MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP
Planning & Development Director

DATE: March 2, 2015

SUBJECT: 11-Lot Single Family Residential Subdivision **S15-001**
1210 N. Heather Circle – Heather Estates

Background
This request is for preliminary plat approval to subdivide a 4.77 acre parcel located on the west side of Heather Circle. The site is zoned R1-10 MH and is bounded by similarly zoned properties to the west, south and east. The properties north of this site are zoned R1-90.

Residents in the area of the proposed subdivision were invited to attend a meeting held on January 16, 2015 pursuant to the citizen participation requirements that govern this Preliminary Plat application. A citizen participation report is attached to this memo.

Analysis
The applicant is proposing an 11-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 16,275 square feet.

The Land Use Element of the General Plan designates this site 'low density residential,' which denotes areas for single family residential development at a maximum density of 5.0 dwelling units per acre. The proposed preliminary plat density of 2.31 single family detached residential units per acre is appropriate.

This application has been reviewed by affected Town of Payson departments and utility providers and no adverse comments have been received. This property is not within the Northern Gila County Sanitary District boundaries. All lots are required to utilize public sewer facilities. The District intends to provide public sewer to the proposed development once the property has been annexed into the District. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.

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.

One public cul-de-sac is proposed that would provide access to interior lots within this development. The cul-de-sac improvements are being proposed with a single 6' sidewalk on one side of the roadway in lieu of a 4' wide sidewalk on both sides of the roadway, which is permissible with Commission approval.

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 2/13/15, and shall not exceed a total of 11 lots.
2. A final plat shall be submitted within 12 months of Planning & Zoning Commission approval of this preliminary plat.
3. The property shall be annexed into the Northern Gila County Sanitary District and shall design adequate sanitary facilities in accordance with the 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. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
6. All other provisions of the Unified Development Code shall be met.

Suggested Motion to Approve:

"I move the Planning & Zoning Commission approve S15-001, a preliminary plat request for an 11 lot single family residential subdivision on 4.77 acres at 1210 N. Heather Circle subject to the conditions listed in the staff report."

CASE NUMBER S15-001

TOWN OF PAYSON
PLANNING AND ZONING APPLICATION

The undersigned Applicant(s) hereby applies for:

- ☐ Abandonment Request
- ☐ ADU
- ☐ Administrative Appeal
- ☐ Administrative Relief
- ☐ Annexation
- ☐ Code Amendment
- ☐ Conditional Use Permit
- ☐ Devel. Agreement, PAD & SPD
- ☐ Development Master Plan
- ☐ Final Subdivision Plat
- ☐ General Plan/Land Use Plan Amendment
- ☐ Guest Quarters
- ☐ Minor Land Division
- ☐ Mobile Storage
- ☒ Preliminary Subdivision Plat
- ☐ P & Z Commission Appeal
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Zone Change

Jul, 2014

Project Address: 1210 North Heather Circle Tax Parcel Number: 302-23-001K
Subdivision: N/A Lot Number: N/A
Name of Applicant(s): Jeff Vaughn Homes LLC Phone #: (928) 472-6556
Mailing Address: 134 West Midway Town: Payson St: AZ Zip: 85541
Name of Property Owner(s): Same
Mailing Address: Town: St: Zip:
Contact Person: Ralph Bossert - VEG Phone #: (928) 978-4345 Fax #: (928) 478-6527
Payson Business License # PY8923 Sales Tax # 26 4051673

Detailed Description of Request:
Subdivide 4.77 acre parcel into 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/her behalf.

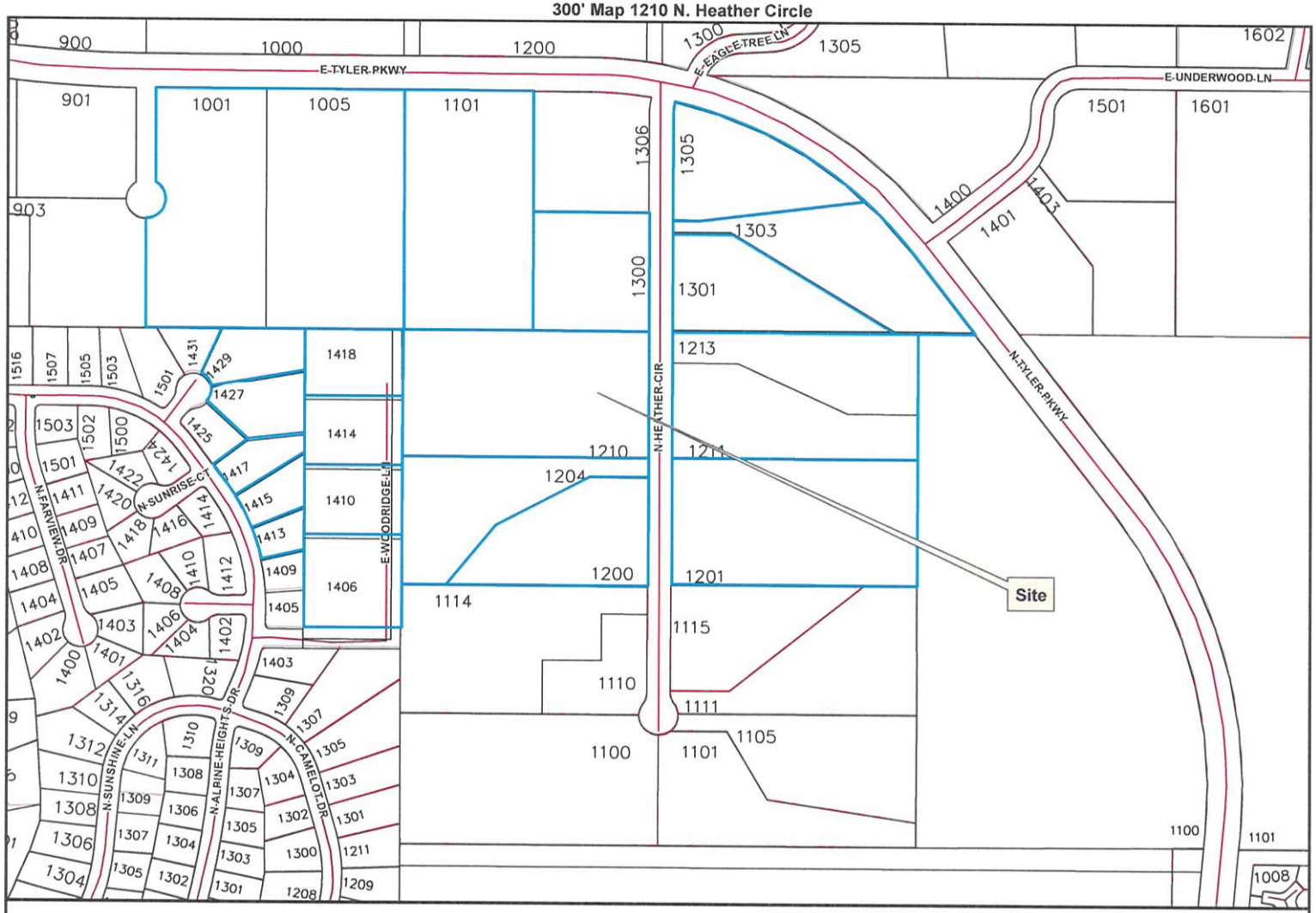
Jeff Vaughn — Print Name
Signature
1-20-15 — Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	1/20/15	SLL	Subdivision fee - Plat + 11 lots = $2275.00
COMPLETED APPLICATION	1/20/15	SLL	
NEWSPAPER PUBLICATION	2/13/15	SLL	
300' NOTIFICATION MAILOUT	n/a		
POSTING DATE	n/a		CHECK NUMBER: 5727 DATE: 1/20/15

