MEMO

TO: Mayor and Council

THROUGH: Fred Carpenter, Town Manager

FROM: Jerry Owen, Community Development Director

DATE: February 15, 2007

SUBJECT: Ordinance 706 - P-333-06; 2009 N. McLane Road & 215 W. Houston Mesa Road Rezone (Mogollon Ridge)

Terra Capital, LLC is requesting the rezoning of a 12.39 acre parcel at 2009 N. McLane Rd. & 215 W. Houston Mesa Rd. from R1-175 to R1-6 & R-3 to allow the development of a 26 lot single family home and 63 residential condominium subdivision, Mogollon Ridge. The Planning and Zoning Commission reviewed this request on January 8, 2007 and unanimously recommended approval to the Town Council with the conditions listed in Section 3 of Ordinance 706. Attached is a letter from the developer outlining their proposal to improve drainage conditions in the area (condition 3.H). Staff is also seeking a letter from the developer to clarify and simplify the workforce housing contribution statement (this would replace condition 3. D). Also attached are two citizen letters received subsequent to the Planning and Zoning Commission meeting and the complete Planning and Zoning Commission staff report for your review.

MOGOLLON RIDGE
AREA DRAINAGE IMPROVEMENT PROPOSAL

January 15, 2007

The Developer's of Mogollon Ridge are aware of the drainage issues and concerns in the Payson Ranchos Area. We therefore offer to construct improvements that will improve drainage conditions for some of our neighbors. The following drainage improvements are proposed to be constructed with the Mogollon Ridge infrastructure improvements:

1. Construct an oversized detention/retention basin on approximately 1.1 acres at the south end of the project. This basin will also be used for recreational activities. Design the basin so the peak flows exiting the basin are less than pre-developed flows for the 2-year, 10-year, and 100-year storm events.

2. Grade the project site so the major portion of flows from the project drain to the new basin.

3. Divert the Payson ~~Rancho~~ Pines retention basin pump flows from the North McLane Road ditch to the new basin.

4. Improve the existing drainage systems between 314 and 316 West Corral Drive, between 319 and 321 West Corral Drive, and under West Corral Drive to convey at the peak flow from the 10-year storm event. These improvements will require a Drainage Easement conveyed to the Town of Payson by the Owners.

RECEIVED

JAN 29 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Paul and Marlene Ritz
309 W. Houston Mesa Rd.
Payson, Az.85541-1344
January 29,2007

Mr.Jerry Owen, Director
Community Development
Town of Payson

Re: zoning

Dr. Mr. Owen.

We are owner and residents of a home located at 309 W. Houston Mesa Rd, Payson Pines, Az. Our property is adjacent to the 12.36 acre plot that Terra Capital LLC wishes to develop for houses and condos. We stated in a previous letter that we do not object to individual homes comparable to those in Payson Pines located on similar size lots. However the condos would increase the resident numbers considerably more than residential homes so we respectfully ask that the requested zoning change not be granted.

Thank you for your attention,

Paul and Marlene Ritz
Paul L. Ritz - Marlene E. Ritz

c.c.Mr.Robert Edwards

January 18, 2007

Mr. Ray Erlandsen
Community Development Department
Town of Payson
303 N. Beeline Hwy.
Payson, Arizona 85541

Re: Mr. Phillimore's account of the results of the Citizens' Participation meetings concerning Mogollon Ridge

Dear Mr. Erlandson:

There were 3 such citizen participation meetings; we attended all three of those meetings. We are enclosing the attendance sign-in sheets plus the tenor of the meetings.

We are also challenging the truth of Mr. Phillimore's characterization of the reception of the participants' comments as "well received". How anyone who attended those meetings or read the written comments sheets could possibly draw that conclusion is smoking something the Narcotics Task Force should be told about. Let us detail the reason we think Mr. Phillimore's comments are less than truthful.

October 14...held at 303 W. Houston Mesa Road

Attending

Jim McIntyre	Erich Dornbusch	Doug Madderom
MaryJo Dornbusch	Bob Romelfanger	Glenn Groenke
Ed Jones	Lucy Groenke	Brenda Bruce
Mark Perry		

At this meeting the 130 unit version was presented and almost immediately two citizens wanted to "kill the messenger". Only after Glenn reminded the group that Mr. Perry's group was required to have informational meetings did the group simmer down and ask questions and listen. No one---no one---had anything positive to say about the plan. Rather people wanted to know where the water would come from and how the area could possibly handle a potential increase of 200 more vehicles on roads already straining to serve existing traffic. Two people mentioned the recent fatal accident at Houston Mesa and highway 87. It was pointed out that the Houston Mesa entrance to the development was too close to the entrance to Home Depot and that Home Depot traffic and Mogollon Ridge traffic plus Payson Pines and McLane traffic would make it even more hazardous to get on 87 at that intersection.

The group was vocal, too, about the density because all those roof tops, driveways, and streets would only worsen the drainage problems in Payson Ranchos that already exist.

RECEIVED

JAN 19 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

There were no comment sheets circulated on October 14; instead at the end of the meeting five members of the group, including Mr. Perry, walked the property. At that time it was the opinion of the citizens that no one in the Terra Capital group, including Mr. Perry, had ever walked the property or realized the great variation of the terrain, with the high land behind Home Depot and the very low flood-prone land behind Payson Ranchos.

October 19, 2006...held at Tiny's

Attending

Dale Kasl	Jim Scheidt	Glenda Roark	Ed Jones
Frank Bowman	Bob Romelfanger	Brenda Bruce	Mary Bowman
Joyce Romelfanger	Glenn Groenke	Maxine Little	Jeanie Langham
Lucy Groenke	Charles Little	Margaret Griego	Erich Dornbusch
Jeff Barwick	Craig Swartwood	MaryJo Dornbusch	Bob Roark

The same plan for 130 units was presented and again the aspects criticized were: the possibility of 200 more cars in the area, increased water runoff and lack of flood control (drainage), the town's already water shortage, the dangerous location of the Houston Mesa entrance to the development so close to that of Home Depot.

Also people questioned how the affordable housing components could be called "affordable" when the cost of each unit mentioned was slightly more than $200,000. The opinion stated a couple of times was that "affordable housing" was only a 'hook' to get the zoning approval needed.

Some were concerned that there was no guarantee that an investor couldn't buy four or five of the smaller units and turn the area into a slum of rentals.

Some participants were questioning how a developer could draw up plans not having walked the property or being aware of the variation of elevation and not having consulted a topographical map at least even after being informed of existing flooding and drainage problems, especially when it caused so much damage to the homes that flooded.

Toward the end of the meeting Mr. Swartwood indicated that maybe the project was a bit too dense.

It should be noted that the heated discussion was such that one of the participants was so angered that he left the room to control his rage and slammed the door.

November 8, 2006...held at Tiny's

Attending

Jason Phillimore	Erich Dornbusch	Glenn Groenke
Bob Romelfanger	Lucy Groenke	Joyce Romelfanger
Mark Perry	Charles Little	MaryJo Dornbusch
Maxine Little		

At this meeting another plan was presented with the density reduced to 89 units. This meeting produced citizen concerns which were essentially the same as those in the first two meetings. None of them were positive except that the total number of units was reduced, but still too many.

LEGAL DESCRIPTION
MOGOLLON RIDGE
R1-6 ZONE AREA

A portion of Government Lot 5 located in Section 28, T11N, R10E, and a portion of Government Lot 1 located in the Southwest ¼ of Section 27, T11N, R10E, of the Gila and Salt River Meridian, Gila County, Arizona, more particularly described as follows:

Beginning at the northeast corner of said Lot 5;

Thence: S 89°58'51" E along the north line of Parcel 1 as shown on Record of Survey 2680, Gila County Records, 101.64 feet;

Thence: S 00°40'41" W, 80.06 feet;

Thence: Along a tangent curve to the right, concave to the northwest, having a radius of 20.00 feet and a central angel of 90°02'51" for an arc length of 31.43 feet;

Thence: N 89°17'53" W, 425.18 feet;

Thence: S 00°42'07" W, 50.00 feet;

Thence: S 40°06'58" E, 458.02 feet;

Thence: S 00°00'00" W, 162.52 feet;

Thence: N 90°00'00" E, 26.19 feet to a point on the east line of Lot 5;

Thence: S 00°34'54" W along the east line of Lot 5, 254.14 feet to the southeast corner of Lot 5;

Thence: N 40°06'58" W along the southwest line of Lot 5, 903.98 feet to a point on the east right-of-way line of North McLane Road;

Thence: N 25°22'25" E along said right-of-way line, 43.04 feet;

