



## MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP  
Planning & Development Director

DATE: September 21, 2015

**SUBJECT: 16-Lot Single Family Residential Subdivision** **S15-003**  
1103 N. Karen Way – Chaparral Vista

### Background

This request is for preliminary plat approval to subdivide a 4.99 acre parcel located on the east side of Karen Way. The site is zoned R1-10 MH and is bounded by similarly zoned properties to the north and east, R1-44 PAD to the south and R1-12-PAD to the east.

Residents in the area of the proposed subdivision were invited to attend a meeting held on September 4, 2015 pursuant to the citizen participation requirements that govern this Preliminary Plat application. A citizen participation report is attached to this memo.

### Analysis

The applicant is proposing a 16-lot single family residential subdivision as depicted in the attached submittal. There are no common areas or tracts. The private lots proposed for this site average 10,727 square feet.

The Land Use Element of the General Plan designates this site 'low density residential,' which denotes areas for single family residential development at a maximum density of 5.0 dwelling units per acre. The proposed preliminary plat density of 4.06 single family detached residential units per acre is appropriate.

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

The Preliminary Drainage Report submitted has been reviewed and is feasible. A slope analysis was conducted. Lots 1-4, 6-9, 11-12 shown on the preliminary plat are considered "Hillside" lots. These

lots will require individual grading and drainage plans prepared by an Arizona registrant. Phasing is proposed for the development of this site. All subdivision improvements proposed for each phase shall be installed concurrently with the respective phase.

Two public cul de sacs are proposed that would provide access to interior lots within this development. The public roadway improvements are being proposed without sidewalk on either side of the roadway in lieu of a 4' wide sidewalk on both sides of the roadway, which is permissible at the discretion of the Public Works Director. Karen Way, which terminates at the southwest corner of this site, contains no sidewalk facilities from its origination point at Underwood Lane to its terminus at this property.

Development of the interior roadways will require an additional drainage pipe to be installed under the emergency access roadway on the south side of Lot 16 to accommodate the concentrated drainage flows being dumped onto the north side of Lot 16 by the proposed cul de sac. The proposed south cul de sac will eliminate the need for the existing turnaround on Lot 10. The abandonment of the existing roadway turnaround on this lot needs to be identified and noted on the Final Plat. Proposed interior cul de sacs are identified on the Preliminary Plat as Road "A" and Road "B". Acceptable street names for the two new cul de sac roads shall be included on the Final Plat.

**Staff Recommendation:**

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

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 9/4/15 and 9/8/15, and shall not exceed a total of 16 lots.
2. A final plat shall be submitted within 12 months of Planning & Zoning Commission approval of this preliminary plat.
3. The property shall be annexed into the Northern Gila County Sanitary District and shall design adequate sanitary facilities in accordance with the District standards prior to submittal of the Final Plat.
4. An additional drainage pipe shall be installed under the emergency access roadway on the south side of Lot 16 to accommodate the concentrated drainage flows being dumped onto the north side of Lot 16 by the new cul de sac.
5. The abandonment of the existing roadway turnaround on this lot shall be identified and noted on the Final Plat.
6. The Final Plat shall include acceptable names for the two new proposed cul de sac roadways shown as Road "A" and Road "B".
7. All subdivision improvements proposed for each phase shall be installed concurrently with the respective phase.
8. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
9. A landscape plan/tree preservation plan shall be submitted with the final plat improvement plans.
10. All other provisions of the Unified Development Code shall be met.

**Suggested Motion to Approve:**

“I move the Planning & Zoning Commission approve S15-003, a preliminary plat request for a 16 lot single family residential subdivision on 4.99 acres at 1103 N. Karen Way subject to the conditions listed in the staff report.”

# PRELIMINARY PLAT FOR CHAPARRAL VISTA

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26,  
TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN,  
TOWN OF PAYSON, GILA COUNTY, ARIZONA.

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



**CHAPARRAL VISTA**  
PAYSON, ARIZONA

### SITE DATA

GROSS AREA .....	4.99 Acres
PUBLIC STREETS .....	1.01 Acres
NET AREA .....	3.98 Acres
NUMBER OF LOTS .....	16 LOTS
DENSITY .....	3.20 RES/ACRE
EXISTING ZONING .....	R1-10MH
MINIMUM LOT SIZE .....	10,000 S.F.
AVERAGE LOT SIZE .....	10,727 S.F.