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

300' Map 1210 N. Heather Circle



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

0 115 230 460 690 920 Feet 1:3,188

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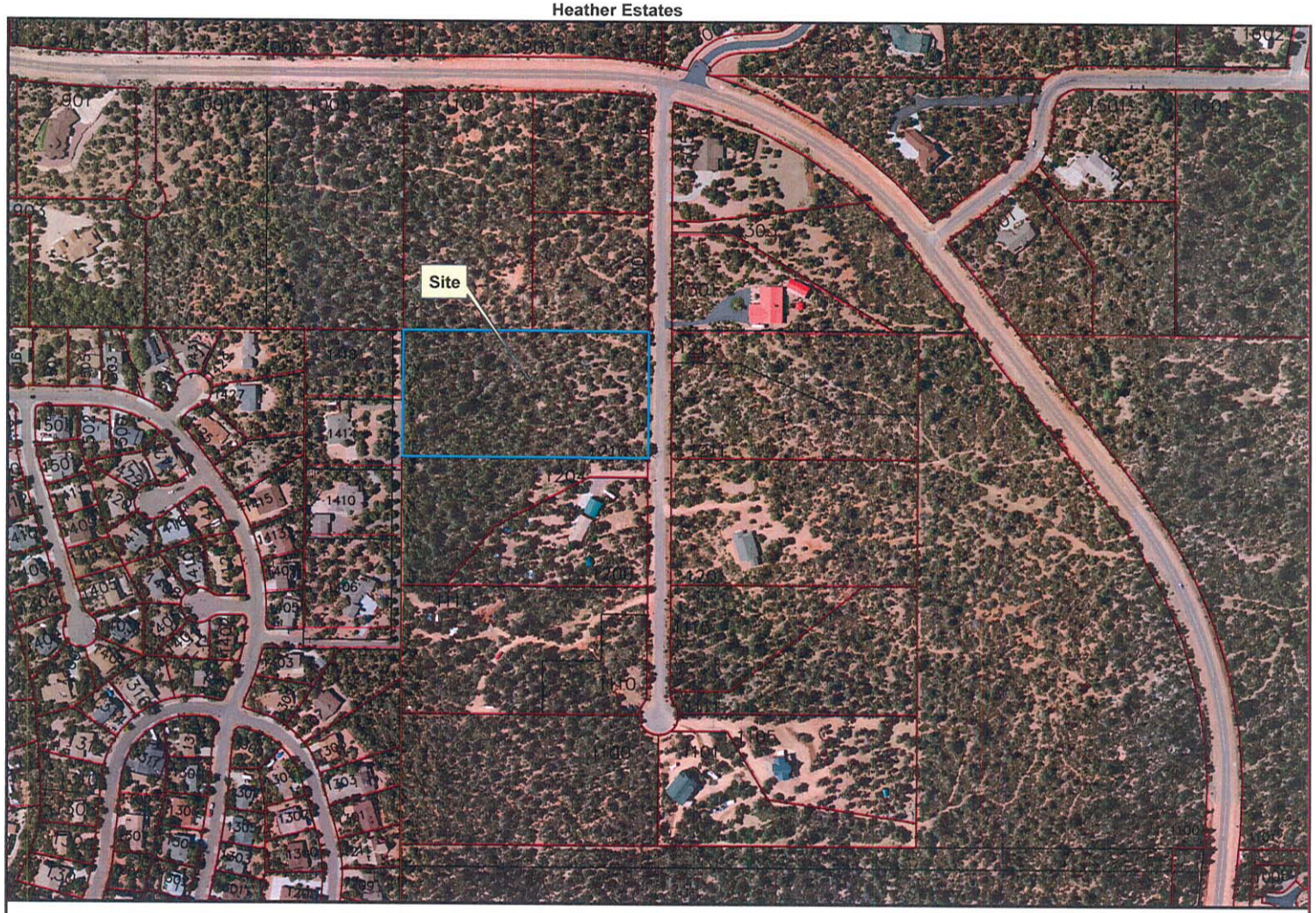
Heather Estates



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PRELIMINARY PLAT

FOR

HEATHER ESTATES

THE N 1/2 OF THE NE 1/4, SW 1/4, SW 1/4, SECTION 26,
TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN,
TOWN OF PAYSON, GILA COUNTY, ARIZONA.