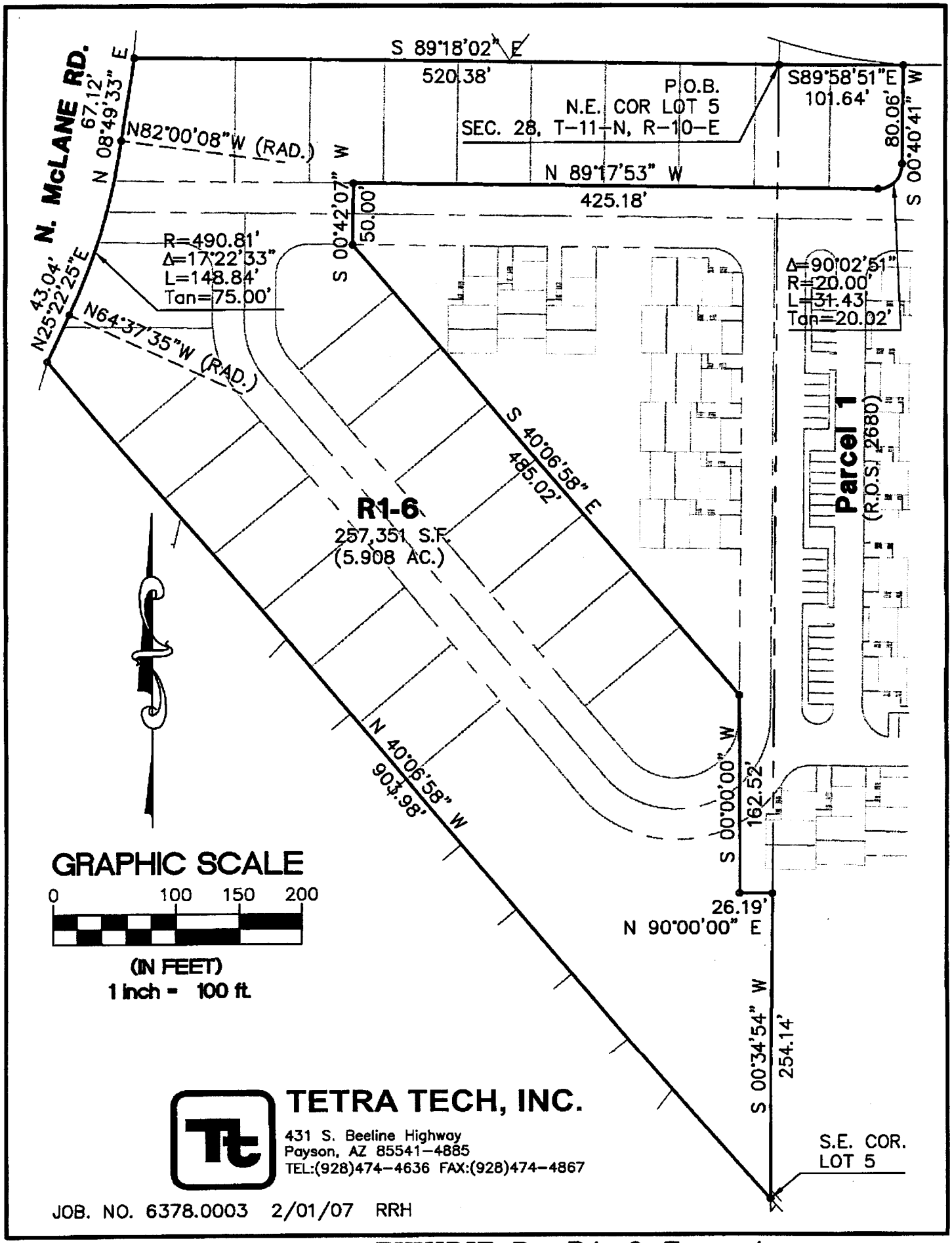
Thence: Continuing along said right-of-way line, along a tangent curve to the left, concave to the west, having a radius of 490.81 feet and a central angle of 17°22'33", for an arc length of 148.84 feet;

Thence: N 08°49'33" E continuing along said right-of-way line 67.12 feet to a point on the north line of Lot 5;

Thence: S 89°18'02" E along the north line of Lot 5, 520.38 feet to the POINT OF BEGINNING.

Said parcel contains 5.908 acres more or less as shown on attached Exhibit "B".

Tetra Tech, Inc.
Project No. 6378.0003



TETRA TECH, INC.

431 S. Beeline Highway
Payson, AZ 85541-4885
TEL:(928)474-4636 FAX:(928)474-4867

JOB. NO. 6378.0003 2/01/07 RRH

Mogollon Ridge EXHIBIT B R1-6 Zone Area

LEGAL DESCRIPTION
MOGOLLON RIDGE
R-3 ZONE AREA

A portion of Government Lot 5 located in Section 28, T11N, R10E, and a portion of Government Lot 1 located in the Southwest ¼ of Section 27, T11N, R10E, of the Gila and Salt River Meridian, Gila County, Arizona, more particularly described as follows:

Commencing at the northeast corner of Government Lot 5;

Thence: S 89°58'51" E along the north line of Parcel 1 as shown on Record of Survey 2680, Gila County Records, 101.64 feet to the POINT OF BEGINNING;

Thence: Continuing S 89°58'51" E along the north line of Parcel 1, 198.36 feet to the northeast corner of said Parcel 1;

Thence: S 00°33'32" W along the east line of Parcel 1, 681.42 feet to the southeast corner of said Parcel 1;

Thence: N 89°20'51" W along the south line of Parcel 1, 299.98 feet to the southwest corner of Parcel 1;

Thence: N 90°00'00" W, 26.19 feet;

Thence: N 00°00'00" E, 162.52 feet;

Thence: N 40°06'58" W, 485.02 feet;

Thence: N 00°42'07" E, 50.00 feet;

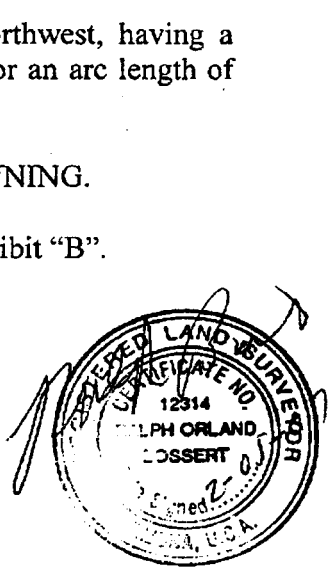
Thence: S 89°17'53" E, 425.18 feet;

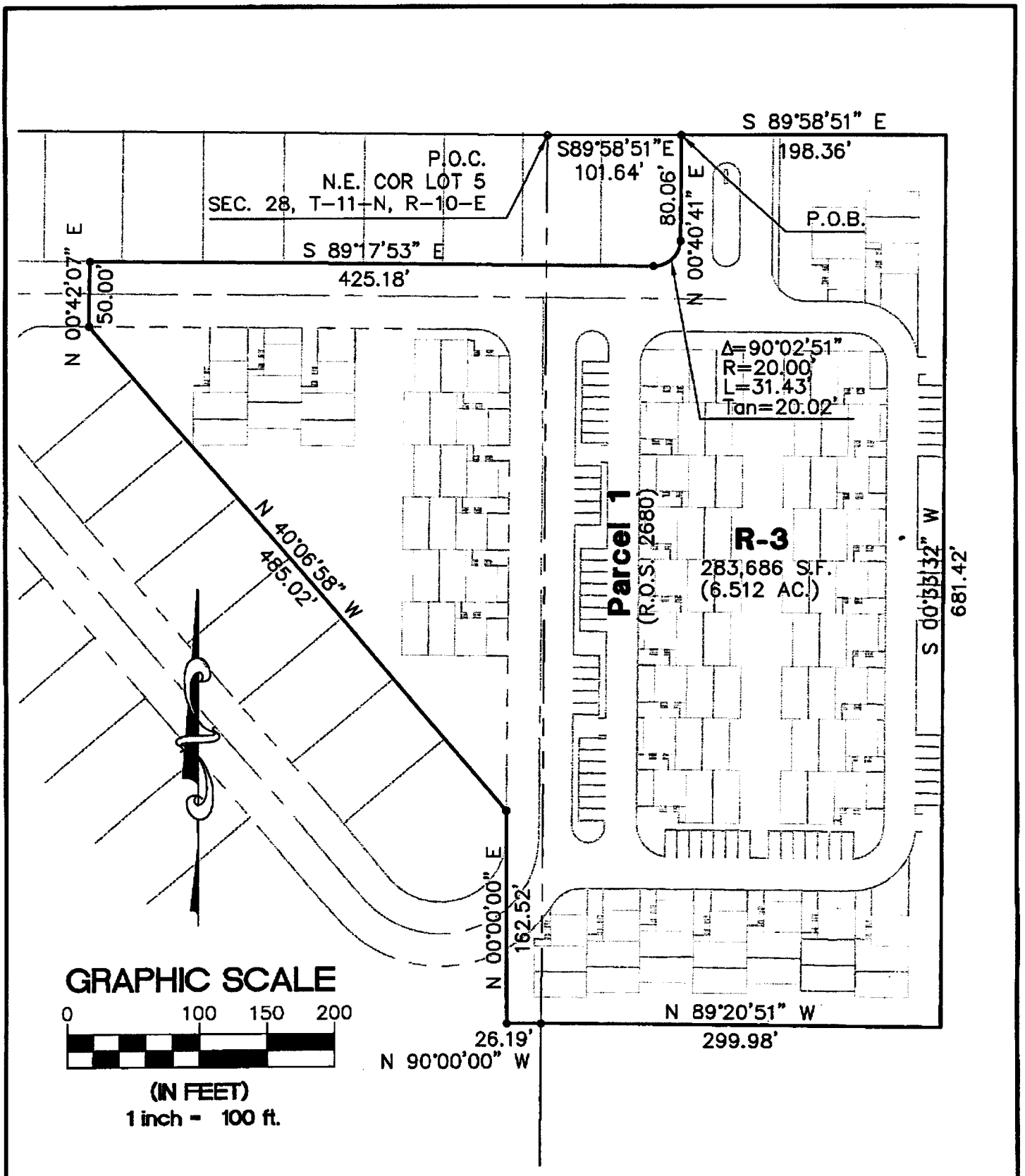
Thence: Along a tangent curve to the left, concave to the northwest, having a radius of 20.00 feet and a central angle of 90°02'51" for an arc length of 31.43 feet;