### OWNER/DEVELOPER

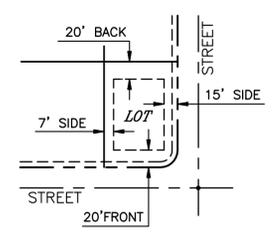
CHRIS MARTIN  
SCOVERN LLC  
5495 PARKFORD CIRCLE  
GRANITE BAY, CA 95746  
PH: (858) 349-8931

### BASIS OF BEARINGS

SOUTH LINE SECTION 26  
BEING: S 90°00'00" W

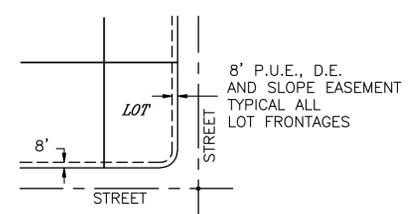
### BENCH MARK

TOWN OF PAYSON BM: CHAP TBM AT  
INTERSECTION OF SECTION 1, SECTION 2,  
SECTION 36, AND SECTION 35  
ELEVATION = 4950.97



### TYPICAL BUILDING SETBACKS

N.T.S.

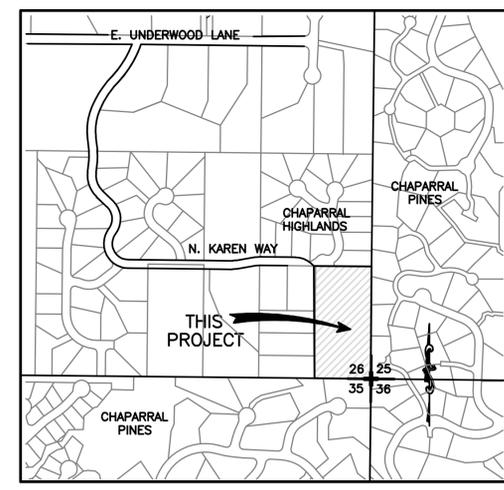


### TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT

N.T.S.

### LEGEND

APN 302-23-001K	ASSESSOR'S PARCEL NUMBER
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
---4950---	EXISTING CONTOUR
---	LPS
---	8"W
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.	BUILDING SETBACK



### VICINITY MAP

N.T.S.

### GENERAL NOTES

- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2015 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- 2) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- 3) IF A SUBDIVISION SIGN IS PLANNED, A SIGN EASEMENT SHALL BE CREATED ON THE LOT WHERE THE SUBDIVISION SIGN WILL BE PLACED.
- 4) ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESSES RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE HOA OR PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE HOA OR INDIVIDUAL PROPERTY OWNER.
- 5) ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
- 6) THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- 7) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- 8) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- 9) EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA. ALL NEW UTILITIES FOR THIS SUBDIVISION WILL BE INSTALLED UNDERGROUND.
- 10) THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFIED DEVELOPMENT CODE.
- 11) STORM WATER DETENTION/RETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF PAYSON REQUIREMENTS.
- 12) LOTS 1 THRU 4, 6 THRU 9, 11 AND 12 ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISION SECTION 154-07-002H OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL GRADING AND DRAINAGE PLAN PREPARED BY ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT

Prepared by



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

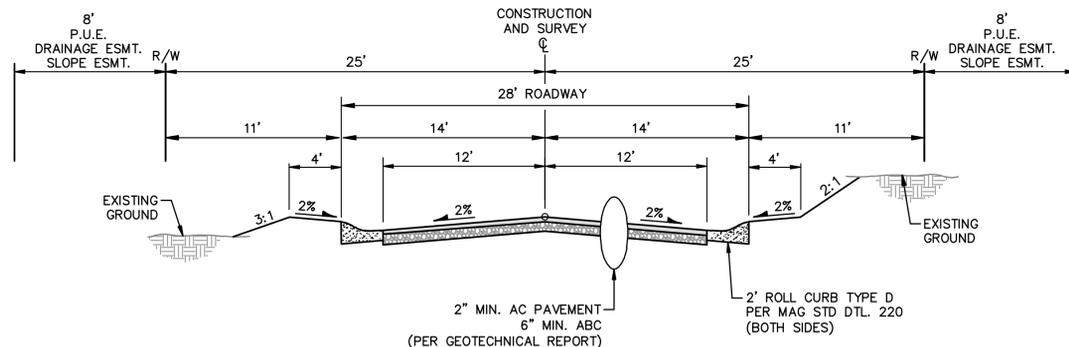
Project No. 15-21



NO.	DATE	CHK.	DESCRIPTION

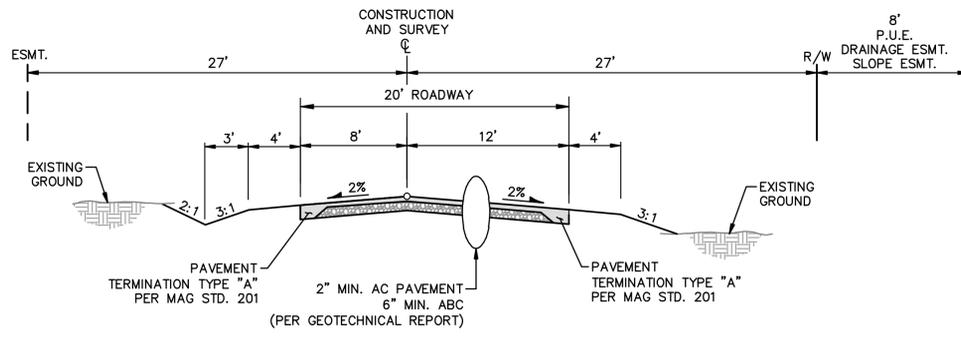
JOB NO. 15-21  
DATE: 3/05/15  
FILE NAME CVR