TYPICAL BUILDING SETBACKS

N.T.S.

TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

N.T.S.

LEGEND

APN 302-23-001K	ASSESSOR'S PARCEL NUMBER
	BOUNDARY LINE
	RIGHT OF WAY LINE
	CENTER LINE
	LOT LINE
	EASEMENT LINE
	EXISTING CONTOUR
LPS	LOW PRESSURE SEWER
8"W	WATER MAIN / FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.	BUILDING SETBACK

OWNER/DEVELOPER

JEFF VAUGHN HOMES
134 WEST MIDWAY
PAYSON, ARIZONA 85541
PHONE: (928) 472-6556

VICINITY MAP

N.T.S.

SITE DATA

GROSS AREA	4.77 Acres
PUBLIC STREETS	0.66 Acres
NET AREA	4.11 Acres
NUMBER OF LOTS	11 LOTS
DENSITY	2.31 RES/ACRE
EXISTING ZONING	R1-10MH
MINIMUM LOT SIZE	15,969 S.F.
AVERAGE LOT SIZE	16,275 S.F.

BASIS OF BEARINGS

THE CENTER LINE NORTH HEATHER CIRCLE
BEING: S 00°01'11" E

BENCH MARK

NORTH 1/4 CORNER OF SECTION 35
TOWNSHIP 11 NORTH, RANGE 10 EAST
B.L.M. BRASS CAP ELEVATION 4990.10
(NAVD 1988)

SHEET INDEX

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

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 2015 (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) IF A SUBDIVISION SIGN IS PLANNED, A SIGN EASEMENT SHALL BE CREATED ON THE LOT WHERE THE SUBDIVISION SIGN WILL BE PLACED.

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.

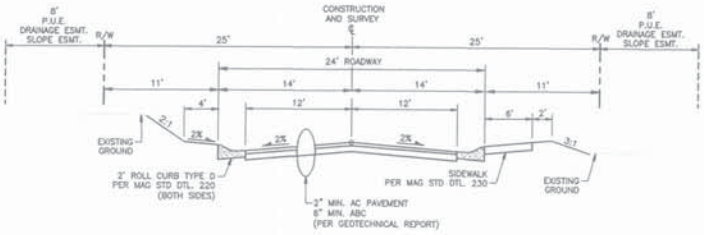
8) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.

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. ALL NEW UTILITIES FOR THIS SUBDIVISION WILL BE INSTALLED UNDERGROUND.

10) THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFIED DEVELOPMENT CODE.

11) STORM WATER DETENTION/RETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PAYSON REQUIREMENTS.

12) THERE ARE NO HILLSIDE LOTS IN THIS SUBDIVISION.



TYPICAL ROADWAY SECTION

N.T.S.

Prepared by

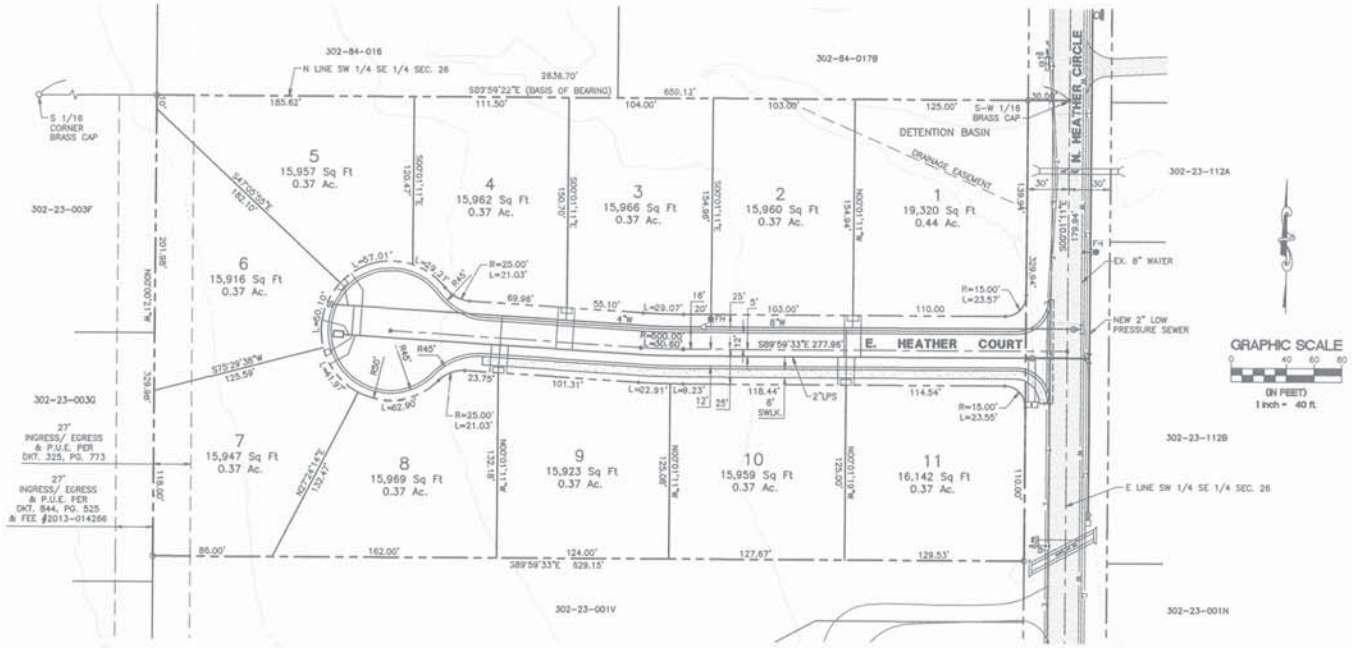
Verde Engineering Group PLLC
1109 North McLane Road
Payson, Arizona 85541
Ralph Bossert P.E. R.L.S.
(928) 978-4345
Don Fitzpatrick P.E.
(928) 595-2816

