



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP
Zoning Administrator

DATE: September 9, 2013

SUBJECT: **12 Lot Single-Family Residential Subdivision** **S13-001**
404 S. Bassett Ln., 500 S. Mud Springs Rd. – Forest Ridge Phase II

Background

This proposed development is a re-subdivision of a portion of Lot 15 of the Russell Subdivision and Tract A of the E & J Mountain Estates Subdivision (R1-10-MH) located south of E. Miller Road and west of S. Mud Springs Road. The site is adjacent to R1-10-MH parcels on the south, west and east. Portions of the north and west area of the proposed subdivision is also bounded by R3-MH zoned properties.

Residents in the area of the proposed subdivision were invited to attend a meeting held on August 30, 2013 pursuant to the citizen participation requirements that govern this Preliminary Plat application. A citizen participation report is attached to this memo.

Analysis

This request is for preliminary plat approval of a 12 lot single-family residential subdivision as depicted in the attached submittal. There are no common areas or tracts. The private lots proposed for this site average just over 10,615 square feet.

The Land Use Element of the General Plan designates this site ‘medium density residential’ which denotes areas where single family detached and attached residential homes are desirable. The proposed preliminary plat density of 3.05 units per acre is within the specified density range of 2.5 to 5.5 dwelling units per acre of medium density residential areas.

One public cul-de-sac would be constructed to provide access to interior lots within this development. The cul-de-sac exceeds the standard maximum length of a cul-de-sac. However, the code allows for longer cul-de-sac lengths under certain conditions. The proposed roadway meets the conditions to exceed the typical maximum length of 600 feet.

The Preliminary Drainage Report submitted has been reviewed and is feasible. A slope analysis was conducted. None of the lots shown on the preliminary plat are “Hillside” lots.

This application has been reviewed by affected Town of Payson departments and utility providers and no adverse comments have been received. This property is within the Northern Gila County Sanitary District boundaries. All lots are required to utilize public sewer facilities. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.

Staff Recommendation:

Staff finds that this preliminary plat conforms to the objectives of the land use element of the general plan, is consistent with applicable provisions of the Unified Development Code, and could be compatible with the topography and adjacent property. Staff recommends approval of this preliminary plat subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 8/27/13 (cover sealed 8/13/13) and shall not exceed a total of 19 lots.
2. A final plat shall be submitted within 12 months of Planning & Zoning Commission approval of this preliminary plat.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
5. If a subdivision sign is planned, a sign easement shall be created on the lot where the subdivision sign will be placed.
6. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
7. All other provisions of the Unified Development Code shall be met.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve S13-001, a preliminary plat request for a 19 lot single family residential subdivision on 5.8 acres at 404 S. Bassett Lane and 500 S. Mud Springs Road subject to the conditions listed in the staff report.”

PRELIMINARY PLAT

FOR FOREST RIDGE PHASE II

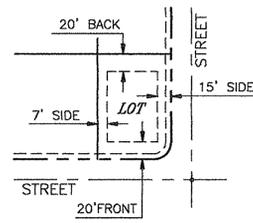
A PORTION OF LOT 15, RUSSELL SUBDIVISION, MAP NO. 73 AND TRACT "A" OF E & J MOUNTAIN ESTATES, MAP 731A & 731B, GILA COUNTY RECORDS. LOCATED IN THE SE 1/4, SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

OWNER

PAYSON COMMUNITY CHRISTIAN SCHOOL
213 EAST COLCORD ROAD
PAYSON, ARIZONA 85541

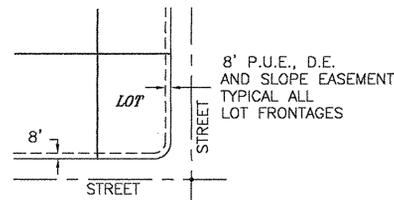
DEVELOPER

FOREST RIDGE, LLC
P.O. BOX 217
PAYSON, ARIZONA 85547



TYPICAL BUILDING SETBACKS

N.T.S.

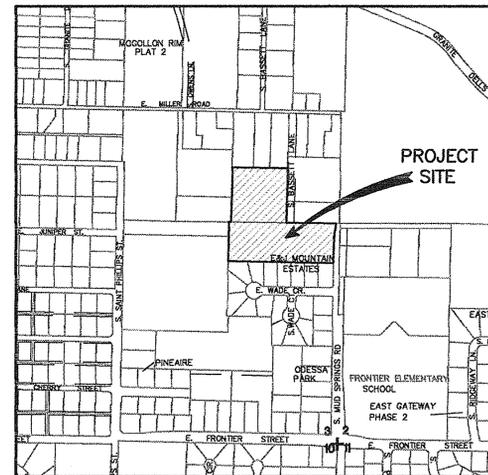


TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

N.T.S.

LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
---	APN 304-02-223
---	ASSESSOR'S PARCEL NUMBER
---	P.U.E.
---	PUBLIC UTILITY EASEMENT
---	S.E.
---	SLOPE EASEMENT
---	D.E.
---	DRAINAGE EASEMENT
---	S.B.
---	BUILDING SETBACK
---	LPS
---	LOW PRESSURE SEWER
---	LOTS WITH GRINDER PUMPS
---	8"W
---	WATER MAIN / FIRE HYDRANT
---	8"S
---	SEWER MAIN / MANHOLE
---	4950
---	EXISTING CONTOUR



VICINITY MAP

N.T.S.

SITE DATA

GROSS AREA	5.80 Acres
PUBLIC STREETS	1.17 Acres
NET AREA	4.63 Acres
NUMBER OF LOTS	19 LOTS
DENSITY	3.05 ROS/ACRE
EXISTING ZONING	R1-10 MH

