

**TOWN OF PAYSON
PLANNING AND ZONING COMMISSION
MINUTES OF THE PUBLIC MEETING
June 6, 2016**

Chairman Jones called the duly posted public meeting of the Planning and Zoning Commission to order at 3:00 p.m. in the Town Council Chambers.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, and John Swenson.

ABSENT: Joe Klein

STAFF PRESENT: Sheila DeSchaaf, Planning & Development Director, Doni Wilbanks, Planning Specialist, Trever Fleetham, Planning Technician, Hector Figueroa, Town Attorney, and Silvia Smith, Town Clerk.

A. APPROVAL OF MINUTES

1. Public Meeting 5-2-16 Pages 1-5

Commissioner Swenson moved, seconded by Commissioner Underwood, to approve the minutes as submitted.

Motion carried 5-0.

- B. PUBLIC COMMENTS - Comments concerning items not on the agenda. Note: Those wishing to address the Planning and Zoning Commission during this time need not request permission in advance. Action taken as a result of public questions and comments shall be limited to directing staff to study the matter or rescheduling the matter and decision at a later date. There shall be no discussion regarding any issues presented.**

Sheila DeSchaaf, Planning and Development Director, clarified for the audience that during the public hearing for CUP16-001 there would be an opportunity for input and comment. The items listed under D which are scheduled discussion/possible action are for Commission discussion only. Ms. DeSchaaf noted that it would be the decision of the Chairman if he would allow someone to speak to those issues during the regular public comment session, otherwise there would be no opportunity when those items come up.

Dan Kealy stated that when Ordinance 784 was passed by the Town Council there were several traffic calming issues. Since these properties are proposed to be sold in blocks he wants to make sure that whatever happens today that all those traffic calming issues are in affect and will be adhered to by whoever develops the property.

C. SCHEDULED HEARING(S)

1. CUP16-001 Conditional Use Permit
Filed by: Geoffrey and Sandi Wolf, property owners
Location: 2003 West Fairway Lane
Purpose: To allow bed and breakfast use in a R1-8 Residential Zoning District.

Sheila DeSchaaf, Planning and Development Director, summarized the staff report. She also addressed items that would be of concern to people in the area. With a property of this size, given the zoning district in which it is located, residence on this property would be allowed a Level Two Home Occupation that allows up to 20 vehicle trips per day. With the proposed four (4) guest rooms generally it would be anticipated that there would be four (4) vehicle trips per day. All of the parking that accommodates that has to be done on the private property and not the street.

Since there is sufficient area to meet all of those stipulations staff recommends approval of this request subject to four (4) conditions:

1. Applicants/owners shall maintain a Town of Payson Business License in compliance with all Level Two Home Occupation requirements of the Unified Development Code.
2. All vehicles associated with the business, including customers and employees, shall only park in the designated parking areas as depicted on the site plan submitted.
3. The length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for a bed and breakfast use with a maximum of four guest units then the use permit is applicable. Change in use or additional uses may require separate approvals or a modification to this Conditional Use Permit.
4. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit, if alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department. A request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

Chairman Jones opened the public hearing.

Several members of the audience voiced their concerns regarding traffic on the street and does the use permit run with the property which was addressed by staff.

Commissioner Smith asked staff to explain what other types of uses could be allowed as a level two home occupation. Sheila DeSchaaf, Planning and Development Director, explained that residences in all zoning districts and all single family districts are allowed to use their home for business purposes as long as the primary use of the home remains for residential uses. Then she explained the primary differences between level one (1) and level two (2) is square footage, vehicle trips per day, and number of employees.

There was a lengthy discussion regarding hours of operation, signage, no deliveries, lighting, traffic on the block, possible zone change, additional or change in uses would require the same process as now, and parking on the property.

Commissioner Underwood thanked the audience for being respectful at the microphone and respecting each others comments and concerns.

Commissioner Smith commented that a bed and breakfast is a fairly low impact industry.

Hector Figueroa, Town Attorney, explained how the Commission could respond to this request.

Chairman Jones closed the public hearing.

Motion: To approve CUP16-001, a request to allow a bed and breakfast use in an R1 zoning district at 2003 West Fairway Lane subject to the conditions recommended by staff.

Moved by John Swenson, seconded by Jennifer Smith.

Vote: Motion carried 5 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, and John Swenson.

Absent: Joe Klein.

D. SCHEDULED DISCUSSION/POSSIBLE ACTION

1. S16-003 - Preliminary Plat (Replat) application for Foothills East subdivision

Sheila DeSchaaf, Planning and Development Director, explained that this was a replat of an existing subdivision that was originally approved in 1999 then she continued by summarizing the staff report. Staff recommends approval with the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted and shall not exceed a total of 11 lots.
2. A final plat shall be submitted within 12 months of Planning and Zoning Commission approval of this preliminary plat.