Project No. 14-41

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

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



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
Don Fitzpatrick P.E. (928) 595-2818

HEATHER ESTATES
PAYSON, ARIZONA

JOB NO.	14-41
DESIGNED BY:	RBH
DRAWN BY:	RBH
CHECKED BY:	RDB
APPROVED BY:	RDB
DATE:	2/11/15

PRELIMINARY PLAT

SCALE: HORIZ: 1"= 40'
CONT. INTERVAL = 2'
DRAWING NO. PRE1
SHEET NO. 2 OF 2

Citizen Participation Information

(Includes correspondence received by the Planning & Development Office after the applicant's completion of the Citizen Participation Plan for this subdivision and prior to distribution of meeting agenda and materials to the Planning Commission)

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

Verde Engineering Group PLLC

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

January 20, 2015

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

Re: Heather Estates
Citizen's Participation Report
Project 14-41

Dear Ms. Deschaaf;

A Citizen's Participation meeting was conducted for Heather Estates on Friday, January 16, 2015 at 3:00 P.M. at Ms. Fitz' 260 Cafe, 803 East Highway 260, Payson, Arizona. Twenty two meeting notices were sent out on December 31, 2014 to all property owners within 300 feet of the project boundary as well as the Client and the Town of Payson. 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 Community Development Department. One meeting notice sent to the Occupant at 1300 North Heather Circle was returned as "undeliverable".

Eleven interested property owners attended the meeting, along with Dan Fitzpatrick, Verde Engineering Group, and Bob Hodge, Verde Engineering Group. Jeff Vaughn, the Developer, was out of the country and unable to attend. All participants were asked to put their names on the Sign-In Sheet and were given copies of a Comment Sheet for their use. Copies of the Sign-In Sheet and a blank copy of the Comment Sheet are enclosed. No Comment Sheets were turned in at the meeting.

Dan Fitzpatrick started the meeting by describing the proposed project. 36" by 24" exhibits were on display showing the Preliminary Plat and surrounding area. The project was described as eleven lots on a short cul de sac street. The project is proposed to be developed in accordance with existing R1-10MH zoning. The minimum lot size is 15,900 square feet and the average lot size is 16,275 square feet. A sewer extension will be required to provide sewer to the lots. This sewer will be available to adjacent parcels. The homes will be site built.

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

Are the existing sewer and water systems adequate to serve the development?
Preliminary computations indicate the existing 2" low pressure sewer main can be extended to serve the lots. Also, the existing 8" water main in Heather Circle can provide sufficient domestic water and fire protection. Final design will be performed during the final development phase.

Will the detention basin flood upstream or downstream homes?
The detention basin will be designed to meet Town of Payson drainage requirements.

Will curbs and sidewalks be required onsite? Will Heather Circle be improved?
Onsite improvements will consist of curb and gutter, and a walkway. Improvements may not be required on Heather Circle.

The high density does not match existing low density parcels.
The proposed lots meet the requirements of the existing zoning.. The existing zoning allows 10,000 square foot lots but only if the lots are connected to public sewer and water, which is most likely the reason for the existing larger parcels.

Where is the Developer?
Mr. Vaughn is out of the country at this time.

Is there going to be a screen wall or fence around the project?
Although not required by code, the Developer may fence the lots as they are developed. This decision has not been made.

Is this development going to decrease existing property values?
No response was attempted.

What is the project time frame?
Pending approval, the project will be designed and constructed in six to nine months.

Are these comments going to be heard by the Town?
A Citizen's Participation Report will be submitted with the Preliminary Plat. The Report will attempt to list all of the comments. The meeting participants were also encouraged to write their comments down and submit them. No written comments were received.

Can the adjacent property owners get a small copy of the Preliminary Plat?
An letter size copy of the Preliminary Plat was sent to all of the property owners on the mailing list.

The meeting concluded at approximately 4:00 PM.

Very Truly Yours,

Ralph Bossert, PE, RLS
Verde Engineering Group

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Heather Estates
1210 North Heather Circle
Payson, AZ

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Friday, January 16, 2015 at 3:00 P.M. at Miz Fitz' 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 map showing the site location is also enclosed. If you are unable to attend the meeting and have questions regarding the proposed development, please call Jeff Vaughn (928-472-6556) or me.