Thence: N 00°40'41" E, 80.06 feet to the true POINT OF BEGINNING.

Said parcel contains 6.512 acres more or less as shown on attached Exhibit "B".

Tetra Tech, Inc.
Project No. 6378.0003





TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4885
TEL:(928)474-4636 FAX:(928)474-4867

JOB. NO. 6378.0003 2/01/07 RRH

Mogollon Ridge EXHIBIT B R-3 Zone Area

Staff Report
Planning and Zoning Commission

Project Title: 2009 N. McLane Rd – Rezone R1-175 to R1-6 and R-3 ***P-333-06***

Planning & Zoning Commission Meeting Date: January 8, 2007

Description:

Location: 2009 N. McLane Road
Site size: 12.39 acres
Current Zoning: R1-175
Lot sizes: 0.14± acres (6,000± sq. ft.) single family detached lots
No. of homes: 26 single family homes, 54 two story condominiums, 9 single story condominiums
Estimated cost of homes: Unknown at this time.

Action Requested: Zone change from R1-175 to R1-6 and R-3

Neighborhood Involvement

Citizens Participation Meetings were held on October 19, 2006 and November 8, 2006. According to the Citizens Participation Report, 20 citizens attended the first meeting and 9 attended the follow up meeting.

General comments/inquiries included the following:

1. Proposed Density.
2. Additional Traffic.
3. Drainage/Increased flooding in adjacent neighborhoods.
4. Units could become rentals.
5. Preference for single family detached homes only.
6. Water supply.
7. Cost of units.

Community Benefits

Affordable Housing - 4 condo units. (See Analysis Section)
Recreation – Each home will pay the $647 parks impact fee with issuance of the building permit.
Streets - The development will include new streets within the development connecting to W. Houston Mesa Road and N. McLane Road.
Forest Access – N/A
Cultural/Historical Features – None noted.

Community Development & Engineering Assessment

Compatibility with adjacent zoning districts: Compatible.
Drainage: Preliminary Drainage Report to be submitted with Preliminary Plat application.
General Plan Conformance: Conforms.
Fire Safety: Must meet all applicable requirements. Comments to be provided at Preliminary Plat.
Water:

1. Source - Town of Payson.
2. Estimated Usage - 1 Equivalent Residential Unit (ERU) per residence.

Engineering: Must comply with Town of Payson Engineering requirements during platting process.

Analysis

The applicant is requesting approval of a zone change from R1-175 to R1-6 and R-3 as depicted on the site plan for the proposed development of a 26 residential lot and 63 unit condominium subdivision on 12.39 acres to be called Mogollon Ridge.

All the Tonto National Forest lands in the Payson area were initially zoned R1-170 by the Gila County Board of Supervisors in January of 1972. This site was part of the Payson I exchange comprising 829 acres completed in 1985. Most of the properties bordering this site were part of the Payson I or Payson II land exchanges. The Payson Ranchos subdivision was originally a homestead.

The site is currently bordered by R1-6 zoned property on the north and south. The east side of the site abuts commercially zoned property, currently the Home Depot Store and detention basin. The proposed R-3 zoning request and planned condominiums on the eastern half of this project would create a visual transition between the more intensive commercial use to the east and the single family residential lots on the proposed R1-6 western portion of the site.

The Land Use Element (Chapter 3) of the Town of Payson General Plan designates this property for High Density residential development (with a range of 5.5 to 18 dwelling units per acre) and commercial use. As the net density proposed is 7.2 dwelling units per acre, the proposed development meets the general criteria of the Land Use Element.

The Affordable Housing Task Force Report was approved by Mayor and Council November 9, 2006. The report identifies the need to encourage new development to create or contribute to affordable/workforce units. The developer will donate the deed for four condominium units (to be dispersed within the development) to the Town of Payson Community Land Trust or its designee. The units will be reserved for individuals or families that meet the Town of Payson's workforce criteria, with priority given to qualified employees of Terra Capital, LLC or the Payson Unified School District.

The developer will conduct advance local marketing of all units that may be affordable to Payson area workers a minimum of six months prior to advertising the units in other locations.

Public sanitary facilities would be required for R3 and R1-6 zoning. The property is currently within the Northern Gila County Sanitary District. Improvement plans must be accepted by the Northern Gila County Sanitary District prior to Final Plat approval.

Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements, or provide written confirmation that the down stream property owners have agreed to accept the increased peak runoff flows in accordance with the Town requirements.

Staff Recommendation

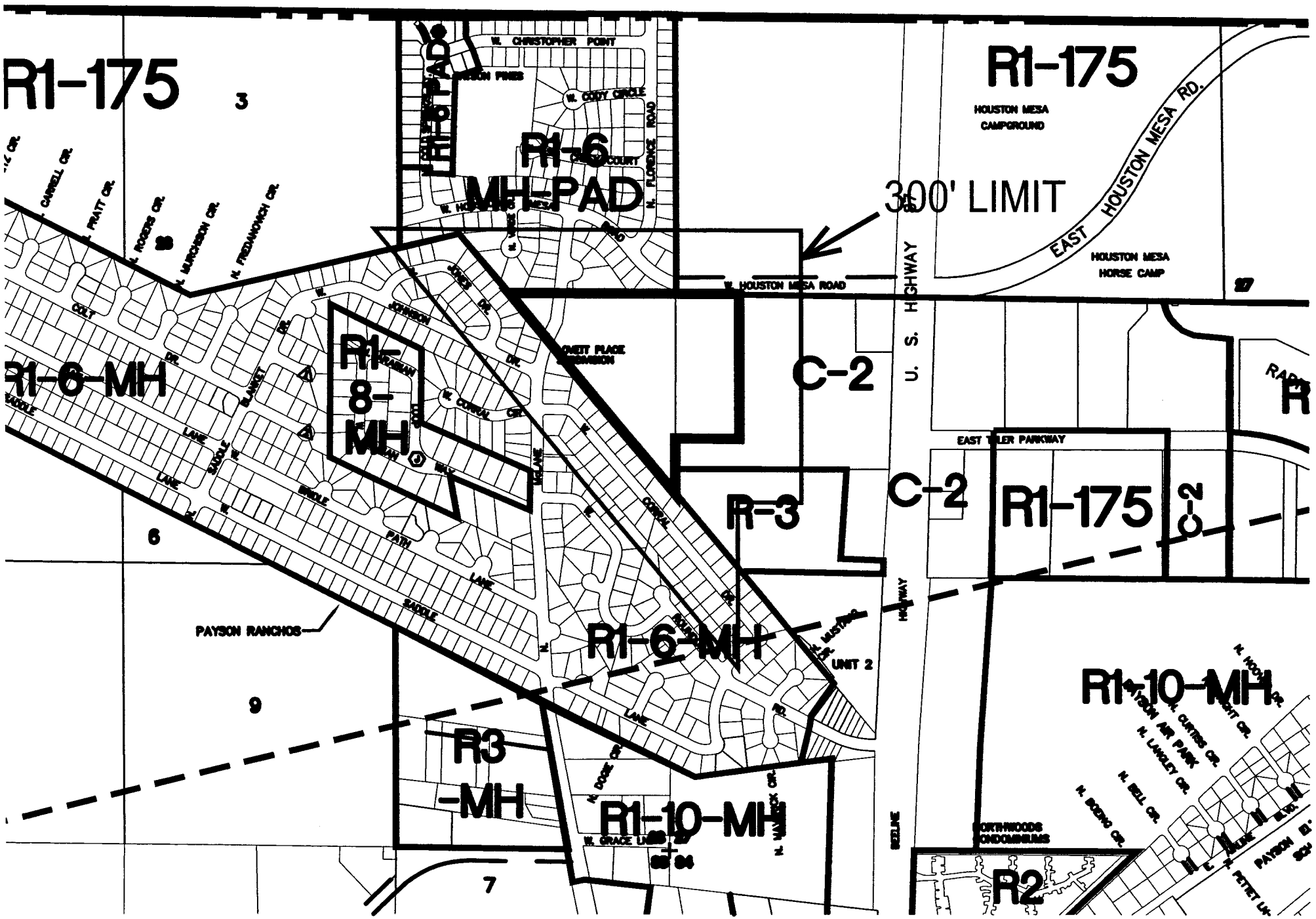
Recommendation: Approval with conditions listed below.