Motion: To approve S16-003, a preliminary plat request for an 11-lot single family residential subdivision on 56.27 acres in the 800 block of North Tyler Parkway and North Foothills East Circle subject to the conditions listed in the staff report.

Moved by Jennifer Smith, seconded by Barbara Underwood.

Vote: Motion carried 5 - 0

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, Jennifer Smith, and John Swenson.

Absent: Joe Klein.

2. S16-002 - Preliminary Block Plat application for Montezuma Castle Land Exchange

Sheila DeSchaaf, Planning and Development Director, summarized the staff report. The applicant is requesting to divide the property into 17 different blocks as outlined in their rezoning site plan which was approved in 2010. Ms. DeSchaaf noted that the applicant will have to abide by the conditions of the rezoning and also the conditions that are imposed with this plat.

Staff recommends approval of this preliminary plat subject to the following conditions: (which were read for the record and are attached to the minutes)

Commissioner Smith thanked staff for all their hard work on the staff report and all of the detail.

The Commission asked questions concerning the half streets and other street upgrades which were answered by staff.

Motion: To approve S16-002, a preliminary plat request to create 17 blocks for future development on 219.54 acres in the 1200 block of West Airport Road subject to the conditions listed in the staff report.

Moved by Jennifer Smith, seconded by Barbara Underwood.

Vote: Motion carried 4 - 1

Yes: Barbara Underwood, Clark Jones, Dan Jaeger, and Jennifer Smith.

No: John Swenson.

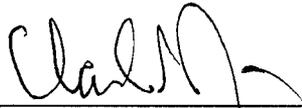
Absent: Joe Klein.

E. REQUESTS TO STAFF FOR THE PLACEMENT OF ITEMS ON FUTURE PLANNING & ZONING COMMISSION AGENDAS

F. INFORMATION TO COMMISSION (Not for Discussion)

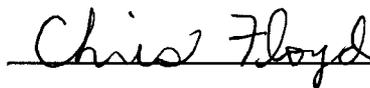
Sheila DeSchaaf, Planning and Development Director, stated that there would be a meeting next month. She also noted that all items that were on the Commission's May agenda were approved by Council on June 2, 2016.

Adjournment - 4:46 p.m.



Clark Jones, Chairman

Approved



Chris Floyd, Executive Assistant

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:

General Stipulations:

1. Town of Payson water lines, including water services and fire hydrants, shall be extended to and through the development in accordance with the Town of Payson Water Department requirements. This includes extending the water mains to the adjacent Blocks as required by the Public Works Department.
2. Public sanitary sewer lines shall be extended to and through the development in accordance with the Northern Gila County Sanitary District requirements. This includes extending the sewer mains to the adjacent Blocks as required by the Northern Gila County Sanitary District.
3. Dry utilities shall be extended to and through the development in accordance with the various utility company requirements.
4. A note shall be added to the cover page of the Final Plat stating, "Construction of Payson Area Trails System pathways, not within or adjacent to rights of way, shall be completed concurrently with the development of the Block adjoining that portion of the trail and in accordance with the then existing Town trail standards."
5. Storm water detention shall be provided in accordance with the Town of Payson Code.
6. Roadway and utility (water and sewer) plans shall be prepared by an Arizona Registered Professional and shall be approved by the Town prior to construction.
7. The developer shall be responsible to obtain all access or public utility easements that are required to develop each block.
8. Private roads shall meet the public road standards unless otherwise approved by the Town.
9. The developer shall submit a final plat showing all dedications for public roads, easements, property lines, etc. for Town approval. The final plat shall be recorded prior to construction.
10. The block developer shall execute an Agreement to Construct Subdivision Improvements and post the required financial assurances prior to construction.

Block 1

1. W. Riley Road shall be extended to provide access into this property. This shall include providing the necessary drainage channel crossing. That portion of N. Vista Road adjacent to Block 1 shall be constructed with the development of Block 1, including an acceptable vehicle turn around if it is a dead end.
2. A secondary fire access shall be provided prior to constructing more than 26 residential units on Block 1. This access shall be a minimum of an all weather road at least 20 feet

wide and shall be posted as “Fire Lane – No Parking”, unless the improved area is at least 32 feet wide.