Very Truly Yours,

Ralph Bossert

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

Enclosure

Cc: Sheila DeSchaaf, Zoning Administrator, Town of Payson

SMART ARIZONA IX LLC,
80 E RIO SALADO PKWY STE 401
TEMPE AZ, 85281

MEESKE ERNIE P & JUDITH F,
2608 W BULLA DR
PAYSON AZ, 85541

STAHL ROBERT D & PAULA J
917 S PALOMINO CIR
PAYSON AZ, 85541

KNIGHT ROBERT AND BETTY
8504 W CALLE LEJOS
PEORIA AZ, 85383

JENKINS DARREL D & STEPHANIE A,
1200 N HEATHER CIR
PAYSON AZ, 85541

CLARK JOHN R & BRENDA C,
1413 N APLINE HEIGHTS
PAYSON AZ, 85541

WEESNER DONALD LOUIS TRUSTEE
WEESNER TRUST
1415 N ALPINE HEIGHTS DR
PAYSON AZ, 85541

RISSER CHRISTIAN J & ROSE G,
16002 N 52ND ST
SCOTTSDALE AZ, 85254

RICE RICHARD B & DIANA G
835 W WARNER RD #101-306
GILBERT AZ, 85233

GRAZIANO ROBERT & MARIE L TRSTE/
TRST,
1429 N ALPINE HGTS DR
PAYSON AZ, 85541

BOSSERT EDWIN E II & PAMELA ANN
400 N GRAHAM RANCH RD
PAYSON AZ, 85541

KEENEY MARK A TRSTE/TRST,
1414 E WOODRIDGE LN
PAYSON AZ, 85541

BARTLETT JEFFREY P,
1410 E WOODRIDGE LN
PAYSON AZ, 85541

GREEN JEFFERY NOLAND,
1406 E WOODRIDGE LN
PAYSON AZ, 85541

JEFF VAUGHN HOMES LLC
134 W MIDWAY
PAYSON AZ, 85541

DONAHUE FAMILY LLC,
20 PRESTON PL
GROSSE POINTE MI, 48236

FELIX LOUIS A JR & PATRICIA,
1301 N HEATHER CIR
PAYSON AZ, 85541

BEAURAGARD JOYCE &, THORNTON
CHRISTY L & MILLARD C
1305 N HEARTHER CIR
PAYSON AZ, 85541

KATZ ALAN R & VIRGINIA S,
1201 N HEATHER CIR
PAYSON AZ, 85541

COOK PHILLIP M & PENNY M TRUS-
TEES
COOK LIVING TRUST
303 W SADDLE LN
PAYSON,AZ 85541

Occupant
1300 North Heather Circle
Payson,AZ 85541

Sheila DeSchaaf, Planning Director
303 North Beeline Highway
Payson,AZ 85541

Verde Engineering Group PLLC

HEATHER CIRCLF SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
JANUARY 16, 2015
SIGN IN SHEET

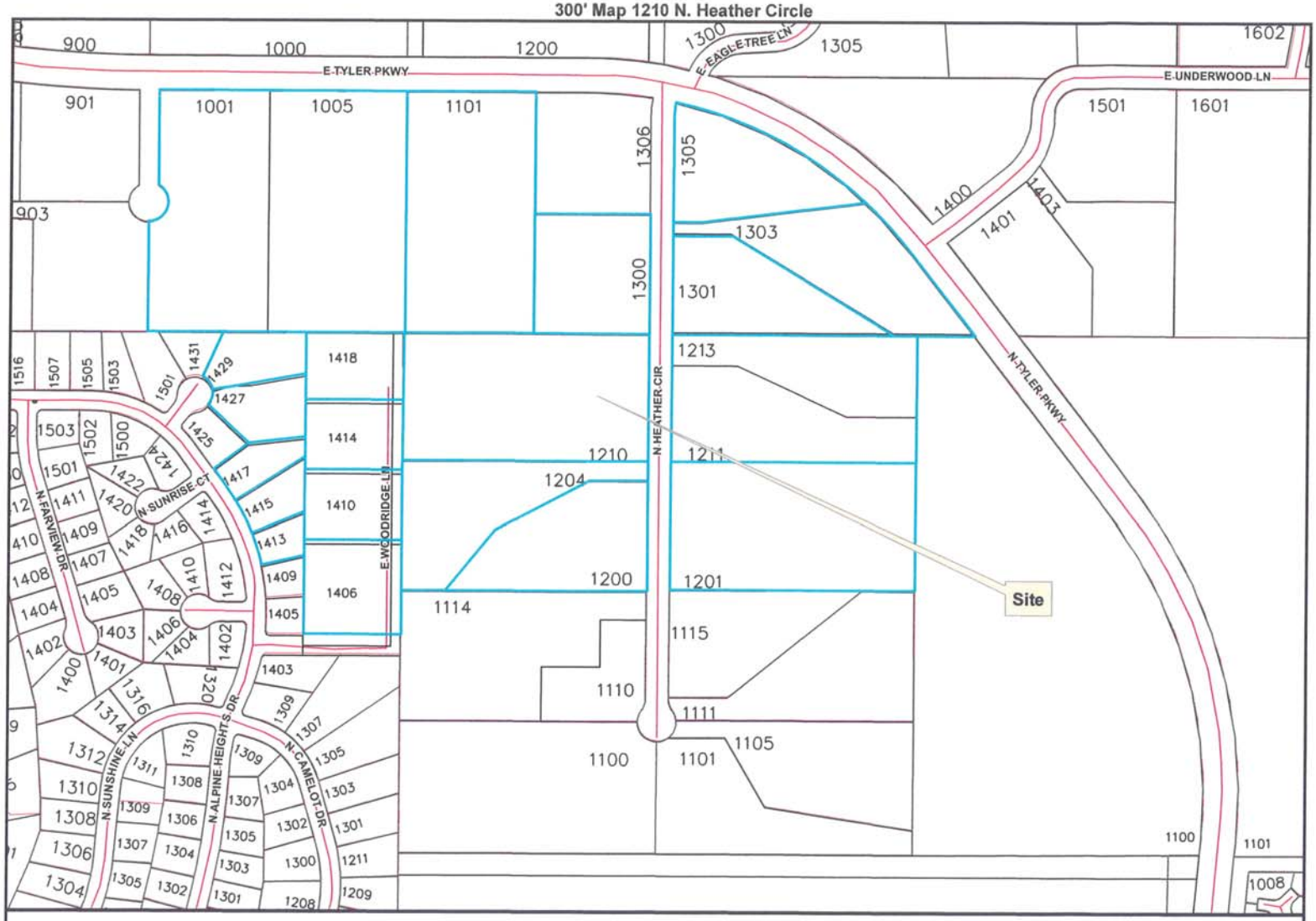
NAME	ADDRESS	PHONE
BOB GRAZIANO	1429 N ALPINE HEIGHTS DR	928 4925508
ENZO CRIVELLI	1610 N. MCLANE RD	928 414-0167
ROBERT STAHL	1300 HEATHER CL	602 3225565
Lou Felix	1301 N. Heather Cir.	928 970-1991
DARREL JENKINS	1200 N. HEATHER CIR	928 970-0004
Millard Thornton	1305 N. Heather Cir	714 3354557
AL KATZ	1201 N. HEATHER CIR.	928-468-3354
Heidi Cosper	1409 N. Alpine Hts Dr	468-8187
Jim Scheidt	Town of Payson Bldg 310 N. Houston Mesa Rd Payson	951-5568
JOHN SWENSON	302 N WHITETAIL DR PAYSON	817 2282710
Pam Bossert	1418 Woodridge Rd PAYSON	928 595-1404