GENERAL NOTES

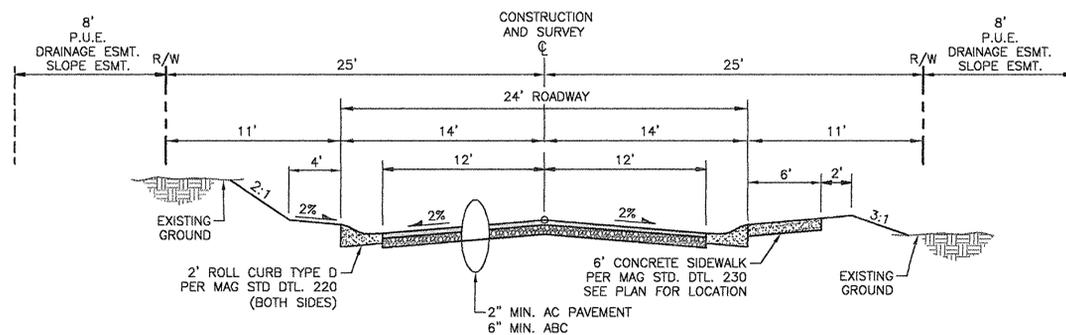
- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2011 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- 2) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- 3) THE EXISTING WELL ON LOT 16 WILL BE ABANDONED PER A.D.W.R. REQUIREMENTS.
- 4) ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESSES RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE HOA OR PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE HOA OR INDIVIDUAL PROPERTY OWNER.
- 5) ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
- 6) THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- 7) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- 8) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- 9) EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.
- 10) THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFIED DEVELOPMENT CODE.
- 11) A NOTE SHALL BE ADDED TO THE FINAL PLAT STATING: "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."
- 12) STORM WATER DETENTION/RETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PAYSON REQUIREMENTS.
- 13) IF A SUBDIVISION SIGN IS PLANNED, A SIGN EASEMENT SHALL BE CREATED ON THE LOT WHERE THE SUBDIVISION SIGN WILL BE PLACED.

SHEET INDEX

SHEET No.	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT

UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	N.G.C.S.D.
TELEPHONE	CENTURYLINK
POWER	ARIZONA PUBLIC SERVICE
CatV	SUDDENLINK
TRASH DISPOSAL	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	PAYSON FIRE DEPARTMENT
SCHOOLS	PAYSON UNIFIED SCHOOL DISTRICT
PROPANE GAS	ALLIANT GAS



TYPICAL ROADWAY SECTION

VERDE CIRCLE

N.T.S.

Prepared by



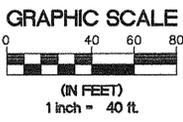
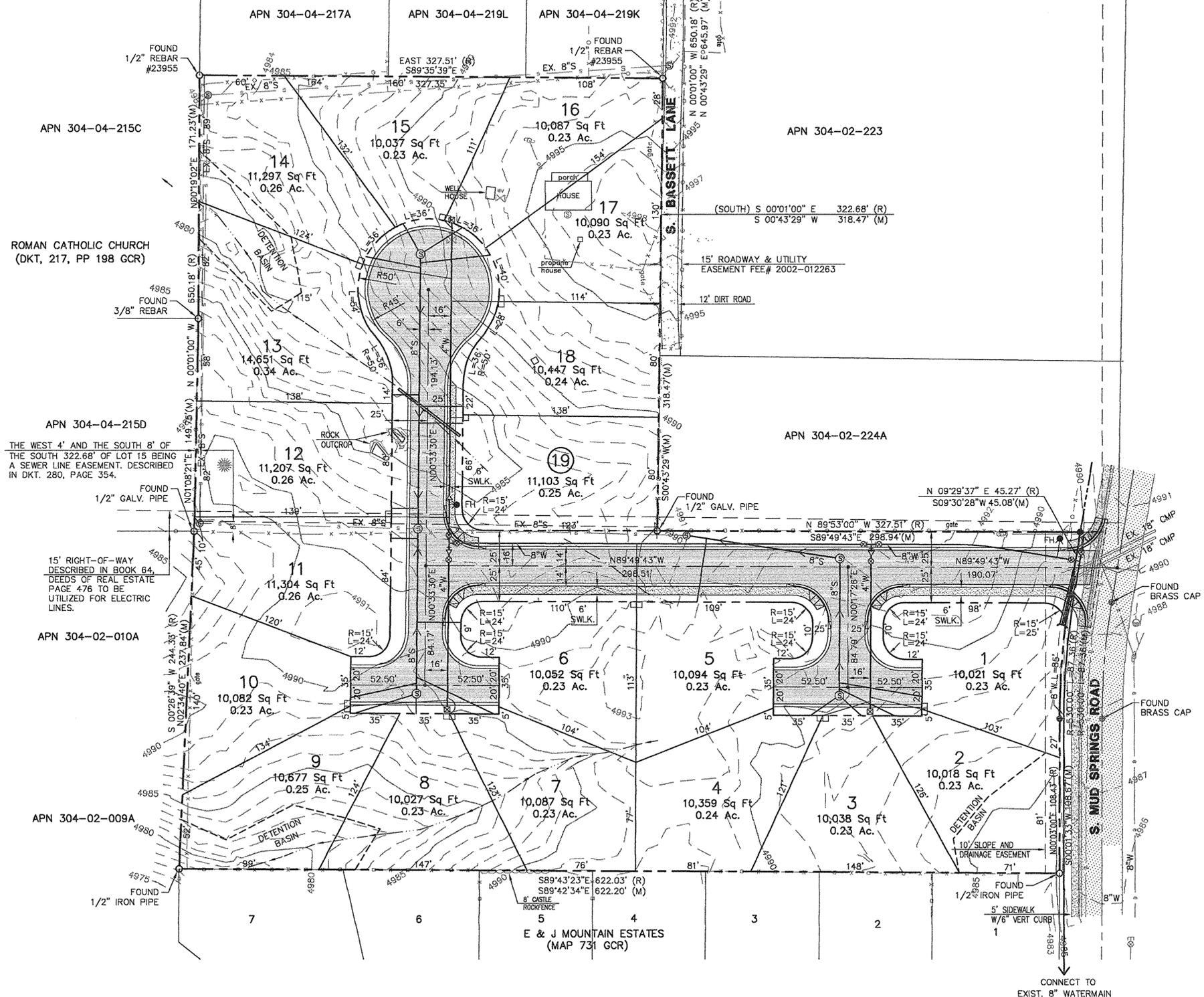
1109 North McLane Road
Payson, Arizona 85541
Ralph Bossert P.E. R.L.S.
(928) 978-4345
Dan Fitzpatrick P.E.
(928) 595-2816

Project No. 13-20



LOT 15

EARL RUSSELL SUBDIVISION
(MAP 77 GCR)
LOT 16



CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
Blue Stake Center
(OUTSIDE MARICOPA COUNTY)



NO.	REVISIONS	DATE	BY	CHK.