Block 2

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 2 shall work with the owner of Blocks 3 and 9 to construct W. Airport Road to its’ ultimate section. If an agreement cannot be reached with the owner’s of Blocks 3 and 9, the developer of Block 2 may construct ½ street improvements on their side of the property line. If ½ street improvements for Airport Road exist prior to the development of Block 2, the Block 2 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. An access shall be provided to Block 1 with any development of this block. That portion of N. Vista Road adjacent to Block 2 shall be constructed with the development of Block 2, including an acceptable vehicle turn around if it is a dead end.
3. This Block shall be served by at least two points of access separated by a minimum of 950 feet.

Block 3

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 3 shall work with the owner of Block 2 to construct W. Airport Road to its’ ultimate section. If an agreement cannot be reached with the owner of Block 2, the developer of Block 3 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 3, the Block 3 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Vista Road adjacent to Block 3 shall be reconstructed with the development of this block to meet current Town street standards.
3. That portion of N. Green Valley Parkway adjacent to Block 3 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 3 shall work with the owner of Block 9 to construct N. Green Valley Parkway to its’ ultimate section. If an agreement cannot be reached with the owner of Block 9, the developer of Block 3 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 3, the Block 3 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
4. This Block shall be served by at least two points of access separated by a minimum of 600 feet.
5. A point of roadway connection may be required into Block 4.

Block 4

1. That portion of N. Green Valley Parkway adjacent to Block 4 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 4 shall work with the owner of Blocks 7 and 8 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owners of Blocks 7 and 8, the developer of Block 4 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 4, the Block 4 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
2. N. Green Valley Parkway shall be extended to W. Airport Road prior to or in conjunction with the development of this block.
3. The residential units in this Block will require automatic fire sprinklers unless it is served by at least two separate points of access. The additional points of access shall be through Block 3, 5 or 6A and shall be separated by a minimum of 500 feet. (Note: if less than 30 residential units are developed on this block this is not required.)
4. The Town of Payson may require a point of roadway connection from Block 4 into Blocks 3, 5, and 6A.

Block 5

1. That portion of W. Wagon Trail adjacent to Block 5 shall be constructed in accordance with Town R-3 roadway standards.
2. That portion of N. Vista Road adjacent to Block 5 shall be reconstructed with the development of this block to meet current Town street standards.
3. This Block shall be served by at least two points of access separated by a minimum of 600 feet.
4. The Town of Payson may require a point of roadway connection from Block 5 into Blocks 4 and 6A.

Block 6A

1. That portion of W. Wagon Trail adjacent to Block 6A shall be constructed in accordance with Town R1-8 roadway standards. W. Wagon Trail shall be connected to Vista Road or N. Green Valley Parkway. If connected to Green Valley Parkway, Green Valley Parkway must be extended to W. Airport Road.
2. That portion of N. Green Valley Parkway adjacent to Block 6A shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 6A shall work with the owner of Block 7 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 7, the developer of Block 6A may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 6A, the Block 6A Developer shall construct the remaining ½ of the roadway, including curb, gutter, and

sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.

3. This Block shall be served by at least two points of access separated by a minimum of 500 feet, unless all residences in this block and in Block 4 are equipped with automatic fire sprinklers.
4. The Town of Payson may require a point of roadway connection from Block 6A into Blocks 4 and 5.

Block 6B

1. That portion of W. Wagon Trail adjacent to Block 6B shall be constructed in accordance with Town R1-8 roadway standards. W. Wagon Trail shall be connected to Vista Road, unless N. Green Valley Parkway is connected to W. Airport Road or W. Wagon Trail is connected to the west end of the existing W. Wagon Trail in the Manzanita Hills Subdivision
2. That portion of N. Green Valley Parkway adjacent to Block 6B shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 6B shall work with the owner of Block 7 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 7, the developer of Block 6B may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 6B, the Block 6B Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. The residential units on this Block may require automatic fire sprinklers unless, it is served by at least two separate accessible points of access from a major roadway to the property separated by a minimum of 300 feet.

Block 7

1. That portion of W. Wagon Trail adjacent to Block 7 shall be constructed in accordance with Town R1-8 roadway standards.
2. That portion of N. Green Valley Parkway adjacent to Block 7 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 7 shall work with the owner's of Blocks 6A and 6B to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 6A and 6B, the developer of Block 7 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 7, the Block 7 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. The residential units on this Block may require automatic fire sprinklers unless Block 7 is served by at least two separate accessible points of access separated by a minimum of 800 feet.

4. The Town of Payson may require two points of roadway connection through Block 7 to provide access into Block 8.

Block 8

1. That portion of N. Green Valley Parkway between Block 8 and Airport Road (either the existing alignment or the relocated alignment) shall be constructed prior to or in conjunction with the development of Block 8.
2. That portion of N. Green Valley Parkway adjacent to Block 8 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 8 shall work with the owner of Block 4 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 4, the developer of Block 8 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 8, the Block 8 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turnaround at any dead end.
3. The residential units in this Block will require automatic fire sprinklers unless it is served by at least two separate points of access separated by a minimum of 700 feet. The additional points of access shall be through Block 7, 9 or 15.
4. The Town of Payson may require at least two points of roadway connection into Block 7 and one roadway point of access into Block 9.

