have a true desire to donate their money and fund the construction of this project, there are no guarantees that they will be able to follow through. There are many circumstances that could prevent the best-intentioned person from having the ability to contribute and make good on their financial pledge.

We believe it is the responsibility of the Town of Payson to establish that The Community Christian School is financially viable as an enterprise and that they can provide certified evidence that they have the funding to complete the construction of this school.

9. Natural habitats will be destroyed. Our area is a natural habitat and migration route for generations of javelina, as well as elk, deer and other wildlife. This habitat will be significantly altered by the construction of this school complex, whereas a single family residence would perpetuate these ecological habitats, as well as encourage natural wildlife to peacefully coexist with residents, as they do now. Maintaining this habitat significantly impacts the peace and tranquillity of so many of us in the neighborhood who appreciate and enjoy the wildlife.

9. It is our desire to see single family homes on this site to maintain the quiet neighborhood that is already established.

We think it is a shame that the natural ecology including water shed and habitat will be drastically altered to create the school and athletic field. There would be very little, if any, impact on the neighborhood, water shed and habitat, if single family large-acreage residences are built on this site. And it would be in keeping with the already established large-acreage properties in this neighborhood.

We support The Payson Community Christian School completely in building a new school that would more adequately address the needs of their student body. And we send them our blessings and good wishes. However, we do not feel they are a financially viable enterprise, nor do we think they have the up-front finances to fund the construction of this school. And, we feel this is not the appropriate location. We are certain they can find a better location that would serve them in many more ways than this property.

Thank you for taking into consideration the neighborhood that already exists before you approve the above mentioned Conditional Use Permit.

Sincerely,

*John Corazza
Hummingbird Corazza*

John and Hummingbird Corazza

June 30, 2009

To: Planning & Zoning Commission – Payson, Az

RE: CUP -173-09

RECEIVED

JUN 30 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Regarding the Payson Community Christian School asking your approval for rezoning in our residential area – so they can move in here and disrupt the peace and quiet of every person in the area – this should not be allowed! There are commercial areas already zoned for businesses of this sort that would not induce the huge fight you are going to have on your hands if you approve this crazy fantasy of Teresa's – the lady behind all of this nonsense. She likes this site for the trees – but she has cut most of them down already.

This school brags on their website that they have gone from 10 to 150 students – but has anyone noticed it took 23 years to get that far? 23 years just to get 150 students in a town of almost 20,000 people? They were established in 1986 and now it's 2009 and they still only have 150 kids. Has anyone considered that they charge approximately \$4500 per student in a town where the average income is only \$38K a year? Who can afford to send their kids to this school – especially in these economic times? So where will they get the money to finance such a HUGE undertaking much less finance its ongoing maintenance - - not to mention the overhead of teaching staff, other employees, cafeteria, materials, books, supplies – the list goes on and on. They cannot pay for this – they say they have pledges which are not dollars.

Are you even aware they have an unfunded shortfall this year already of a whopping \$379,000 – they admit it on their own website. They claim they now have 150 students and Teresa claims she is only going to increase it to 200? Why do they need a huge complex to add just 50 students? At \$4500 max a year per child that only increases their revenue by \$225,000 a year. They cannot afford all these phases of building they are proposing – or even the maintenance on the place at that small increase in revenue.

It is YOUR job to assure they have the money in the bank – to ask them for proof – or else deny their request. Do not ruin all our lives in this peaceful part of town based on unfulfilled pledges or the inflated dream of Teresa if she cannot prove her dream is viable and truly funded – make her PROVE it!! If not you will regret it when it fails and you have disrupted this entire area for a failure. YOU will be held totally accountable for your mistakes!

This school wants to crowd themselves right into the middle of residential homes and disrupt the lives of countless people in the future. The noise of the building alone will be unbearable. And according to the school this construction will go on for year after year after year...to complete their 4 phase massive buildings.

It is all BS – they do not have the money to carry out any of this – and if you give them approval you will be held totally accountable for the destruction to the lives of the people

in this area. They could easily sell that land to somebody who wants to put a single family residence on it as it is rightly zoned for. They could then take that money and move to Tyler Pkwy – with the other churches, where they would not interfere with the lives of anyone. Their unwillingness to do this shows they are not the Christians they claim to be.

They are planning on building a driveway right up against the fence of 816 S Owens Lane – imagine having that noise and pollution right in your face and in your front door every single day – less than 50 ft away. The architect who drew up the plans should have his head examined. There is nothing neighbor friendly about any of his designs.