Verde Engineering Group PLLC

HEATHER COURT SUBDIVISION
CITIZEN'S PARTICIPATION MEETING
JANUARY 16, 2015

NAME
ADDRESS
PHONE NUMBER
COMMENTS

300' Map 1210 N. Heather Circle



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N

HEATHER COURT SUBDIVISION

CITIZEN'S PARTICIPATION MEETING

JANUARY 16, 2015

RECEIVED
JAN 20 2015
COMMUNITY DEVELOPMENT DEPARTMENT

NAME: Lou & Pat Felix:_____

ADDRESS: 1301 N. Heather Cir. Payson, AZ 85541

PHONE NUMBER:

COMMENTS

Below are some of my concerns, some of which were expressed at the meeting, some of which I have added.

(1) Maintaining the forested look of the area surrounding Heather Circle is very important if we are to preserve a vital attraction of this area, its forests. It is the primary reason we bought on this street eight years ago and it will be an important consideration for any new buyers in the new development. It is important that this look be preserved by keeping as many mature trees as possible. Having larger lots on this new development will help.

(2) The capacity of the sewer line is a primary concern as it is only a 2 1/2 inch sewer pipe. The new development will add over a 1,000 feet of pipe to the existing system which now only provides for sewage from two homes. The new development and adjoining properties that will hook up to the sewer line will add twelve or more homes to that pipe. That is a lot of grinder pumps on a 2 1/2 inch pipe. I recommend a third party engineering review of the developers sewage proposal. I will also want some written assurance from Gila County Sanitation that in the event there is a problem in the future with their sewage system that they or the new developer will accept responsibility for fixing it.

(3) The underground sewer line is another concern for me as more than 400 feet of it will travel under our property. Five years ago after a heavy rain I drove my truck over the sewer line on our property and a plastic fitting on the pipe broke loose. For several days I detected a sewage smell and finally had to call a plumber. They had to dig it out and replace the fitting which had come loose from a joint underneath the sewer access box. This cost me about $800 to fix. Whoever does this work needs to do a better job of compacting the soil so this does not happen again. I am also concerned about the narrowness of the area that the pipe will go under on our property at 1211. At only one foot from the pavement the property drops at a rather steep angle to the drainage culvert that goes under Heather to the new development.

(4) The added concrete and asphalt surfaces on the new development will increase water runoff onto our property at 1211 N. Heather Circle. There is a four foot culvert under the street to our property and the resulting wash from water runoff greatly impacts the amount of footage available for a driveway to the back of this lot.

(5) Increased lighting is of concern. Heather Circle is quite dark at night. We do not want halogen lights in someone's backyard lighting up the whole forest. Whatever CC&R's are developed should include language allowing only down facing exterior lighting.

(6) Sufficient water pressure on the existing fire hydrants is a major concern. With 11 homes added there has to be sufficient water pressure at the fire hydrants in the event of a fire at the top of the cul de sac.

Sherlo

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928-978-4345
robossert@q.com

Verde Engineering Group PLLC

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

January 27, 2015

Mr. Louis Felix
1301 North Heather Circle
Payson, Arizona 85541

Re: Heather Estates
Project 14-41

Dear Mr. Felix;

We received your letter outlining six concerns regarding the proposed Heather Estates Development. A copy of your letter is attached for reference. The following is our response to your concerns:

1. **Concern with maintaining the forested look on Heather Circle**

The Developer has developed many parcels in Payson and is aware of the value of preserving native trees and vegetation. The project design will include locating all trees adjacent to the proposed new road and preparing a Tree Preservation Plan that shows how these trees will be preserved to the maximum extent possible. When the homes are constructed, they will be sited to preserve as many trees as possible.