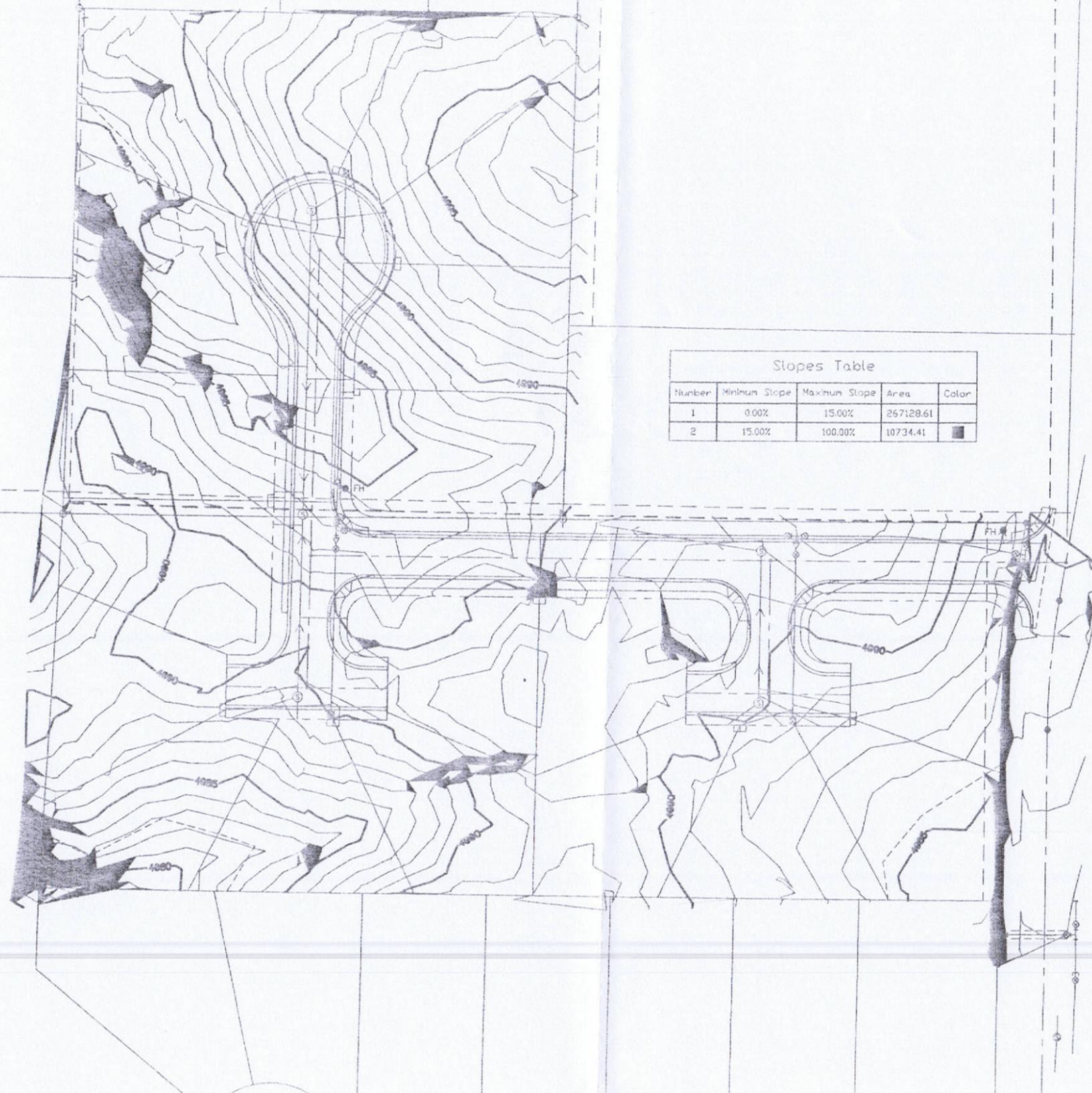
Verde Engineering Group PLLC
1109 North McLane Road
Payson, Arizona 85541
Ralph Bossert P.E. R.L.S.
(928) 978-4345
Dan Fitzpatrick P.E.
(928) 595-2816

FOREST RIDGE PHASE II
PAYSON, ARIZONA

JOB NO. 9025
DESIGNED BY: RRH
DRAWN BY: RRH
CHECKED BY: ROB
APPROVED BY: ROB
DATE: 08/06/13

PRELIMINARY PLAT

SCALE: HORIZ: 1" = 40'
CONT. INTERVAL = 1'
DRAWING NO.
SP1
SHEET NO. 2 OF 2



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	267128.61	
2	15.00%	100.00%	107344.41	

NO.	REVISIONS	DATE	BY	CHK

Verde Engineering Group PLLC
 1109 North McLane Road
 Payson, Arizona 85541
 Ralph Bossert P.E., P.L.S.
 (328) 978-4345
 Don Fitzpatrick P.E.
 (328) 595-2816