1. Development on this property shall comply with current Town of Payson water requirements.
2. The development shall be in substantial conformance with the Rezoning application narrative and site plan, stamped December 15, 2006 and shall not exceed a total of 26 lots and 63 condominiums.
3. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District.
4. The developer shall donate the deed for four condominium units (to be dispersed within the development) to the Town of Payson Community Land Trust or its designee. The units will be reserved for individuals or families that meet the Town of Payson's workforce criteria, with priority given to qualified employees of Terra Capital, LLC or the Payson Unified School District. The developer will conduct advance local marketing of all units that may be affordable to Payson area workers a minimum of six months prior to advertising the units in other locations.

5. 5' wide sidewalks shall be installed on both sides of the public roadways created within the subdivision. Street names, acceptable to the Town of Payson, shall be depicted on the Preliminary Plat.
6. Preliminary elevations of the multifamily units shall be provided prior to preliminary plat approval.
7. The CC&R's describe the maintenance responsibilities of the common open space, private drives and drainage areas.
8. If any of the conditions listed above cannot be met or the applicant does not have an approved Final Plat within two (2) years of the approval date of the zoning change, then the R1-6 and R-3 rezoning may revert to the original R1-175 zoning, pending Council action.

Suggested Motion to recommend <u>Approval</u>:

"I move the Planning & Zoning Commission recommend to the Town Council approval of P-333-06, a request to rezone a 12.39 acre property located at 2009 N. McLane Road from R1-175 to R1-6 and R-3 as depicted on the site plan for the purpose of a 26 lot single family and 63 unit condominium subdivision with the eight (8) conditions listed in the staff report."


R1-175
3
R1-6 MH-PAD
R1-175
HOUSTON MESA CAMPGROUND
300' LIMIT
EAST HOUSTON MESA RD.
HOUSTON MESA HORSE CAMP
W. HOUSTON MESA ROAD
U. S. HIGHWAY
C-2
R1-6-MH
R1-8-MH
R-3
C-2
EAST TYLER PARKWAY
R1-175
C-2
6
PAYSON RANCHOS
R1-6-MH
UNIT 2
R1-10-MH
9
R3 -MH
R1-10-MH
NORTHWOODS CONDOMINIUMS
R2
7

CASE NUMBER P-333-06

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

Project Address: 2009 N. McLane Road Tax Parcel Number: 302-35-007A & ~~a portion of~~ 302-35-252
Subdivision: N/A Lot Number: N/A
Name of Applicant(s): Terra Capital, LLC Phone #:
Mailing Address: 7975 N. Hayden Road Suite C-360 Town: Scottsdale St: AZ Zip: 85282
Name of Property Owner(s): Terra Capital, LLC
Mailing Address: 7975 N. Hayden Road Suite C-360 Town: Scottsdale St: AZ Zip: 85282
Contact Person: Mark Perry Phone #: (602) 363-9517 Fax #: (928 474-2554
Payson Business License # Sales Tax #

Detailed Description of Request: To rezone ~~8.2~~ 12.39 acres from R1-175 to R3 RJ-6? for a single- and multi-family subdivision to be known as "Mogollon Ridge".

(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 on the owners behalf.

Mark Perry — Print Name

Signature

12/8/06 — Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS
DATE FILED	12-15-06	RE
COMPLETED APPLICATION	12-15-06	sel
NEWSPAPER PUBLICATION	12-22-06	sel
300' NOTIFICATION MAILOUT	12-21-06	sel
POSTING DATE	12-22-06	sel

APPLICATION FEE: $
Zone Change = $350.00
Pd RE
CHECK NUMBER: DATE: 12-15-06

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

ATTN: RAY E.

TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

A **Principal** (owner) / **Agent** (acts for the owner) **relationship** has been created between Terra Capital LLC (Mogollon Ridge) Stephen Carder, Manager [principal(s)] and Mark Perry (agent),

for the purpose of submitting a rezoning application for Mogollon Ridge project.

Principal
(Need both signatures, if husband & Wife)

Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 15 day of December, 2006, by Stephen Carder [principal(s)], known to me to be the person(s) who signed said statement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

"OFFICIAL SEAL"
Serena Bjurlin
Notary Public-Arizona
Maricopa County
My Commission Expires 8/1/2008

Notary Public

My commission expires: 2/1/2008

Mogollon Ridge

Rezoning Application Narrative

Planning and Zoning January 8, 2007

Prepared by:
Terra Capital
7975 North Hayden Road, Suite C-360
Scottsdale, Arizona 85258

12/28/06

Mogollon Ridge

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Mogollon Ridge

DEVELOPMENT TEAM

Owner

Terra Capital
7975 North Hayden Road, Suite C-360
Scottsdale, Arizona 85258

Contact

Mark Perry
Development Manager
Phone: 928-468-8479
602-956-6540
Email: mperry@terr-capital.com

Design Architect

Ross Design Group
4000 North Scottsdale Road
Scottsdale, Arizona 85251
David Ross
Phone: 480-947-9685

Civil Engineer

Tetra Tech, Inc.
431 South Beeline Highway
Payson, Arizona 85541
Ralph Bossert
Phone: 928-474-4636
Email: Ralph.bossert@tetratech.com

PROJECT HISTORY

The Mogollon Ridge development property is a combination of an approximate 8-acre property which was originally identified as Phase III of the existing Payson Pines development and a 5-acre property acquired from the Home Depot after the development of their Payson store. The general plan designation for this property is commercial C-2 and high-density residential. The existing zoning is R1-175.

As a result of meeting with Arizona Public Service (APS) it has been determined that the existing power lines can be relocated underground to better serve the development.

A series of community meetings were held and input was received from the surrounding neighborhood. The plan was modified based upon the input.

- The project entrance was relocated
- Drainage issues were identified
- Single-family R1-6 lots were added back into the plan
- The traffic, access and circulation for the property was researched
- The Condominium Product was changed from 130 Units to 63 Units
- The overall living units were reduced from 130 Units to 89 Units, including the single family lots.

Described in this narrative is the development plan which evolved from this series of meetings.

PLANNING PRINCIPLES

Terra Capital, LLC identified and designed the project to meet the following design objectives:

- Create a logical and aesthetic transition between the commercial and retail corridor along State Route 87 and the residential neighborhoods to the North and West, in accordance with the Town of Payson General Plan.
- Develop a housing product which meets the pent-up demand for a lower price point, while maintaining neighborhood values.
- Maintain storm water runoff from the site in such a manner as to not discharge any more than historical flows from the site prior to development.
- Where opportunity exists, help mitigate the existing drainage problems in the neighborhood area. Storm drainage easements and water retention systems will be addressed in the preliminary plat process.
- Buffer the impact of development on adjoining neighbors. The Mogollon Ridge architectural plan is to match existing neighborhoods on the exterior of the property. The property will transition to a higher-density within the project and adjoining Home Depot.
- Replace overhead power lines with Underground power lines to improve overall neighborhood aesthetics.
- Create a sustainable neighborhood and village.
- Provide open space and recreation areas within areas used for drainage retention.