2. **Concern with the capacity of the existing sewer system.**

Sewer capacity computations indicate the existing 2" low pressure sewer main can be extended to serve the lots. We have prepared a Sewer Collection System Design Report that includes these computations. This report, along with the sewer extension plans, have been submitted to the Northern Gila County Sanitary District (NGCSD) and approved for construction. Additionally, the subdivision design will include another sewer extension to serve the new lots along with a Sewer Collection System Design Report for the subdivision. These documents will be submitted for approval to both the NGCSD and the Arizona Department of Environmental Quality (ADEQ). Once the documents are reviewed and approved, ADEQ will issue a Sewer Construction Authorization (CA) which will allow the subdivision sewer to be constructed. NGCSD field personnel will inspect construction of the sewer and observe all testing requirements. Once the NGCSD has approved construction, the plans and test results will then be submitted to ADEQ for issuance of the Sewer Discharge Authorization (DA). The NGCSD will not allow the sewer system to be used until the developer has deeded the sewer improvements to them and ADEQ has issued the DA. Once the NGCSD has accepted the sewer, they are responsible for maintaining the sewer.

3. **Concern with construction of the new sewer.**

As discussed in Item 3 above, inspection and testing of the sewer extension will be performed by the NGCSD field personnel. Once they have accepted the new sewer into their system, they will be responsible for maintaining and repairing the public portion of the improvements. The private portion, from the sewer service connection to the house, is the private property owner's responsibility. Typically the new sewer line will be constructed to a minimum depth of 36" so the probability of vehicular damage is minimal. We will work with you on locating the sewer extension through your property to minimize your inconvenience.

4. **Concern with increased water runoff from the proposed development.**

A Preliminary Drainage Report for the proposed project has been submitted to the Payson Engineering Department as part of the Preliminary Plat submittal. The report documents both offsite and onsite storm runoff impacting the project and conceptually sizes required drainage facilities to meet the Payson Drainage Detention Regulations. The Town of Payson currently requires new developments to provide onsite detention facilities sufficient in size to reduce peak flows leaving the site by 25% for the two, ten, and one hundred year twenty four hour storm events. The required drainage facilities will be designed as part of the final project design and will be submitted to the Town of Payson along with a Final Drainage Design Report justifying the design. The Town of Payson charges the developer a 3% inspection fee for inspection during construction to ensure the final improvements are constructed in accordance with the approved plans and specifications.

5. **Concern with increased lighting.**

Section 154-03-002 of the Unified Development Code has specific lighting restrictions to protect Payson's "dark sky". These restrictions include shielded lights, cut-off fixtures, use of only fixtures labeled "dark sky", maximum 15' pole heights, and specific types of lamps. These restrictions apply to all zoning districts.

6. **Concern with sufficient water pressure.**

The Town of Payson Water Master Plan indicates the 8" water main in Heather Circle has sufficient water at sufficient pressure to provide domestic water and fire protection. An additional fire hydrant will be installed in the proposed subdivision. The final project design will include flow tests of the existing Heather Circle hydrants and a Potable Water System Design Report with computations showing the system can provide peak daily water demand to all lots at a minimum pressure of 20 psi under all flow conditions and a minimum flow of 2000 gpm at each fire hydrant at a residual pressure of 20 psi. The Water Extension plans and Design Report will be submitted for approval to both the Town of Payson Water Department and the Arizona Department of Environmental Quality (ADEQ). Once the documents are reviewed and approved, ADEQ will issue an Approval to Construct Water Facilities (ATC) which will allow the subdivision water system to be constructed. The Town of Payson Water Department personnel will inspect construction of the water system and observe all testing and disinfection requirements. Once the Town of Payson has approved construction, the plans and test results will then be submitted to ADEQ for Approval of Construction (AOC). Once the Town of Payson has accepted the water system, they are responsible for maintenance and operation of the system.

Hopefully, this response will alleviate some of your concerns. The developer intends to construct a small subdivision with homes that will be an asset to the neighborhood. Please don't hesitate to contact us with any other comments or concerns.

Very Truly Yours,

Ralph Bossert

Ralph Bossert, PE, RLS
Verde Engineering Group, PLLC

Cc: Sheila Deschaaf/Payson Community Development
Jeff Vaughn Homes

HEATHER COURT SUBDIVISION

CITIZEN'S PARTICIPATION MEETING

JANUARY 16, 2015

NAME: Lou & Pat Felix: _____

ADDRESS: 1301 N. Heather Cir. Payson, AZ 85541

PHONE NUMBER: 928 474-4446, cell phone: 928 970-1991

COMMENTS

Below are some of my concerns, some of which were expressed at the meeting, some of which I have added.

(1) Maintaining the forested look of the area surrounding Heather Circle is very important if we are to preserve a vital attraction of this area, its forests. It is the primary reason we bought on this street eight years ago and it will be an important consideration for any new buyers in the new development. It is important that this look be preserved by keeping as many mature trees as possible. Having larger lots on this new development will help.

(2) The capacity of the sewer line is a primary concern as it is only a 2 1/2 inch sewer pipe. The new development will add over a 1,000 feet of pipe to the existing system which now only provides for sewage from two homes. The new development and adjoining properties that will hook up to the sewer line will add twelve or more homes to that pipe. That is a lot of grinder pumps on a 2 1/2 inch pipe. I recommend a third party engineering review of the developers sewage proposal. I will also want some written assurance from Gila County Sanitation that in the event there is a problem in the future with their sewage system that they or the new developer will accept responsibility for fixing it.

(3) The underground sewer line is another concern for me as more than 400 feet of it will travel under our property. Five years ago after a heavy rain I drove my truck over the sewer line on our property and a plastic fitting on the pipe broke loose. For several days I detected a sewage smell and finally had to call a plumber. They had to dig it out and replace the fitting which had come loose from a joint underneath the sewer access box. This cost me about $800 to fix. Whoever does this work needs to do a better job of compacting the soil so this does not happen again. I am also concerned about the narrowness of the area that the pipe will go under on our property at 1211. At only one foot from the pavement the property drops at a rather steep angle to the drainage culvert that goes under Heather to the new development.