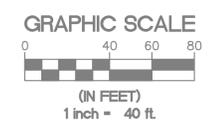
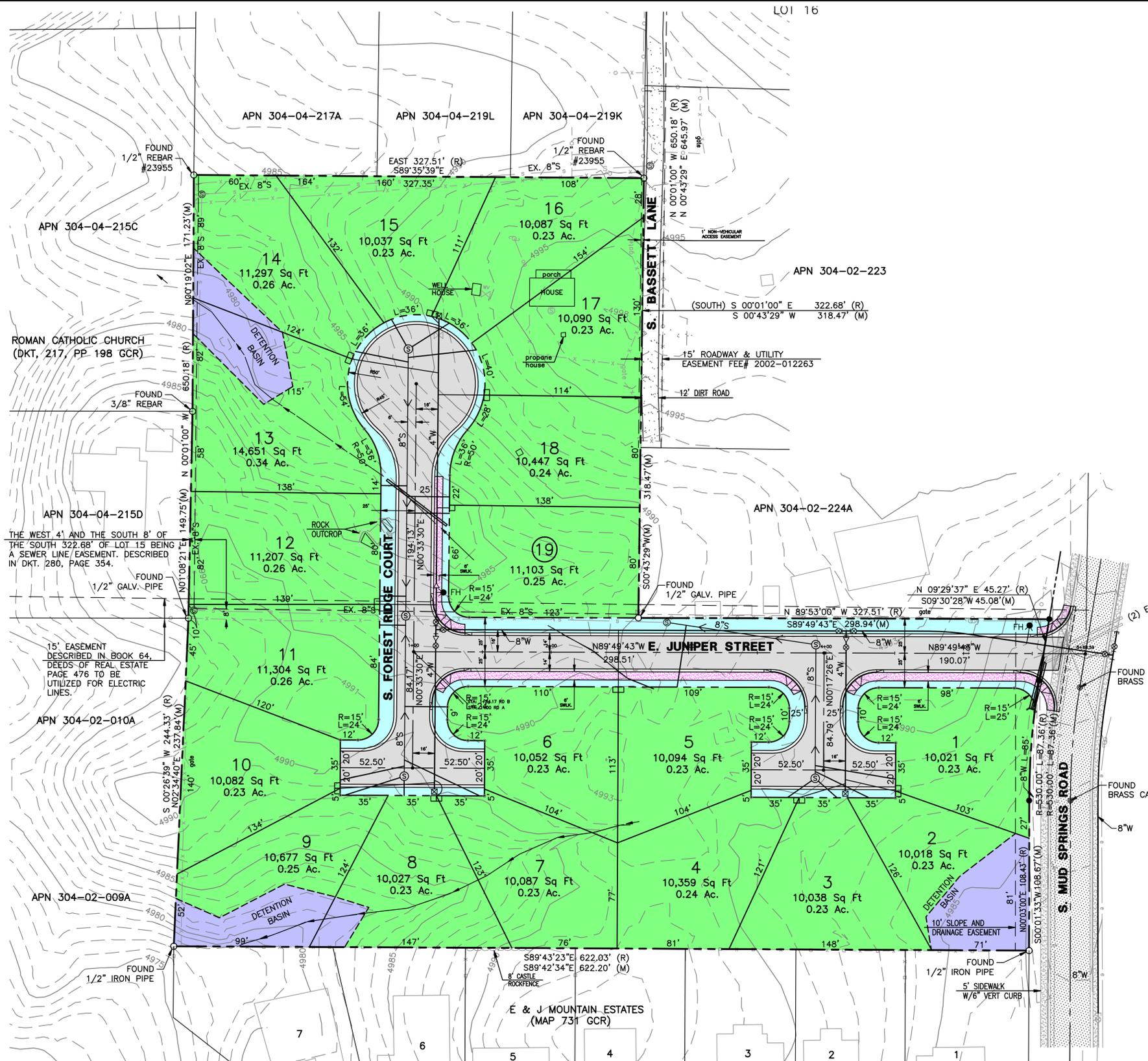
FOREST RIDGE PHASE II
PAYSON, ARIZONA

JOB NO. 13-20
 DESIGNED BY: VE
 DRAWN BY: VE
 CHECKED BY: GCF
 APPROVED BY: GCF
 DATE:

SLOPE ANALYSIS



SCALE: HORIZ. 1" = 40'
 CONT. INTERVAL = NA
 DRAWING NO. SA
 SHEET NO. 1 OF 1



NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC
 1109 North McLane Road
 Payson, Arizona 85541
 Ralph Bossert:
 (928) 978-4345
 Dan Fitzpatrick:
 (928) 595-2816