Everything this church is trying to do is destructive to all the other people in the neighborhood. We will not only be bombarded with screaming kids all day long – there will be events going on every night – that is what Churches do, don't you know? Sports events (complete with fog horns and loud speakers blaring) -- even marching bands, and functions with loud music booming all the time. **We are not going to put up with it.** If you let this happen, we will harass you as much as they harass us – count on it!

They will tear up all the ecological systems in their path to build their sports arena – doing great harm to the environment and all the wildlife in the area – which is a big deal to everyone!! Maybe you don't care about animals as we do and everyone else around here does. They were here long before you were, and God will hold you all accountable for destroying their natural habitats. And all for a non-profit school that pays absolutely no taxes to the town!

Why in the world would the zoning commission let this school get by with plopping itself right in the middle of a quiet residential area backed up right into people's back doors? It is WRONG!! If you let this happen you are not doing your job! Tell them to go out on Tyler Parkway where it is already zoned for this. This town needs to stick to the zoning laws that have been in place for many years. This area has always been zoned for large single family residences – so you need to preserve what the people before you put in place, or else you are not worthy of your jobs.

This is not to mention all the current traffic on Miller since you opened it up where everybody can now just go racing through with no thought as to the dangers. Now I have to be extremely careful coming out of my driveway for fear of being run over each time. Add this school to the mix and it will be a total nightmare. Not to mention the extra traffic on Bonita also. Noise, traffic and pollution – that is all this school has to offer. Direct them out to Tyler Pkwy where their noise, traffic, and pollution will fit right in.

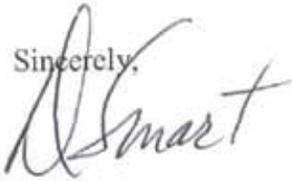
Townpeople look to the Council to create harmonious development, abiding by the laws and preserving the existing town zoning for peaceful coexistence – so your duties are clear. Make a good, solid, educated decision on this issue – realizing the detrimental side effect it will have on everyone in this area. This school does not have the money or backing to follow through on their plans, they are forcing their school into the wrong

location, to the detriment of every person already here. The perfect spot for this school exists already and is already zoned for churches in the north part of Payson. It is your job and duty to deny them this CUP, and point them to the right spot where they should be. It is your job and your duty to keep the zoning laws as they should be – in the interest of all.

This school is going to have endless financial problems -- always struggling for money, and it is NOT FAIR to put this burden on a residential community.

Everyone in this neighborhood wants you to deny this conditional use permit, and expects you to insist they move to the part of town already suited to this school.

Sincerely,

A handwritten signature in cursive script that reads "Donna Smart". The signature is written in dark ink and is positioned below the word "Sincerely,".

Donna Smart

810 S. Owens Ln.

RECEIVED

JUN 23 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

Ms. S. Konvalin.
705 E. Miller Rd. #9
Payson, AZ. 85541

6.22.09

Dear Mayor and Town Council.

I have just found out that Payson Community Christian School is planning on building a new school with an entrance on Mud Springs and an emergency exit on Bassett Lane which leads into East Miller Road. This has been kept very quiet with only the homes immediately adjacent to the proposed school being notified. I am not sure how involved the Town of Payson is in this plan so far, but a similar situation happened when the town opened up the end of Miller Rd. without notifying anyone who lived on Miller Road..

This school will have a great impact on the amount of traffic on East Miller Road, which is very narrow and unable to take more traffic. I sent a letter to the previous Mayor and council when they opened the end of East Miller Rd. and the Mayor called three weeks later to say there would be very little extra traffic. (Copy of letter enclosed). Well, he was wrong, and we now have a lot more traffic than we had before. People taking children to the elementary school discovered this road and they take it all the time, plus others that are going to Mud Springs Rd. While Payson Community Christian School is being built there will be construction trucks coming up this road. A large construction truck and any other kind of large vehicle cannot pass each other without pulling on to some ones property. When the school is opened there will be even more traffic, which would cause all kinds of problems.

The representative from the school said the opening on Bassett Lane off of East Miller Rd. will only be used in an emergency. I presume they mean something like a forest fire or bomb scare or something of that nature. If this happened and they were trying to get out, plus all the people on Miller Road trying to leave, it would be sheer chaos. Imagine all the parents parking on Bassett Lane and Miller Rd trying to pick up their children, while people in the Mobile Home Park and adjoining homes are trying to back out and leave. It would be a disaster!

Someone had a Yard Sale down this road at the weekend and people parked on both sides of the road. People living in the area had to wait for them to move before they could get out. The police came down here and asked them to move, but as soon as the police left it happened again. This is what made me think about a disaster situation.