(4) The added concrete and asphalt surfaces on the new development will increase water runoff onto our property at 1211 N. Heather Circle. There is a four foot culvert under the street to our property and the resulting wash from water runoff greatly impacts the amount of footage available for a driveway to the back of this lot.

(5) Increased lighting is of concern. Heather Circle is quite dark at night. We do not want halogen lights in someone's backyard lighting up the whole forest. Whatever CC&R's are developed should include language allowing only down facing exterior lighting.

(6) Sufficient water pressure on the existing fire hydrants is a major concern. With 11 homes added there has to be sufficient water pressure at the fire hydrants in the event of a fire at the top of the cul de sac.

RECEIVED
FEB 17 2015
COMMUNITY DEVELOPMENT DEPARTMENT

February 17, 2015

Verde Engineering Group
1109 N. McLane Rd.
Payson, AZ. 85541

I am opposed to the project called Heather Court for several reasons. When I, and other residents in the neighborhood, purchased our homes, we purchased for the view. This proposed project would destroy that view and as a result, would greatly reduce the value of our homes. The home values in Payson are finally starting to increase and we want that trend to continue.

That 5 acre parcel is part of a path used by elk, and other animals, on their north-south treks through the forest. (Remember they were here first). You would be blocking that path forcing the elk to travel a different path. I, for one, enjoy seeing the elk as they travel across my property.

You proposed installing a chain link fence around the sub-division. The surrounding area is open with no fences. This, as well as any type of fence, would be out of place and a true eyesore.

The trees and other vegetation in the area provide natural control of water runoff. Once this is gone, there is no runoff control except the homes. How many of these homes will be flooded? How much owner installed landscaping will be washed away when water runs down the side of the near-by hills? And it does run at good rate during a hard rain. In addition to these homes being damaged, the homes on the east side of Heather Cr. will be damaged since there is nothing to control the water flow.

I, and my neighbors, do not want to see rooftops when we sit on our patios or look out our windows. If I wanted to see rooftops, I would have bought in a different part of Payson or stayed in the valley. There are plenty of other places for Jeff Vaughn to build without destroying natural landscaping and stunning views of the Rim.

During the meeting last month, several questions were asked and were not answered. How big of a retention basin will be built? What size sewer line will be installed in the street to carry the waste water? What size homes will be built? What is the price range of these homes?

Payson is a dying town and we need to encourage more people and business to move here. Destroying the natural beauty of the area, which is what brings most people here, is not the way to do it. I can be reached at 928-492-5508.

Thank you for your time,

Bob Graziano

Bob Graziano
Concerned resident
Sheila DeSchaaf

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February 20, 2015

Mr. Robert Graziano
1429 North Alpine Heights Drive
Payson, Arizona 85541

Re: Heather Estates
Project 14-41

Dear Mr. Graziano;

We received your letter outlining several concerns regarding the proposed Heather Estates Development. A copy of your letter is attached for reference. The following is our response to your concerns:

When you and your neighbors purchased homes for the views, you shouldn't have expected you neighbors to leave their property undeveloped to preserve your views. Property owners have the right to develop their property in accordance with the existing zoning. That right was exercised by the developer of Alpine Heights in which you now live. The existing zoning in Heather Estates allows 10,000 square foot minimum lots, which is the same zoning as Alpine Heights. The average lot size for the eleven proposed lots in Heather Estates is 16,275 square feet with a minimum lot size of 15,970 square feet. The homes in Heather Estates will be at least fifty feet below your home in elevation, so your view of the rim will not be obstructed. Your views to the east will be more obstructed when a home is constructed on the existing empty lot east of yours than by any homes in Heather Estates.

We all enjoy watching elk as they move through the area. You are correct that they were here first, even in Alpine Heights before it was developed. Any fences will be at the discretion of the individual lot owners and not the Developer. I know from personal observation that a normal four foot chain link fence does not keep elk out of our yard or garden.

The Developer has lived and worked in the Payson area for many years and is aware of the value of preserving native trees and vegetation. The project design will include locating all trees adjacent to the proposed new road and preparing a Tree Preservation Plan that shows how these trees will be preserved to the maximum extent possible. When homes are constructed, they will be sited to preserve as many trees as possible. A Preliminary Drainage Report for the proposed project has been submitted to an approved by the Payson Engineering Department. The report documents both offsite and onsite storm runoff impacting the project and conceptually sizes required drainage facilities to meet the Payson Drainage Detention Regulations. The Town of Payson currently requires new developments to provide onsite detention facilities sufficient in size to reduce peak flows leaving the site by 25% for the two, ten, and one hundred year twenty

four hour storm events. The required drainage facilities will be designed as part of the final project design and will be submitted to the Town of Payson along with a Final Drainage Design Report justifying the design.

Some questions couldn't be answered at the Citizen's Participation meeting because the answers were not available at that time. The Preliminary Drainage Design proposes detaining drainage runoff in the existing wash at the northeast corner of the property. The basin will be approximately 12,500 square feet in size. A 2 inch diameter low pressure sewer line will be extended to serve the lots. Individual pumps will be required for each home to pump the effluent east to the gravity sewer main in Karen Way. The size and price of the homes will be market driven.

Payson is not a dying town. We will always have the scenery, climate, and small town atmosphere to attract new people. These people will need places to live. Soon we will have a water supply that will be the envy of other mountain communities. New development will be necessary to pay for it.

Hopefully, this response will alleviate some of your concerns. The developer hopes to construct a small subdivision with homes that will be an asset to the neighborhood. Please don't hesitate to contact us with any other comments or concerns.

Very Truly Yours,

Ralph Bossert

Ralph Bossert, PE, RLS
Verde Engineering Group, PLLC

Cc: Sheila Deschaaf/Payson Community Development
Jeff Vaughn Homes