FOREST RIDGE PHASE II

PAYSON, ARIZONA

JOB NO.	13-20
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	8/27/13

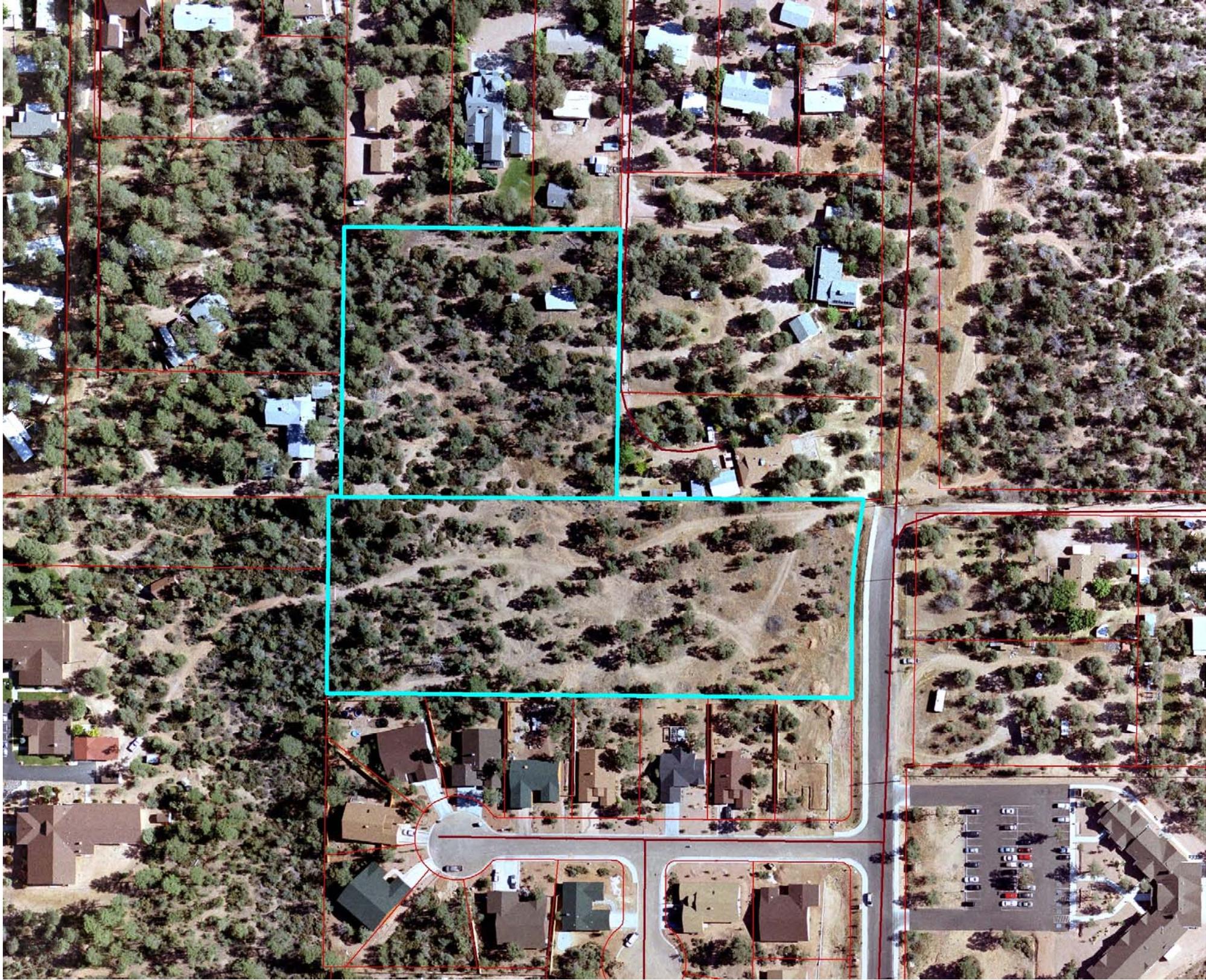
PRELIMINARY PLAT

PL1

SHEET NO. **2** OF **2**

SCALE: HORIZ: 1" = 40'
 CONT. INTERVAL = 1'
 DRAWING NO. **PL1**
 SHEET NO. **2** OF **2**





**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
- Guest Quarters
- ADU
- Annexation

Jul, 2012

Project Address: 500 South Mud Springs Road Tax Parcel Number: 304-02-079/304-07-221
 Subdivision: EtJ Mountain Estates/Russell Sub Lot Number: Tract A / Pt of Lot 15
 Name of Applicant(s): Verde Engineering Co, LLC Phone #: (928) 978-4345
 Mailing Address: 1107 N McLane Town: Payson St: AZ Zip: 85541
 Name of Property Owner(s): Payson Community Christian School
 Mailing Address: 213 East Colcord Road Town: Payson St: AZ Zip: 85541
 Contact Person: Ralph Bossert / VEG Phone #: (928) 978-4345 Fax #: (928) 478-6527
 Payson Business License # PY 8923 Sales Tax # 26-4051673

Detailed Description of Request:

subdivide 5.8 Acres into Forest Ridge Phase II, consisting of 19 lots in accordance with existing R1-10 MH zoning.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Ralph Bossert, P.E., P.L.S.
 Print Name Verde Engineering Co

Ralph Burnett
 Signature

8-12-13
 Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	8/13/13	Sld	Preliminary Subdivision Plat (19 lots & tracts) \$2,475.00
COMPLETED APPLICATION	9/3/13	Sld	
NEWSPAPER PUBLICATION	8/29/13	Sld	
300' NOTIFICATION MAILOUT			
POSTING DATE			CHECK NUMBER: DATE: 8/13/13

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

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



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

September 03, 2013

Ms. Sheila Deschaaf
Community Development Department
Town of Payson
303 North Beeline Highway
Payson, Arizona 85541

RECEIVED

SEP 3 2013

COMMUNITY DEVELOPMENT
DEPARTMENT

**Re: Forest Ridge Phase II
Citizen's Participation Report
Project 13-20**

Dear Sheila:

A Citizen's Participation meeting was conducted for Forest Ridge Phase II on Friday, August 30, 2013 at 2:00 PM at Miz Fitz' 260 Cafe, 803 East Highway 260, Payson, Arizona. 22 meeting notices were sent out on August 8 and 8 additional notices were sent out on August 20. Mailing labels were prepared for all property owners within 300 feet of the project boundary. A map showing all properties within 300 feet of the project was provided by the Community Development Department along with the list of property owners. A copy of the Meeting Notice and mailing labels were previously submitted to the Development Department.

Fourteen interested property owners signed in at the meeting, along with Mike Horton and Herman Orcutt with Forest Ridge LLC, the Developer, Dan Fitzpatrick, Verde Engineering Group, and Ralph Bossert, Verde Engineering Group. All participants were asked to put their names on a Sign In Sheet and were given copies of a Comment Sheet for their use. A copy of the Sign In Sheet is enclosed. Nine Comment Sheets were turned in at the meeting. Additionally two persons called prior to the meeting and their comments were added to comment sheets. Copies of the comment Sheets are enclosed.

Ralph Bossert started the meeting describing the proposed project. 36" by 24" exhibits were on display showing the Preliminary Plat and surrounding area. The project was described as nineteen 10,000 square foot minimum lots on a cul de sac street accessed from Mud Springs Road. The project is proposed to be developed in accordance with existing R1-10 MH zoning. The minimum lot size is 10,018 square feet and the average lot size is 10,615 square feet. The Preliminary Plat is scheduled for a hearing at the Planning and Zoning Commission on September 9, 2013 at 3:00 PM. Mr. Horton said the homes will be similar to the homes in Forest Ridge Phase I. The homes will be site built.

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

Request to limit the building heights adjacent to Forest Ridge Phase I to single story only to maintain their privacy and views.

The Developer is OK with this and will add it to the CCR's. Lots 12 and 13 will also be limited to single story homes.

Will street lights be installed?

Only if required by code. If so, hoods will be installed to limit the light.

The project will create heavy traffic on Mud Springs Road.

Mud Springs Road is designed as a collector road and is capable of handling heavy traffic.

Will Bassett Road be used for access?

No. A Non-Vehicular Access Easement has been added to the lots abutting Bassett Road.

Elk and other wildlife live on the property.

No response was attempted.

Will mobil or manufactured homes be allowed?

No. Development will be restricted to site built homes through the CCR's

Build houses closer to the road so the rear yards are larger.

Building setbacks will be maintained in accordance with R1-10 zoning (20' front/20' rear).

The existing Conditional Use Permit (CUP-173-09 allowing a school) needs to be removed.

The Developer will request the removal of the CUP.

Where is sidewalk on new access road?

The sidewalk is currently shown on the south side of the new road.

Existing trees need to be saved.

The Developer is not interested in removing any more trees than required.

The existing ground is hilly. Will the street construction require lots of cut or fill?

The street will be constructed as close to existing ground as possible and still maintain drainage.

Will the houses be connected to the sanitary sewer?

Yes.

What type of perimeter fence will be constructed?

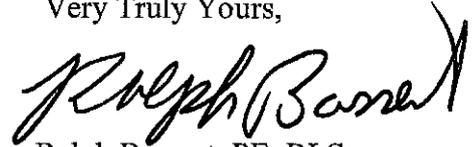
Mr. Bossert said there is no requirement to fence the property so fences will be installed at the lot owners' option.

When will the project start?

It will most likely take 4-6 months to obtain all of the necessary approvals.