DESCRIPTION OF PROPOSAL

The essence of the Mogollon Ridge development proposal is to divide the property into two separate zoning areas, compatible with surrounding development.

The zoning for the North and Western edges of the property are proposed to be changed from R1-175 to R1-6. This allows for single-family homes on 6,000 square foot lots. This is the same zoning as the adjoining neighborhoods and simply an extension of a very nice neighborhood.

Within this area, during the preliminary platting process, areas required for drainage retention and neighborhood drainage mitigation will be integrated into the plat to create beneficial recreational and open space.

The portion of the site to the East, adjoining Home Depot, and the Central portion of the site shown as R-3 will be rezoned from R1-175 to R-3 for condominium units.

The condominium plan consists of a two-story condominium building with one living unit on each level. Each unit will be approximately 1,600 square feet with a dedicated one-car garage. The site plan will accommodate at least one additional parking stall per unit and guest parking.

The Central triangle on the plan will consist of 9 "transition condominium" units similar in size but with an attached 2-car garage and an element of open space. This is intended to provide a transitional element between the single-family homes and the two-story condominiums.

The Town of Payson General Plan for the property designates high-density residential. This would allow for a maximum of 223 units (18 per acre). The proposed plan is for 89 units (7.2 per acre).

The development will not increase the amount of historical storm water run-off from the site through the use of water detention and retention areas. The intent is to utilize these areas as buffer zones to the existing neighborhoods as well as common recreational and open space.

The current plan provides in excess of 15% open space.

REZONING

SITE PLAN

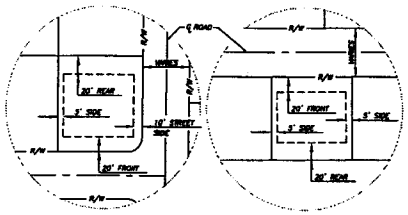
FOR

MOGOLLON RIDGE

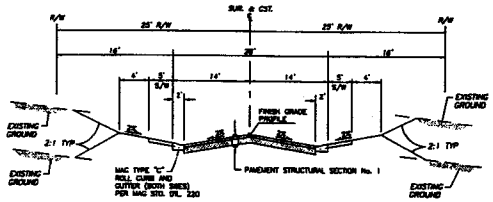
A PORTION OF PARCEL 1 OF GOVERNMENT LOT 1 OF SECTION 27, AS SHOWN ON MAP 2680 GILA COUNTY RECORDS, AND A PORTION OF GOVERNMENT LOT 5 OF SECTION 28, ALL IN TOWNSHIP 11 N., RANGE 10 E. OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

OWNER/DEVELOPER

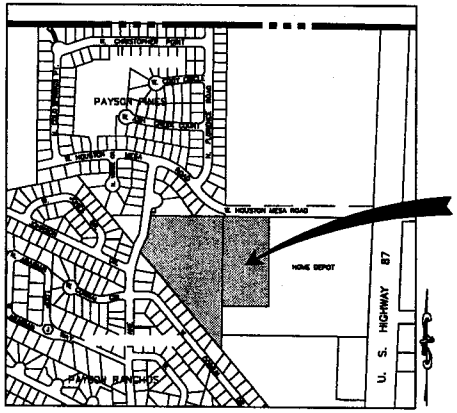
TERRA CAPITAL, LLC
7975 N. HAYDEN
STE. C-360
SCOTTSDALE, ARIZONA 85258
PHONE (928) 474-2554



TYPICAL R1-6 LOT SETBACKS
N.T.S.



TYPICAL R1-6 AND R3 ROADWAY SECTION
N.T.S.



PROJECT SITE

VICINITY MAP
N.T.S.

Prepared by

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4883
TEL:(928)474-4636 FAX:(928)474-4657

Project No. 6378.0003

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

PROJECT COMPUTATIONS

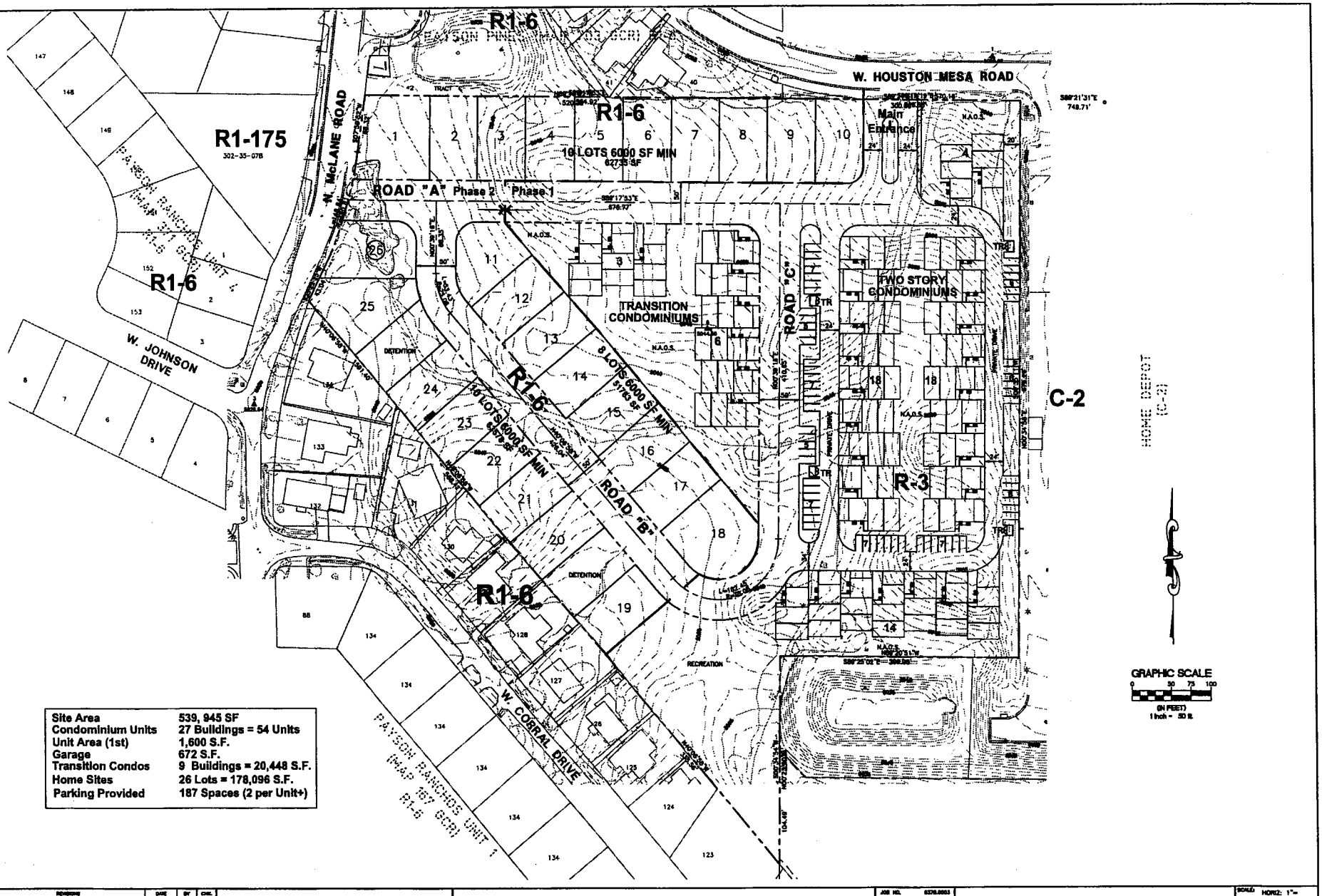
	R3	R1-6	TOTAL
AREA	7.46 AC.	4.90 AC.	12.36 AC.
EXISTING ZONING	R1-175	R1-175	-------
PROPOSED ZONING	R3	R1-6	-------
NUMBER OF DWELLING UNITS	63	26	89
DWELLING UNITS PER ACRE	8.45	5.31	7.2

UTILITY SERVICES

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

DISCLAIMER

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



Site Area	539, 945 SF
Condominium Units	27 Buildings = 54 Units
Unit Area (1st)	1,600 S.F.
Garage	672 S.F.
Transition Condos	9 Buildings = 20,448 S.F.
Home Sites	26 Lots = 178,096 S.F.
Parking Provided	187 Spaces (2 per Unit+)

NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.