You need to drive in this area and see what I am talking about. The road is hardly wide enough for two large trucks to pass especially where there are deep drainage ditches. The road was quite adequate until the end was opened up on to Mud Springs. Most people

living on East Miller Rd. do not want it widened as this would just attract more drivers than ever.

This was a quiet and peaceful area with a nice Senior Mobile Home Park and older homes with large lots, until the town decided to open the end on to Mud Springs, which was entirely unnecessary. If it was done so we had an emergency exit it could have been left as dirt and a No Entry sign put there. There is no way to widen the road without taking away peoples property and no one wants that. Therefore I don't see how this school can be built in this area without taking away the rights of people who already live here. The Town needs to seriously consider the road problems in our area before granting building permits to Payson Community Christian School or I can see there being a bunch of lawsuits on both sides against the town.

I am also sending a copy of this letter to the Planning and Zoning Commission.

Sincerely,

Shirley H. Kowalen

COPY OF LETTER SENT TO PREVIOUS MAYOR.

Ms. S. Konvalin.
705, E. Miller Rd.
Payson, AZ 85541

10.25.07

Dear Mayor and Town Council,

A friend of mine told me a few days ago that she had been for a walk to the dead end of East Miller Rd. and it looked like they were going to make East Miller an access road from the new part of Mud Springs that they are building. I found this hard to believe, but when I spoke to LaRon Garrett at the Town Hall he confirmed my friend's suspicions. I told him the road is too narrow for any more traffic than we have now, but he said there wouldn't be that much more. This is ridiculous as it would be bound to get more use than it does now and when St Phillips Street and Bonita Street are being re-built people would use East Miller Rd. as an alternative.

No one in our area was told about the opening of East Miller as an access road which is par for the course in Payson. I never even saw it mentioned in the local papers. The road needs to be widened before it is opened to more traffic as right now it is not wide enough for two large vehicles to pass and there is nowhere to pull over because of the ditches at the side of the road. Mr. Garrett said there were no plans for this to happen.

This morning I talked to Jerry Owen in Community Development and he said Mr. Garrett literally has the right to do as he pleases with the roads without public input. I guess Payson exempts itself from the Democracy that America is supposed to be! Like I told Mr. Owen if someone who doesn't live on this road hits my car when I am backing out and it is their fault I will sue the town.

The owner of our Mobile Home Park is having a petition sent round to get a speed bump put in to slow traffic and that is all very well, but is after the fact.

You need to drive up East Miller and see for yourself what a dangerous situation extra traffic would cause on this road.

There needs to be an opportunity for public review, including letters sent to everyone on East Miller asking for their input, before any more is done.

Please call me at 474-8929 and let me know what is going to be done. I will be unavailable Monday and Tuesday of next week.

Sincerely,

Shirley H. Konvalin

June 11, 2009

TO: Mr. Ray Erlandsen
Zoning Administrator
Town of Payson
303 North Beeline Hwy
Payson, AZ 85541

FROM: John and Hummingbird Corazza
816 South Owen Lane
Payson, AZ 85541

RE: Payson Community Christian School
500 South Mud Springs Road
Payson, AZ

It has come to our attention that the Payson Community Christian School is proposing the construction of a school at 500 South Mud Springs Road. Our property is adjacent to the site on the west side.

We have several concerns regarding this project. We are strongly opposed to a school being built at this location for these reasons:

1. **Noise from children during school hours and events and especially sporting events.** We ask that an 8 foot concrete block wall be built on all sides that are adjacent to homes.
2. **Changing natural water shed and possible flooding.** We would like to request a water shed survey that addresses run-off and impact to our well water.
3. **Increase traffic on Miller Road** which is a very narrow street.
4. **We have serious concerns about the funding of this project.** Possible funding problems could leave the site in an unfinished and undesirable condition for homeowners surrounding the property. We highly recommend that they be required to post a \$3,000,000.00 bond before construction begins.
5. **Construction noise and dirt** during four phases which could potentially be spread out over several years in the future.
6. We think it is a shame that the natural ecology including water shed and habitat will be drastically altered to create the school and athletic field.
7. **It is our desire to see single family homes on this site** to maintain the quiet neighborhood that is already established.