The meeting concluded at 2:00 PM. Most of the concerns expressed were about building height restrictions, trees, no access to Basset Lane, wildlife, street lights, and manufactured home restrictions

Very Truly Yours,

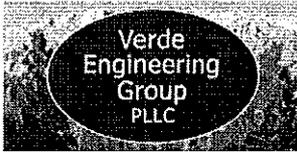


Ralph Bossert, PE, RLS
Verde Engineering Group

Cc. Forest Ridge, LLC

FOREST RIDGE PHASE II
PRELIMINARY PLAT
CITIZEN'S PARTICIPATION MEETING
August 30, 2013
SIGN IN SHEET

NAME	ADDRESS	PHONE
Ralph Bossert	Verde Engineering	978-4345
HERMAN ORLITT	P.O. Box 279 Payson	602 616 6500
MIKE HARTON	PO BOX 279 Payson AZ ⁸⁵³⁴⁷	929 970 484
DAN FITZGERALD	211 E. Pine Payson, AZ	205-585-2816
Hummingbird Corazza	816 S. Owens Lane Payson	(602) 818-9899
PAUL & JERRY Loomis	913 E WADE Cir. PAYSON	603-999-4197
Ray & Peter Sadleir	500 S WADE Ct	928-468-6954
RON FRACY BERNHART	501 S MUDSPRINGS RD	602-284-7143
Felix Barndt	900 E Wade Circle	928-468-2046
Donn K. Paw House	902 E. WADE CIRCLE	602-361-8364
WAYNE & LORRENE ^{WILSON}	905 E WADE CIRCLE	928-474-4595
Chuck & Arueka Mathus	907 E Miller	602 819-7535
Clary & Ann Childas	906 E Wade	480-789-0555
John Corazza	816 S. Owens Ln, Payson	(480) 969-4688



FOREST RIDGE PHASE II
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
AUGUST 30, 2013

NAME	John & Hummingbird Corazza
ADDRESS	816 S. Owens Lane, Payson
PHONE NUMBER	(602) 818-9899
COMMENTS	
	We are located next to LOT 12 & LOT 13. Our home is only 30 feet from the property line. We would like to request that LOT 12 & LOT 13 be restricted to one story homes.
	RE: Street Lights - We are NOT in favor of street lights
	RE: Set Backs - We prefer that these houses be built with minimum set back in the front yard which creates large back yards.
	RE: Current Conditional Use Permit (CUP-173-09) We would like for this to be removed.
	RE: Mobil Homes - We prefer the CC&RS to restrict deed restrictions exclude mobile homes.



FOREST RIDGE PHASE II
SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
AUGUST 30, 2013

NAME	Thea Pickett
ADDRESS	401 S. Bassett Lane
PHONE NUMBER	(Called)
COMMENTS	
	Questions -
	1) What kind of development is proposed (R1-10 single family lots)
	2) Does PCC school still own? (Yes)
	3) Where is access? (From Mud Springs Road. No access to Bassett Lane is proposed)
	4) Request fence or some restriction so adjacent lots cannot use Bassett Lane

Notes from Forest Ridge Phase II Public Meeting

August 30, 2013

Fourteen (14) people attended

Concerns raised by those attending

- \ Catholic Church property shown in wrong location
- \ Location of sidewalk on property? – south side of road
- \ One or more builders? – more than likely multiple builders
- \ Will two stories be allowed? – CC&R's can limited lots for two story homes, Architectural committee will review all building plans
- \ Mobile Homes? – there will be no mobile homes allowed
- \ Trees need to be saved?
- \ Flooding issues – detention basin location was shown and detention policy explained
- \ Wanted to see the profile of entrance road and know amount of cut and fill.
- \ Access to Bassett Lane? - will not be used do to 1' no access strip.
- \ One road off of Mud Springs. This project will create too much traffic on Mud Springs
- \ Septic Tank? – project connected to NGCDS
- \ Fence around entire project? – each lot owner will be responsible for fencing
- \ Street lights? – per Town requirements
- \ Start project? – 3 – 6 months
- \ Will Town approve project? – Town will approve final plat
- \ Why do you need us? – Town requirements
- \ Remove Conditional Use Permit for school?
- \ New houses set to close to neighbor's back yard. - setbacks for R1-10, 20 front, 20 rear
- \ Street Parking? – CC&Rs will define parking
- \ Save the Elk and do not build development!
- \ Lived in neighborhood for twenty years and do not want project built.

TO: Mr. Ralph O. Bossert

FROM: Trey Ryder
407 S. Bassett Lane; Payson, AZ 85541
928-468-1000

SUBJECT: Forest Ridge II development at 500 South Mud Springs Road

DATE: September 3, 2013

Mr. Bossert --

Thank you for allowing me to submit comments about your proposed development.

I live at 407 South Bassett Lane. As far as I can tell, my property has the most exposure of any property that will be affected by the development, since the road into the subdivision goes along the entire length of my property on the south side, and homes will go the entire length of my property's west side.

My wife (now deceased) and I bought this property 21 years ago because the entire area was quiet and private. We (now I) have a huge emotional investment to this property and I very much want to maintain the character of the quiet property, which is why we bought it. I have no thought of moving and I expect to live out my life here. My main concerns are noise and privacy.

NOISE: My bedroom is on the south wall of the house. With 19 homes in the subdivision, they will likely have at least 38 cars and trucks, and perhaps more if they have teenage drivers. Every time a car leaves or enters the subdivision, it goes right past my bedroom. And since I sleep much of the day and work at night, I don't want to even think about the amount of noise these vehicles will make. Even the vehicles traveling the now-complete Mud Springs Road generate noise and vibrations that I can feel in my office. I erected a wooden fence along the Mud Springs side and while it helps with privacy, it does almost nothing to reduce the noise.

PRIVACY: Until now, we have not needed added privacy since our lot has been very quiet and surrounded almost entirely by undeveloped land. But now, with the only road going the full length of our property, and houses on the full width of the property, any thought of future private is lost.

Because 50% of my lot is fully exposed to the new development, I expect that my requests exceed those of other property owners.

I respectfully request that a substantial block wall at least 6 feet tall be built along the full length of my property on the south and west sides. While not perfect, a wall will help keep the noise down, will eliminate anyone peering into the yard and decrease the number of kids poking sticks through the chain link fence to annoy the animals. In addition, I request that this wall be completed before any work of any kind is started on your project.