MOGOLLON RIDGE

PAYSON, ARIZONA

JOB NO.	6378.0003
DESIGNED BY:	ROB
DRAWN BY:	JLP
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	08/10/06

REZONING SITE PLAN

SCALE: HORIZ: 1"= CONT. INTERVAL =

DRAWING NO. SP

SHEET NO. 2 OF: 2

DEVELOPMENT SUMMARY

R1-6	**Single Family Lots**	**26 Lots**	
	Drainage Mitigation /Retention	**2 Tracts**	
	Total R1-6 Lots		**26 Units**
R-3	**Two-story**	**27 Buildings**	
	1600 sf living area		
	1 garage parking		
	1 surface parking		**54 Units**
R-3	**Single-Family Condominiums**		
	1600-2200 sf living space		
	2-car attached garage		**9 Units**
	Total Dwelling Units		**89 Units**

RELATION TO SURROUNDING PROPERTIES

The Mogollon Ridge property is surrounded by the following land use and zoning districts:

East:	Home Depot Store	C-2
South:	Home Depot Retention Pond	C-2
North:	Payson Pines Subdivision Houston Mesa Road	R1-6 National Forest
West:	Payson Ranchos Subdivision R1-6 Single Family Lots (10)	
	Assessor's Parcel 302-35-007A; 302-35-252 (A Non-Conforming Single-Family Lot)	R1-175

ACCESS AND CIRCULATION

The property is well located from an access and circulation perspective. The property has two access points. McLane Road is a Town arterial road and Houston Mesa is a designated collector. SR 87 (a major arterial) is located ¼ mile to the east.

The Mogollon Ridge development will financially participate (to a reasonable level) for traffic speed control techniques implemented by the Town of Payson at or nearing the intersection of McLane Road and Houston Mesa (i.e. speed humps, traffic circle, electronic speed controls, etc).

The internal roads and streets will be designed to Town standards during the preliminary plat process.

Fire and life safety standards will be met.

WORKFORCE HOUSING

The R-3 portion of the proposed development is designed to deliver a quality housing product in a moderate price range. The original development plan contained 130 of these units. However, in response to community input, this number was reduced to 89 units: 63 condominiums and 26 single-family lots.

The proposed development offers a prime physical location and a residential product that is consistent with affordable and workforce housing efforts. Terra Capital, LLC will dedicate four dispersed units to workforce housing, as defined by the Town of Payson. We do reserve the right to make these units available to our employees or employees of the Payson Unified School District who qualify for the program according to Town of Payson criteria. Terra Capital will also coordinate with the Town of Payson Housing Program Manager to establish a pre-marketing plan that will locally advertise market units that may be affordable to Payson area workers.

LEGAL DESCRIPTION

PARCEL NO. 1

Parcel 1, as shown on Record of Survey, recorded as Survey Map No. 2659, in the Office of the County Recorder of Gila County, Arizona, lying within that portion of Government Lot 5, Section 28, Township 11 North, Range 10 East, Gila Salt River Base and Meridian, Gila County, Arizona.

PARCEL NO.2

That portion of Government Lot 1 located in the Southwest quarter of Section 27, Township 11 North, Range 10 East, Gila Salt River Base and Meridian, Gila County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 27, being common to the Northwest corner of said lot 1;

THENCE South 89° 58'51" East, along the North line of the Southwest quarter of said Section 27 (Section 28 recorded) and said Lot 1, a distance of 1049.98 Feet to a point lying on the Westerly right of way of State Route 87;

THENCE South 01°39'31" West, along said right of way, a distance of 828.57 feet;

THENCE North 89° 58'31" West, a distance of 1024.95 feet to a point lying on the West line of said Section 27 and said Lot 1;

THENCE North 00°04'22" West, along said West line, a distance of 828.13 feet to the TRUE POINT OF BEGINNING.

TETRA TECH, INC.

December 15, 2006

Mr. Ray Erlandsen
Community Development Department
Town of Payson
303 N. Beeline Hwy.
Payson, Arizona 85541

Re: Citizens Participation Report for Mogollon Ridge.

Dear Mr. Erlandsen:

As part of the rezoning application process for Mogollon Ridge, Terra Capital L.L.C. and Tetra Tech Inc. conducted a citizens' participation meeting on October 19, 2006, at 4:30 P.M., in the Tiny's Family Restaurant conference room in Payson.

On October 4th, 2006, Tetra Tech sent by mail a notice to all property owners within a 300' radius of the proposed project with an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Of the ninety-five notifications sent, nine returned as undeliverable. A copy of the meeting notice, the 300' radius notification Exhibit, the 8.5" x 11" Plan Exhibit, and the undelivered notifications are included with this report. A copy of the mailing labels is also included.

Twenty citizens attended the meeting. Participants received a comment form after signing in. A copy of the meeting sign-in sheet and the completed comment forms are included with this report. Ralph Bossert of Tetra Tech Inc. and Mark Perry of Terra Capital L.L.C. presented an overview of the project and the rezoning application process.

After the presentation, Mr. Perry invited the participants to ask questions and express concerns about the project. The following is a brief synopsis of the questions and concerns mentioned by the participants. This inclusion of issues is not to be represented as a comprehensive list of all things discussed at the meeting.

The citizen participants raised the following issues and concerns during the meeting:

1. **At least one participant mentioned concern over the proposed density of the project.**

2. **At least one participant mentioned concern over additional traffic generated by this project.**

3. **At least one participant expressed concern over additional drainage due to development.**

4. **At least one participant wanted to know if the units would be rented.**

431 S. Beeline Highway, Payson, AZ 85541-4885
928.474.4636 • FAX 928.474.4867
www.tetratech.com

5. **At least one participant expressed a desire to see only single-family homes.**

6. **Several participants wanted to know where the water for this development is to come from.**

7. **Several participants expressed a desire to be notified when this project went to the Planning and Zoning Commission.**

In response to these questions and comments, Mr. Perry responded that the proposed density of the project is not the maximum density possible for the project and that some compromise would be proposed. The Town traffic study shows that both McLane Road and Houston Mesa Road are well below their maximum capacities to serve the surrounding neighborhoods even with this development being added. Mr. Bossert explained that storm water runoff improvements would be required to not allow an increase in runoff. Mr. Perry mentioned that the units would be sold to buyers initially and that there is no intention to rent the units. It was also mentioned that this project would use water supplied by the Town.

At the conclusion of the meeting, Tetra Tech staff collected comment forms from the attendees. Two participants elected to fill out comment forms. These comment forms are included with this report along with all letters received by citizens unable to attend the meeting. Several citizens mentioned that they had a better understanding of the project and felt the meeting to be productive and informative. The meeting concluded at approximately 5:45 P.M.

In addition to this meeting, at least one additional meeting took place on November 8, 2006. At this meeting Mr. Perry presented a compromised site plan to the group with less density and the addition of single-family units adjacent to surrounding single-family residences. This plan was well received and is the plan being submitted for approval. A copy of the sign-in sheet for the supplemental meeting is included with this report.

Please feel free to contact us with any questions or comments you may have concerning the citizens' participation meeting or this report.

Very truly yours,

Jason L. Phillimore, Development Planner II

JLP:lmw
P:\63780003\wpdocs\CPR_101906.doc

Attachments

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME ED JONES + BRENDA BRUCE

ADDRESS 2116 N. COLD SPRINGS

PHONE NUMBER 928-468-1715

COMMENTS:

1. WATER DRAINAGE
2. CONGESTION / TRAFFIC
3. FLOODING
4. PRICING
5. MAIN ENTRANCE LOCATION
6. AVAILABLE WATER
7. LET'S GO BACK TO SINGLE FAMILY HOMES IN KEEPING WITH THE NEIGHBORHOOD
8. AFFORDABLE HOUSING SHOULD BE IN REDEVELOPMENT AREAS OF PAYSON

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME Mary Jo Dornbusch

ADDRESS Payson Pines

PHONE NUMBER 4686712

COMMENTS:

#1 Drainage there are photos of area I looked 8/6/06 available

#2 Traffic

#3 Water

#4 What cost housing

#5 How can you have plans drawn and presented and noone had walked the property before Sat,

P:\63780003\wpdocs\Citizen's Part Comment Form - 10-18-06.doc

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME Glenn & Lucy Groenke

ADDRESS 303 W. Houston Mesa Rd

PHONE NUMBER 468-1743

COMMENTS:

We still protest the density, which we feel will only make worse the problems of drainage, streets, and water worse. We did not protest the first development plan because it was going to be of less quality than Payson Pines and Payson Rancho, it was merely the NUMBER (density) of vehicles which would be driving the crumbling + narrow streets and the number of roofs, driveways, + streets directing water to deep, narrow ditches which overflow even now without the roofs, driveways, and streets.

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME ROBERT ROMELFANGER

ADDRESS 2107 N. COLD SPRINGS PT.

