

DeSchaaf, Sheila

Subject: FW: Encore presentation - Town of Payson 2014-2024 General Plan update replaying 4 times a day on Channel 4

From: Bruce Giedt [mailto:giedt.bruce@gmail.com]

Sent: Saturday, August 24, 2013 1:03 PM

To: DeSchaaf, Sheila

Subject: Re: Encore presentation - Town of Payson 2014-2024 General Plan update replaying 4 times a day on Channel 4

Thanks Shelia, please send my comments to Planning and Zoning for their consideration

My name is Bruce Giedt and I live at 704 N. Foothills East Circle in Payson

I recommend the following changes to the Density section of the proposed General Plan:

1. In the density definition section, restore the Rural Residential designation from the prior plan to the proposed one.
2. Redefine the Low Density definition to be in line with the prior plan.
3. Add a 4th Litmus Test to the next to last paragraph on page 74. "4. Sufficient demand must exist before authorizing higher land use density than present zoning permits" Again this was in the prior plan.
4. If Rural Residential is restored, please include Foothills East in that color definition on the map.

Discussion: In my opinion, just leaving a definition of Low Density at 5 homes per acre does not address the fringe areas of Payson which includes Tyler Parkway and really provides a less dense buffer between the town and its surroundings. Rural Residential definition really makes the most sense. Further, five homes per acre, in Payson terms, is very dense. and too far off the zoning that exists today. Considering the moving from one home per four acres to a minimum definition of 5 homes per acre is increasing the density by a factor of 20.

In regard to the suggested Litmus test, the 'Sufficient Demand' test has been certainly an important consideration in the past Plan and can add strength to what I consider a good write up on how to approach 'spot zoning'.

Thanks for your consideration

Bruce Giedt
928-468-6356

DeSchaaf, Sheila

From: David Kirr [david@kirrmar.com]
Sent: Monday, August 26, 2013 7:31 AM
To: DeSchaaf, Sheila
Cc: Kirr Barbara (Kirr Barbara)
Subject: Comments for Planning and Zoning

To Planning and Zoning : Attn: Shiela

We are the owners of Lot 6B – 1 Foothills East Circle. We have reviewed the draft of the 2013 General Plan and recommend the following changes:

1. In the density definition section, restore the Rural Residential designation to the plan.
2. Redefine Low Density to the definition in the old plan.
3. Add a 4th Litmus Test to the next to last paragraph on page 74. "4. Sufficient demand must exist before authorizing higher land use density than present zoning permits."
4. Change Foothills East on the map to coincide with the Rural Residential designation.
5. In our opinion, all of the Tyler Parkway area, and others on the fringes of Payson, which are really buffers between the town and surroundings, should be designated Rural Residential.

Thanks for your consideration

Signed: David M. & Barbara A. Kirr

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DeSchaaf, Sheila

From: Broc C. Hiatt [bhiatt@cardonhiatt.com]
Sent: Monday, August 26, 2013 9:05 AM
To: DeSchaaf, Sheila
Subject: General Plan Recommendations

To the Planning and Zoning Department:

We own property in the Foothills East development, specifically at 708 N. Foothills East Circle. We have reviewed a draft of the proposed 2013 General Plan and recommend the following changes:

1. Please restore the Rural Residential designation in the density definitions section of the plan.
2. Please redefine Low Density according to the definition in the current plan.
3. In the next to last paragraph on page 74 please add a fourth litmus test: "4. Sufficient demand must exist before authorizing higher land use density than present zoning permits."
4. Please modify the land use map to show Foothills East as the Rural Residential designation.
5. In our opinion, the areas that are on the fringes of Payson, including the Tyler Parkway area, are really buffers between the town and surroundings and should be designated Rural Residential.

You can contact me at 480-222-5808 if you have any questions.

Thank you for your consideration.

Broc C. Hiatt

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