In addition, I'd be grateful if you'd allow homes of only one story to be built, so no one can see into our yard from the second story. And I'd also like no street lights in the subdivision to maintain the original dark and quiet character of the neighborhood.

I appreciate your kind consideration. I can't tell you how much this house means to me, mostly for its privacy and near-silent environment. I ask that you please not let development begin until a block wall protects my property.

Cordially,
Trey
Trey Ryder

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



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

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Forest Ridge II
500 South Mud Springs road
Payson, AZ

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Friday, August 30, 2013 at 2:00 P.M. at Miz Fitz's 260 Cafe, 803 East Highway 260, Payson, AZ. The purpose of this meeting is to provide information to and receive input from property owners within 300 feet of the proposed development. A copy of a Location Map and Preliminary Site Plan are attached. If you are unable to attend the meeting and have questions regarding the proposed development, please call me (978-4345).

Very Truly Yours,

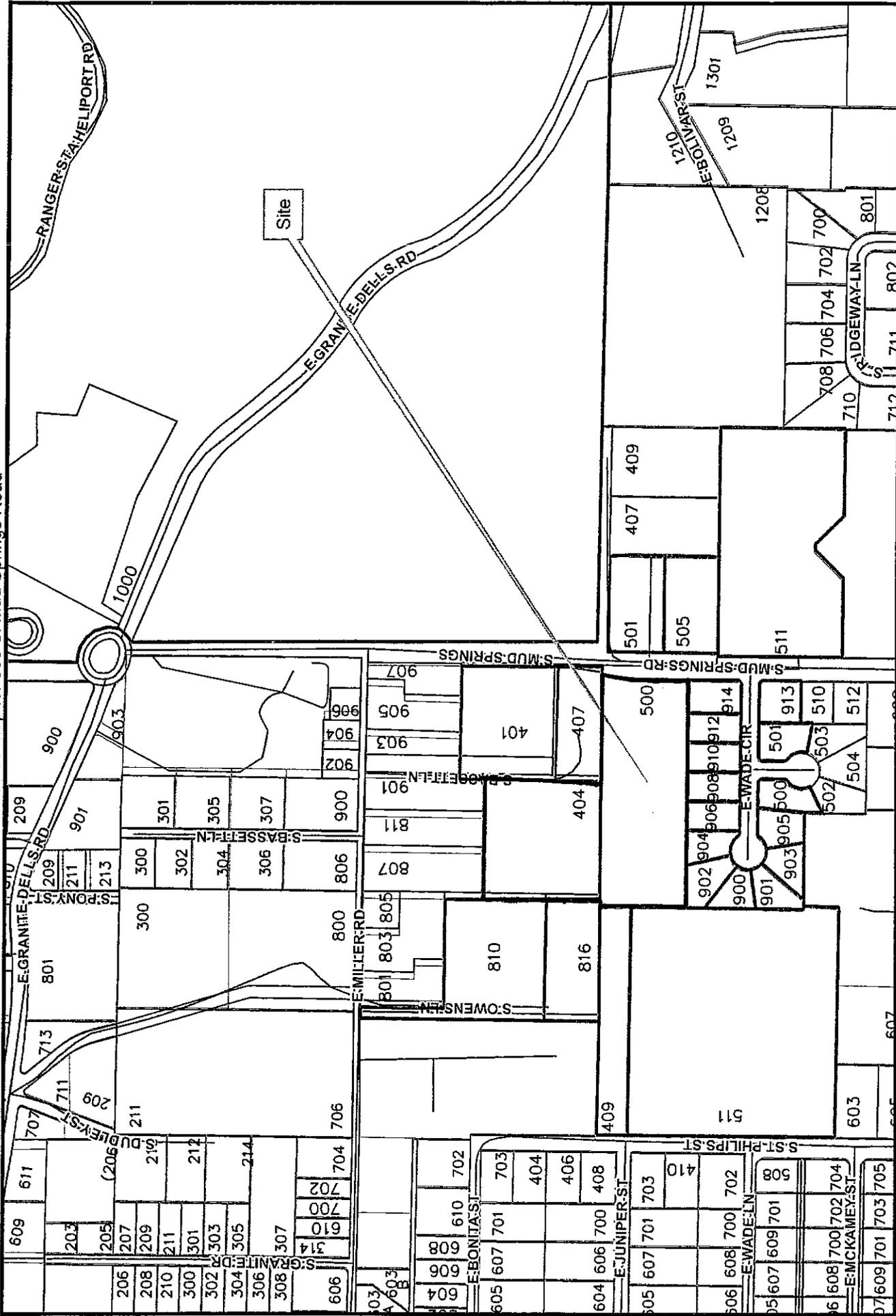
A handwritten signature in black ink, appearing to read "Ralph Bossert", is written over a light gray background.

Ralph Bossert, PE, RLS
Verde Engineering Group, PLLC

Enclosure

Cc: Sheila Deschaaf, Zoning Administrator, Town of Payson
Forest Ridge II, LLC

300' Radius map for 500 S. Mud Springs Road



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

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



SITE DATA

GROSS AREA 5.97 Acres
 PUBLIC STREETS 1.17 Acres
 NET AREA 4.70 Acres
 NUMBER OF LOTS 19 LOTS
 DENSITY 3.24K
 EXISTING ZONING R1-10 MR