PHONE NUMBER 928-468-6413

COMMENTS:

(1) 130 family units = 200 plus cars plus trucks - cement mixers - trailers - etc.
NOT ACCEPTABLE (traffic nightmare)

(2) This will create an investors dream - buying these units and renting them out to low income families.
NOT ACCEPTABLE

(3) Water runoff will be a disaster to all surrounding streets and homes.
NOT ACCEPTABLE

(4) Noise would not be acceptable.

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME MARY BOWMAN

ADDRESS 2092 N McLane

PHONE NUMBER _____

COMMENTS:

WATER PROBLEM NOW
Traffic congestion
Retension AREA
WATER DRAINAGE (Flood Control
Much Too Dense

P:\63780003\wpdocs\Citizen's Part Comment Form - 10-18-06.doc

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME FRANK BOWMAN

ADDRESS 2022 N. McLANE

PHONE NUMBER _____

COMMENTS:

WATER, TRAFFIC, RETENTION AREA

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME JEFF BARWICK

ADDRESS 309 W. CODY CIRCLE

PHONE NUMBER 468-2323

COMMENTS:

AFFORDABLE HOUSING IS A MYTH.
OPPOSE ANY CONDO DEVELOPMENT.

SIGHT SHOULD BE FOR SINGLE FAMILY HOMES ONLY.

TETRA TECH, INC.

PROPOSED RESIDENTIAL SUBDIVISION
Mogollon Ridge
CITIZEN'S COMMENT SHEET

October 18, 2006

NAME Charles & Little

ADDRESS 310 W. Corral

PHONE NUMBER 468-8260

COMMENTS:

to much congestion
no water
drainage problems
traffic jams

P:\63780003\wpdocs\Citizen's Part Comment Form - 10-18-06.doc

Mogollon Ridge Review Meeting

11-8-06

Name	Address	Phone
Jason Phillmore	4315 Baker	~~474~~ 4636
Glenn Groenke	303 W. Huston Mesa	468-1743
Lucy Groenke	303 W. Houston Mesa	468-1743
Mann Penny	PO Box 110 Young	928-462-3731
Mary Dornbusch	2121 N Florence Rd	928 468 6712
Eric Dornbusch	2121 N. Florence Rd	928 468-1712
Bob + Joyce Romolt	2107 N. Gold Spring St.	468-6443
Charles Little	310 W Corral	468-8260
Maxine Little	310 W. Corral Dr	468-8260

Ed Jones Forest - US Mt.

Mrs. Bowman
209 E.McKinley
Tempe,Az 85281
2022 N.Mclain
Payson. Az

Town of payson Planing and Zoning Commission,

About the January 8, meeting, on P-333-6 Request from Terra LLC.

89 unit subdivision on a small piece of land. What about the water supply which is already shorted on people already in the area?

What about two cars to each house hold.

What about the traffic in the area? You will need traffic lights for control!

The rain water run off is a drainage problem.

Looking up " Condo" in the dictionary. It gives me the word informal.
Looking up "informal, Tells me=with out formality,not according to prescribed

Please.

Mrs J Bowman

RECEIVED
DEC 29 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Mr. Mark Perry
Tetra Tech,Inc.
431 South Beeline Hwy.
Payson, Az. 85541
Nov. 13, 2006

Dear Mr.Perry,

Re: rezoning

I am the owner of a property at 309 W. Houston Mesa Rd. Payson,Az. Since my home is nearby,to the twelve acres, you have requested the town of Payson to rezone,I have a vested interest in this area.

Therefore. I am in opposition to your plans for multiple housing units,as presented to us,the adjacent owners in Payson Pines.

I and other owners feel that the,considerable increase in population,likelihood of units for rent and added traffic will reduce the value of our propertys and the ambiance of our neighborhood.

We also have a concern regarding as adequate water supply and drainage proplems.

I would not object to an R 6 zoning with homes similar to those in Payson Pines. I hope you will take another look at this and keep our area.a nice quiet neighborhood.

Yours truly,

Marlene E. Rosky-Ritz

Marlene Rosky-Ritz

Erlandsen, Ray

From: Fisher [msfisher@mindspring.com]
Sent: Thursday, October 12, 2006 2:54 PM
To: Erlandsen, Ray
Cc: edjones1936@aol.com; glenluaz@earthlink.net
Subject: Mogollon Development Group request for zoning change on McLain/ Houston Mesa.

I am a home owner in Payson Pines. I am unable to attend the meeting on October 19, 2006 to discuss the proposed request to rezone 12.4 acres from RI-175 to R3 at 2009 North McLain Road and 215 W. Houston Mesa by the Mogollon Development Group. This letter is to document my comments regarding the zoning change request.

I am **not** in favor of having the zoning request approved by the Town of Payson.

- If the parcels are to be developed, it should be for single family homes. This would be in step with the Payson Pine neighborhood.
- I have a concern with the amount of traffic that 130 units would put at the intersection by Home Depot. The proposed development could make it much more difficult to enter and leave the Payson Pine development. The increased traffic would raise the risk for accidents at the intersection.
- What impact would the 130 unit apartment complex have on the standard of living for those living in the area? In my opinion it would lower the quality of the area. This many people on 12 acres would add to the congestion, noise, and reduce the solitude of the area.
- What impact will the development have on home values in the area? I think they would lower the values of existing homes in the area.
- I am concerned with the 130 additional units would have on the Payson water supply versus developing single family homes on the 12.4 acres.

If the land is to be developed, it should be kept to single family homes with lots of similar size as in the Payson Pine development.

Mike Fisher
312 West Cody Circle
Payson, Arizona

msfisher@mindspring.com

TETRA TECH, INC.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Zone Change Request for a 12.4-Acre Multi-Family, Work-Force Housing, Residential Subdivision to be known as "Mogollon Ridge".

Dear Property Owner:

On behalf of Mogollon Development Group, LLC and Tetra Tech, Inc., I would like to invite you to a citizen participation meeting regarding a request to rezone a 12.4-acre parcel located at 2009 N. McLane Road and 215 W. Houston Mesa Road from R1-175 to R3. This informal meeting will be held on Thursday, October 19, 2006, at 4:30 P.M., in the Conference Room at Tiny's Family Restaurant, 600 E. Highway 260, Payson, AZ. The purpose of the meeting is to provide information to property owners and residents adjacent to subject property regarding the proposed rezoning and to provide you with an opportunity to share your questions or comments about the project. An 8-1/2 x 11 copy of our Preliminary Site Plan is included with this letter for you to review. If you cannot attend the meeting and/or have any questions regarding this proposed rezoning, please call Mark Perry at (928) 474-2554 or myself. Please plan to attend.

Very truly yours,

Jason Phillimore
Development Planner II
Tetra Tech, Inc.
(928) 474-4636

cc: Ray Erlandsen, Zoning Administrator, Town of Payson
G. Michael Horton
Mark Perry

431 South Beeline Highway, Payson, AZ 85541
Tel 928.474.4636 Fax 928.474.4867
www.tetratech.com

ROSS DESIGN GROUP
4000 N. Scottsdale Road Suite 200
SCOTTSDALE, AZ 85251
PH. (480) 947-8885 FAX (480) 429-0107
www.rossdesigngroup.net

REVISIONS

WORK FORCE HOUSING STUDY
TERRA CAPITAL, LLC
North McLane Road & West Houston Mesa Road
PAYSON ARIZONA 85541

NOT FOR CONSTRUCTION

PD-1

ROSS DESIGN GROUP
4000 N. Scottsdale Road Suite 200
SCOTTSDALE, AZ 85251
PH. (480) 947-8886 FAX (480) 429-0107
www.rossdesigngroup.net

REVISIONS

WORK FORCE HOUSING STUDY
TERRA CAPITAL, LLC
North McLane Road & West Houston Mesa Road
PAYSON ARIZONA 85541

NOT FOR CONSTRUCTION

PD-2

MOGOLLON RIDGE
CITIZEN PARTICIPATION MEETING
~~June 20, 2006~~
October, 19, 2006 [illegible]

SIGN-IN SHEET

NAME	ADDRESS	PHONE #
DALE R KASL	317 W. CORRAL DR	472-9465
EDWARD JONES	2116 NO. COLD SPRINGS POINT	468-1715
BRENDA BRUCE	2116 N COLD SPRINGS PT	468-1715
Glenn Groenke	303 W Houston Mesa Rd	468-1743
Lucy Groenke	303 W. Houston Mesa Rd	468-1743
Erich Dornbusch	2121 N. Florence Rd.	468-6712
Mary Jo Dornbusch	Payson Pines	468 6712
James Scheidt	310 W. Houston Mesa Rd Payson	468-6456
FRANK BOWMAN	2022 N. McLANE PAYSON	480 946 8882
MARY BOWMAN	" " " " "	
Maxine Little	310 W. Corral Drive	468-8260
Charles Little	310 W Corral dr. Payson	
JEFF BARWICK	309 W. CODY CIRCLE	468-2323
Bob Roark	313 W Houston Mesa	468 6965
Glenda Roark	313 W. Houston Mesa	468 6965
BOB ROMEIFANGER	2107 N. COLD SPRINGS POINT	468-6413
JOYCE	2107 " " "	" "
JEANIE LANGHAM	602 E. CONTINENTAL DR, PAYSON	474-6610
Margaret GRIGO	2008 N McLANE PAYSON	474 3651
Craig Swartwood		
~~Jennie Langham~~		

October 8, 2006

Jason Phillmore
Development Planner II
Tetra Tech, Inc.
431 S. Beeline Hwy.
Payson, AZ 85541

RE: Zone Change

Dear Mr. Phillmore:

I will be unable to attend the scheduled meeting regarding the newest request for a zone change on the 2009 N. McLane Road property as I will be out of town. I am therefore, submitting my comments in writing.