Block 9

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner's of Blocks 2, 10 and 11 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 2, 10 and 11 the developer of Block 9 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Green Valley Parkway adjacent to Block 9 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner of Block 3 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 3, the developer of Block 9 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. That portion of W. Sherwood Drive adjacent to Block 9 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-

07-002 (B) 7, the developer of Block 9 shall work with the owner of Block 14 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 14, the developer of Block 9 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the north end an appropriate turn around at the south end.

4. This Block shall be served by at least two points of access separated by a minimum of 700 feet.
5. The Town of Payson may require at least one roadway point of access from Block 9 into Block 8.

Block 10

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 10 shall work with the owner of Block 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 9 the developer of Block 10 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 10, the Block 10 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Chennault Parkway adjacent to Block 10 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 10 shall work with the owner of Block 11 to construct N. Chennault Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 11, the developer of Block 10 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements (minimum 20 foot wide pavement) for Chennault Parkway exist prior to the development of Block 10, the Block 10 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 400 feet.

Block 11

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 11 shall work with the owner of Block 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 9 the developer of Block 11 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 11, the Block 11 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any

transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.

2. That portion of N. Chennault Parkway adjacent to Block 11 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 11 shall work with the owner of Block 10 to construct N. Chennault Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 10, the developer of Block 11 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements (minimum 20 foot wide pavement) for Chennault Parkway exist prior to the development of Block 11, the Block 11 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 300 feet.

Block 12

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 12 shall work with the owner of Block 14 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 14 the developer of Block 12 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 12, the Block 12 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Earhart Parkway adjacent to Block 12 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 12 shall work with the owner of Block 13 to construct N. Earhart Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 13, the developer of Block 12 may construct ½ street improvements (minimum 20 foot wide pavement) on their side of the property line. If the opposite ½ street improvements for Earhart Parkway exist prior to the development of Block 12, the Block 12 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 200 feet.

Block 13

1. The westerly portion of W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 13 shall work with the owner of Block 14 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 14 the developer of Block 13 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 13, the Block 13 Developer shall construct the remaining ½ of the

roadway, including curb, gutter, and sidewalk improvements. These improvements shall match the existing improved section of Airport Road.

2. That portion of N. Earhart Parkway adjacent to Block 13 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 13 shall work with the owner of Block 12 to construct N. Earhart Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 12, the developer of Block 13 may construct ½ street improvements (minimum 20 foot wide pavement) on their side of the property line. If the opposite ½ street improvements for Earhart Parkway exist prior to the development of Block 13, the Block 13 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 600 feet.

Block 14

1. The westerly portion of W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 14 shall work with the owner of Block 13 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 13 the developer of Block 14 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 14, the Block 14 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall match the existing improved section of Airport Road.
2. That portion of W. Sherwood Drive adjacent to Block 14 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 14 shall work with the owner of Block 9 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 9, the developer of Block 14 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 14, the Block 14 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the west end an appropriate turn around at the east end.
3. This Block shall be served by at least two points of access separated by a minimum of 750 feet.

Block 15

1. That portion of W. Sherwood Drive adjacent to Block 15 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 15 shall work with the owner's of Blocks 14 and 16 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 14 and 16, the developer of Block 15 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 15, the Block 15 Developer shall construct the remaining ½ of the roadway, including curb,

gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the west end an appropriate turn around at the east end.

2. A traffic circle shall be constructed on W. Sherwood Drive at the interface with the Woodhill Subdivision as a traffic calming device. This traffic circle shall meet Town of Payson roundabout requirements. If only half street improvement are constructed on Sherwood, the entire traffic circle shall still be constructed.
3. This Block shall be served by at least two points of access. One from the Woodhill Subdivision and a second access point shall connect to Airport Road.

Block 16

1. That portion of W. Sherwood Drive adjacent to Block 16 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 16 shall work with the owner of Block 15 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 15, the developer of Block 15 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 16, the Block 16 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
2. A traffic circle shall be constructed on W. Sherwood Drive at the interface with the Woodhill Subdivision as a traffic calming device. This traffic circle shall meet Town of Payson roundabout requirements. If only half street improvement are constructed on Sherwood, the entire traffic circle shall still be constructed.
3. This Block shall be served by at least one point of access from W. Sherwood Drive and at least one from W. Airport Road.

Block 17

1. This Block shall be served by at least two points of access separated by at least 750 feet.