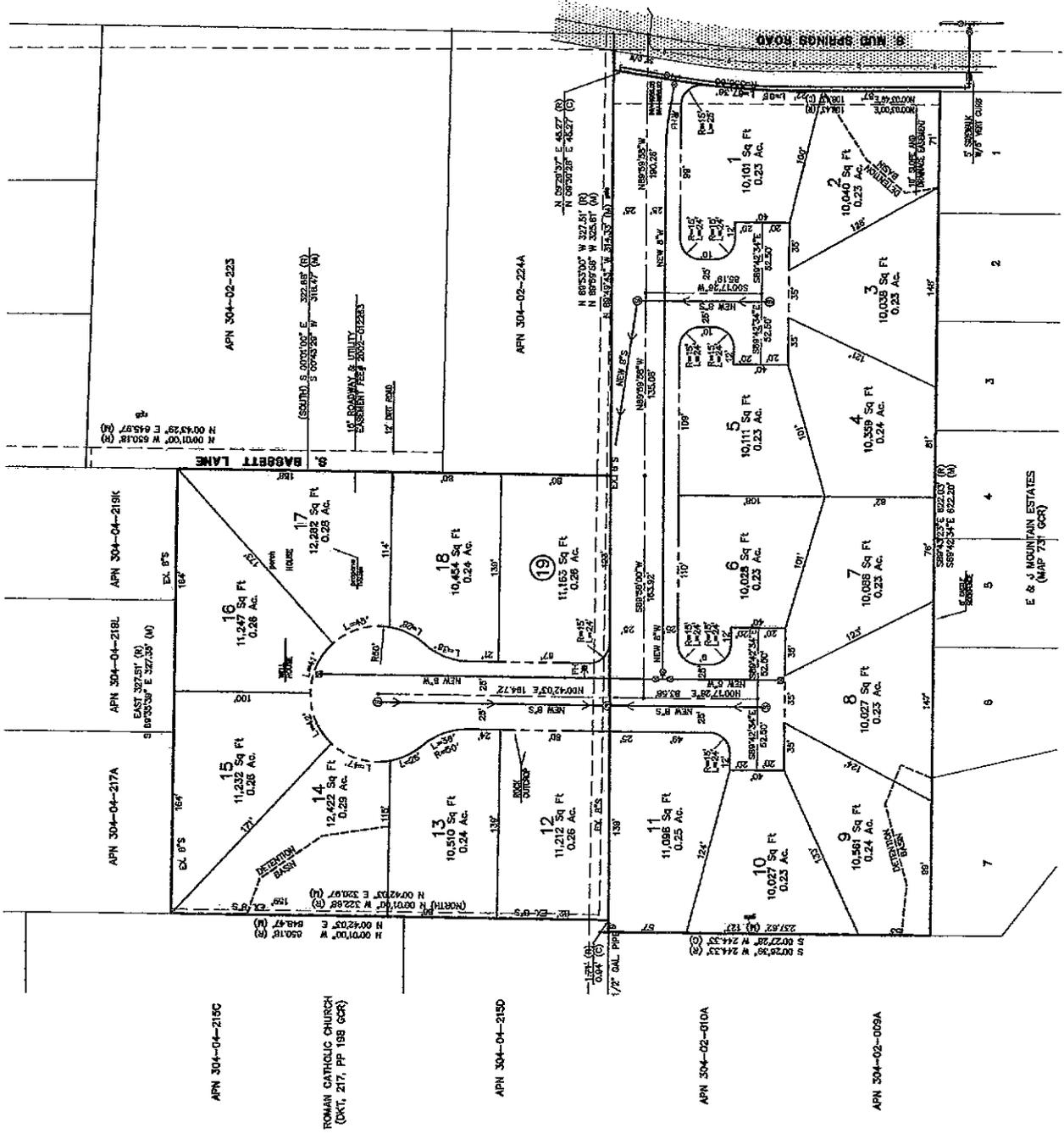
PRELIMINARY PLAT

JOB NO.	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
DATE	09/07/13

FOREST RIDGE PHASE II
 PAYSON, ARIZONA

Verde Engineering Group PLLC
 1105 North Midway Road
 Payson, Arizona 85541
 Project Engineer: J.E. R.L.S.
 Draftsman: D. Filipek, P.E.
 (928) 585-2810

NO.	DATE	BY	CHK.



APN 304-04-215C

ROMAN CATHOLIC CHURCH
 (DXT, 217, PP 188 GCR)

APN 304-04-215D

APN 304-02-010A

APN 304-02-009A

APN 304-04-218K
 APN 304-04-218L
 APN 304-04-217A

APN 304-02-223

APN 304-02-224A

E & J MOUNTAIN ESTATES
 (MAP 731 GCR)

Michael & Dianne Trustees Wing
Family Wing
909 E. Wagon Wheel Circle
Payson, Az 85541

Edward J 111 Trusteee Ryder Trust
Ryder
P.O. Box 2115
Payson, Az 85547

Thea M Trustee/Trust Pickett
401 S. Bassett Ln
Payson, Az 85541

Rim Country Hospice Foundation
P.O. Box 305
Payson, Az 85547

Wayne & Lorrene Wilson
905 E. Wade Circle
Payson, Az 85541

Peter & Rayna Sachelari
3809 E. Coolidge St
Phoenix, Az 85018

Vincent 11 & Helen J Nessen
903 E. Wade Circle
Payson, Az 85541

Mary Kay Trustee Eklund Trust
Eklund
901 E Wade Circle
Payson, Az 85541

Felix L & Donna M Barndt
16088 Lofty Trail Dr
San Diego, Az 92127

Donn Kerry & Newhouse Sherre
Newhouse
102 E. Waltman Lane
Phoenix, Az 85022

Paul & Shirley Beatty
904 E. Wade Circle
Payson, Az 85541

Clary P & Ann M Childrens
2480 E. Stephens Rd
Gilbert, Az 85296

Donald M Linsley
908 E Wade Circle
Payson, Az 85541

Joseph A Granko
910 E. Wade Circle
Payson, Az 85541

Wayne & Carolyn L West
912 E. Wade Circle
Payson, Az 85541

Federal National Mortgage Assoc
14221 Dallas Prky Ste 1000
Dallas, Tx 75254

Saint Philip The Apostle Roman
Catholic Church
P.O. Box 31
Tucson, Az 85702

Gerald L & Carol H Loomis
3250 W. Muriel Dr
Phoenix, Az 85053

Linda L Voyles
501 E. Wade Ct
Payson, Az 85541

Philip Anderson
810 S. Ownes Ln
Payson, Az 85541

John Anothony & Hummingbird
Dest Corazza
2515 E. Nance
Mesa, Az 85213

Ronald Warren & Tracy Ann Bern-
hardt
501 S. Mud Spring Rd
Payson, Az 85541

Brenda & David Borrman
8153 E. Encanto
Mesa, Az 85207

Andrew & Shannin Pearson
805 E. Miller Rd
Payson, Az 85541

Helen Swenson
807 E. Miller
Payson, Az 85541

Alfonso & Sue Gwen Munoz
811 E. Miller
Payson, Az 85541

Walter & Joanne Knasick
903 E. Miller Rd
Payson, Az 85541

Jerry & Darlene Bourguignon
905 E. Miller
Payson, Az 85541

Charles & Arvella Mathus
1318 W. Elna Rae St
Tempe, Az 85281

Victoria Gault
801 E Miller Rd
Payson, Az 85541