My first comment and thought is, what is up with this latest submission? Seems to be "Horton's Revenge" on those of us that opposed the last request for a zoning change. I believe one of the things we opposed, was the density. Was there something about that not understood by Mr. Horton? Now he wants to put even more units back there and coyly call them "Work Force Housing". That way if any of us oppose the plan, we must be against the working person. I am not against the working person. What I am against is cramming too many living residences into a space.

The only good point of this plan is the 60' Buffer between this crazy plan and those of us living on Corral Drive. A question for this particular section is; will there be any kind of fence around the back yards of these units?

The next question is will there be a homeowners association set up?

Due to the fact that there will be so many units with roof line runoff, more asphalt and concrete runoff, is there a storm drain system set up to connect with the Town of Payson's storm drain system? If not, what do intend to do with the runoff?

Of course water is a question we all still have. Where is the water for this project coming from?

Traffic is still an issue and now with so many more cars and trucks being turned out onto Houston Mesa Road, McLane Road and into our neighborhoods, it still needs to be addressed.

To call anything like this affordable, is almost laughable. There is nothing to prevent an investor from buying 4 or more units and charging whatever he wants for rent. More than likely making them unaffordable to any "working person" in Payson!

I will not support any plan until the items above are addressed and solved. I fully realize this property will be built on, but it should not be crammed into a bunch of little units. Nothing should be approved on a zoning change until such time as the above items have been resolved. Saying the drainage problem in Payson Ranchos is not the developers problem is partially true. It is the Town of Payson's problem and the developers problem if he intends to dump even more water into Payson Ranchos off his development! The citizens of this area affected by this development are not stupid, and telling us that there is not going to be more water coming into our antiquated ditches from more roof line, asphalt and concrete runoff will not fly with us.

Thank you for your time and when I get back into Town, I will be happy to discuss my concerns with you or Mark Perry and any of the present Town Council.

Sincerely,

Lori L. Meyers

Lori L. Meyers
322 W. Corral Drive
Payson, AZ 85541
928-474-3869

cc: Mayor Bob Edwards
Councilor, Ed Blair
Councilor, Sue Connell
Councilor, Tim Fruth
Councilor, Andy Romance
Councilor, Mike Vogel
Councilor, John Wilson

October 26, 2006

Tetra Tech, Inc
431 South Beeline Highway
Payson, AZ 85541

Subject: Request for Zone Change, 2009 North. McLane Rd.

To Whom It May Concern:

I was out of town and could not attend the scheduled Tetra Tech meeting for requesting a zone change for the area at the above address. I am a very concerned homeowner at 327 W. Corral. During a heavy rain, the eastern portion of the intersections of W. Corral and McLane Road gets flooded like a lake!

Our neighborhood is very concerned about the flooding and increased traffic issues, particularly with the prospect of a more high-density housing project north of this area.

Does the City have a storm drain system in the Payson Ranchos area? If so, it does not appear to be handling the current rain run-off?

With the addition of these new homes, there will be increased traffic in the area. South McLane Road has been widened and repaired recently. Is there a schedule that will include North McLane Road (North of Airport Road) to be widened and an improved storm drain system installed?

These are some of the main concerns of the people in the Payson Ranchos neighborhood.

Sincerely yours,

Joe K. Ando
928-468-8284

CC: Mayor Bob Edwards and
Town Councilors

Mr. Mark Perry
Tetra Tech,Inc.
431 South Beeline Hwy.
Payson, Az. 85541
Nov. 13, 2006

Dear Mr.Perry,

Re: rezoning

I am the owner of a property at 309 W. Houston Mesa Rd. Payson,Az. Since my home is nearby,to the twelve acres, you have requested the town of Payson to rezone,I have a vested interest in this area.

Therefore. I am in opposition to your plans for multiple housing units,as presented to us,the adjacent owners in Payson Pines.

I and other owners feel that the,considerable increase in population,likelihood of units for rent and added traffic will reduce the value of our propertys and the ambiance of our neighborhood.

We also have a concern regarding as adequate water supply and drainage proplems.

I would not object to an R 6 zoning with homes similar to those in Payson Pines. I hope you will take another look at this and keep our area.a nice quiet neighborhood.

Yours truly,

Marlene Rosky-Ritz

October 16,2006

Jason Phillmore
Tetra Tech, Inc.
431 S. Beeline Highway
Payson, AZ 85541

Dear Mr. Phillmore:

We will not be able to attend the citizen participation meeting scheduled for 4:30 Thursday, October 19 since it conflicts with the Payson Council meeting at which the first reading and public hearing on three new ordinances necessary for implementing the water-growth compromise will be considered. Therefore we're writing to voice our concerns about the requested rezoning of 12.4 acres on North McLane by Mogollon Development Group from R-175 to R-3.

Because the last time the development group proposed 35 houses on 8.2 acres, the density was protested by nearby residents it should be no surprise that 130 units on 12.4 acres is even more unacceptable to those living around the proposed site.

The streets that would be used by these units are McLane, Corral, Roundup, and W. Houston Mesa, three of which have not been widened or improved to adequately handle the traffic they how have. Estimating 2 vehicles for each of the proposed 130 units, the addition of 260 vehicles to the already bad traffic makes the problem infinitely worse.

The town is working on the quality of streets all over town; it can't do it all at once, but until those in this area are attended to this area can not safely support additional traffic of that magnitude.

W. Houston Mesa, while having been recently constructed west of highway 87, still has its problems of access to the highway. The intersection with only stop signs is almost impossible at times with vehicles from Pine, Strawberry, Mesa Del and Payson Pines, arriving at the same time of day and some traveling at highway speed. There has already been a fatality at that intersection.

The developer's plan shows an entrance to the development off of W. Houston Mesa just west of the Home Depot entrance, which will certainly increase that accident hazard.

The homes in Payson Ranchos bordering the development site already experience flooding from the Home Depot and church sites combined with what rain runoff comes from the undeveloped land. At least on the undeveloped land some of the rain soaks in, but to put in roofs, driveways, and streets will increase the runoff beyond what the ditches can handle and the water flooding the homes will only get deeper.

The ditches on McLane are deep and the road is narrow, making them part of both the streets and drainage problems.

"Workforce housing" or "affordable housing" is something the town needs for its economic health, but to crowd many living units in an area in which infrastructure is already not adequate only makes problems worse.

This will smack of "not in my backyard", but needs to be said. There are areas of town in which the sewers and streets, water and gas service already exist, but in which housing is substandard. During the mid 90's Payson sponsored a workshop of 100 citizens to plan for the future, and at that time some of these areas were designated as "blighted" areas which, it was suggested, be considered for redevelopment. The last 12 years have not improved the areas.

Besides already having the necessary infrastructure---streets, sewers, water, and utilities ---and being centrally located, some of these areas would be far better suited to development of workforce housing than the property on North McLane where the infrastructure which does exist must be upgraded and corrected before the new infrastructure for the development is built from scratch.

The labels "affordable" and "workforce" housing does not change the fact that we don't know how much water is available for developments whether for large expensive homes or for "workforce" housing.

The estimated price of $200,000 for a unit in this development is hardly what the intended workforce would consider affordable.

We would like to thank Mr. Perry of Mogollon Development Group for meeting with us and a small group from Payson Pines on October 14th to present the plan for the development.

Sincerely,

Glenn and Lucy Groenke

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cc. Mark Perry, Mogollon Development Group
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Mayor Bob Edwards
Councilor Ed Blair
Councilor Sue Connell

cc. Councilor Tim Fruth
Councilor Andy Romance
Councilor Mike Vogel
Councilor John Wilson