Sincerely,

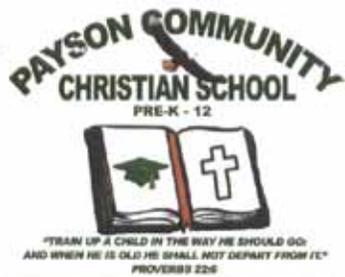


John and Hummingbird Corazza

RECEIVED

JUN 15 2009

COMMUNITY DEVELOPMENT
DEPARTMENT



Teresa Y. Purtee
Principal / Administrator
213 S. Colcord Road
Payson, AZ 85541
(928) 474-8050 Fax: (928) 474-3252

June 16, 2009

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

**Re: Payson Community Christian School
Citizen's Participation Report**

Dear Mr. Erlandsen

A Citizen's Participation meeting was conducted for Payson Community Christian School on Tuesday, June 16, 2009 at 5:30 PM at Payson Community Christian School property, 500 S Mud Springs Road, Payson, Arizona. 35 meeting notices were sent out on June 5th. 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 are enclosed. 3 meeting notices were returned as "undeliverable". One was given out at the meeting.

Fourteen interested property owners attended the meeting, along with Bernie Lieder, the Architect, Teresa Purtee, Payson Community Christian School Administrator, and Keven Rush, Payson Community Christian School Director of Development. One phone call was received and returned the next day. All participants were asked to put their names on a Sign In Sheet and Comment Sheets were available for 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.

Bernie Lieder started the meeting by asking to answer any questions about the proposed project.

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

How many students will the entire project hold? 250 Approx.

What are the current tuition costs? \$4,106.00

When would construction start? Hoping in the Fall.

What type of fencing? Most of the property owners had fences so we informed that we would comply with the town of this issue.

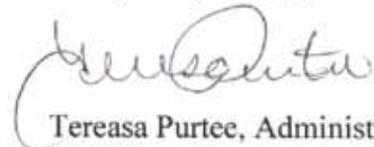
What type of restrictions would a fence cause for the wild animals? Owners wanted to still see the wild animals in the neighborhood. We would try to only fence in areas for safety reasons for the children.

What would be construction type be? A wood construction as to fit in with the surrounding area, not steel construction as previously planned.

Would Bassett be used for traffic? We stated that Mud Spring would be our primary entry and exit and that Bassett would be for emergency vehicles only.

The meeting concluded at 6:30 PM. Most of the concerns expressed were about fencing for wild animals, traffic, How long will project would be completed and type of building.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Tereasa Purtee".

Tereasa Purtee, Administrator

PAYSON COMMUNITY CHRISTIAN SCHOOL
 CITIZEN'S PARTICIPATION MEETING
 JUNE 16, 2009
 SIGN IN SHEET

| NAME | ADDRESS | PHONE |
|--|---|---------------------|
| Hummingbird Corazza | 816 S. Owen | (602) 818-9899 cell |
| STAN LANGHAM | P.O. Box 1625 Payson, 85547 | 928-595-0389 |
| JOSEPH A. GRANKO | 910 E. WADE CIR | |
| Marilyn Hinstley | 908 E. Wade Circle, ^{Payson} 85541 | 928 4686316 |
| Vince & Judy Nelson | 903 E Wade | |
| Walt & Joanne Krasinski | 903 E Miller | 928-472-6863 |
| Don Lindsey | 908 E. Wade Circle | 4686316 |
| Mary Kay Ellard | 901 E WADE CIR | 472-1114 |
| John Stack for Renee Tracy Bernhart | 501 S. MUDSPRINGS | 961-3243 |
| Alonso & Sue Munoz | 811 E. Miller | 474-4009 |
| Wayne West | 912 E. Wade circ | 4684633 |
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June 5, 2009

Town of Payson

Payson, AZ 85541

Re: Payson Community Christian School
500 S Mud springs Road
Payson, AZ

NOTICE OF CITIZEN PARTICIPATION MEETING

Dear Mr. & Mrs. Bourguignon

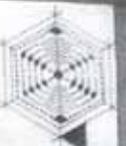
I would like to notify you of a Citizen Participation Meeting to be held on June 16, 2009 at 5:30 P.M. at the property, 500 S Mud Springs Road, Payson, AZ. The purpose of this meeting is to provide information to, and receive input from property owners within 300 feet of our proposed development. A copy of the Preliminary Site Plan is attached. If you are unable to attend the meeting and have questions regarding the proposed development, please call Teresa Purtee (928-474-8050), school is on summer break so please leave a message and I will return your call.

God Bless You,

Teresa Purtee
Administrator

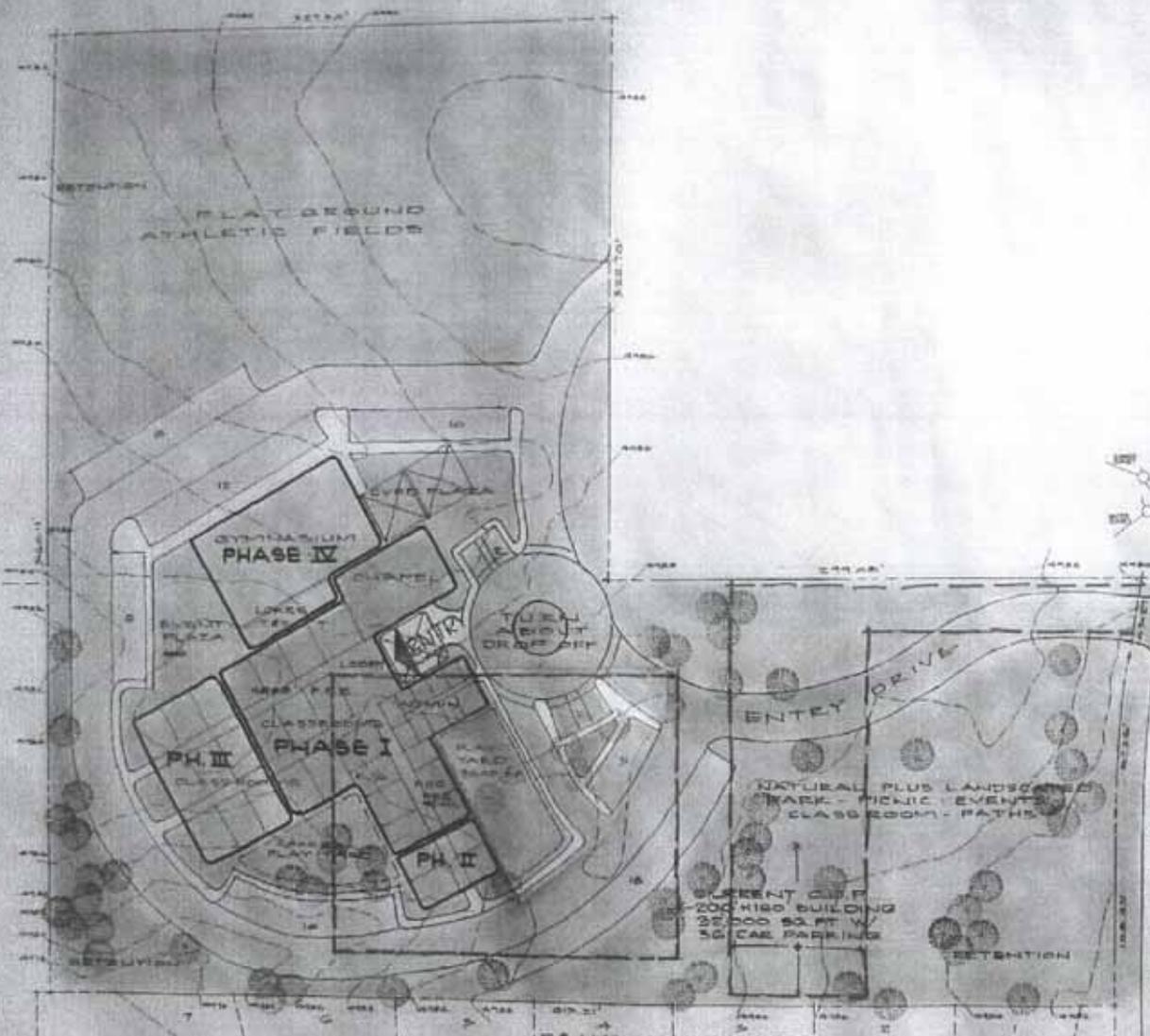
Enclosure

Cc: Ray Erlandsen, Zoning Administrator, Town of Payson



PAYSON COMMUNITY CHRISTIAN SCHOOL
 500 SOUTH MUD SPRINGS ROAD - PAYSON, ARIZONA

ARCHITECT - BERNIE LIEDER
 CELL 606 976-2343 - FAX 606 488-2400 - 701 620 478-4996
 1545 N. ALPINE HEIGHTS DRIVE - PAYSON, AZ 85541



VICINITY MAP

| | |
|--------------|-----------------------|
| PHASE I | - 17,050 SQ. FT. |
| PHASE II | - 1,800 SQ. FT. |
| PHASE III | - 7,400 SQ. FT. |
| PHASE IV | - 8,050 SQ. FT. |
| TOTAL | 34,300 SQ. FT. |

PRELIMINARY
SITE PLAN STUDY
 SCALE: 1/4" = 10'