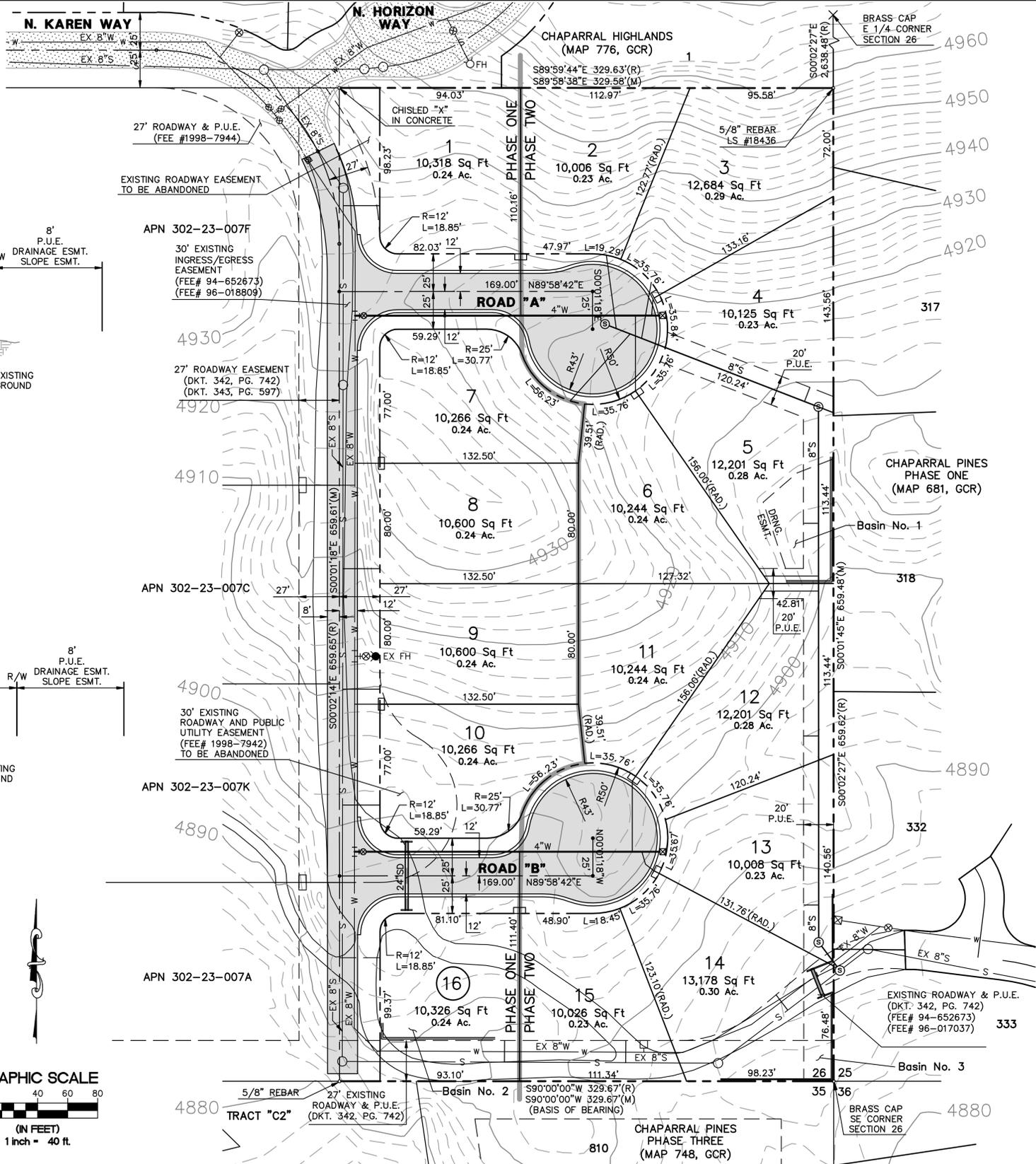
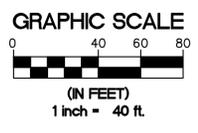
**TYPICAL ROADWAY SECTION**

N.T.S. ROAD "A"  
ROAD "B"



**TYPICAL ROADWAY SECTION**

NORTH KAREN WAY  
(LOOKING NORTH) N.T.S.



NO.	REVISIONS	DATE	BY	CHK.

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

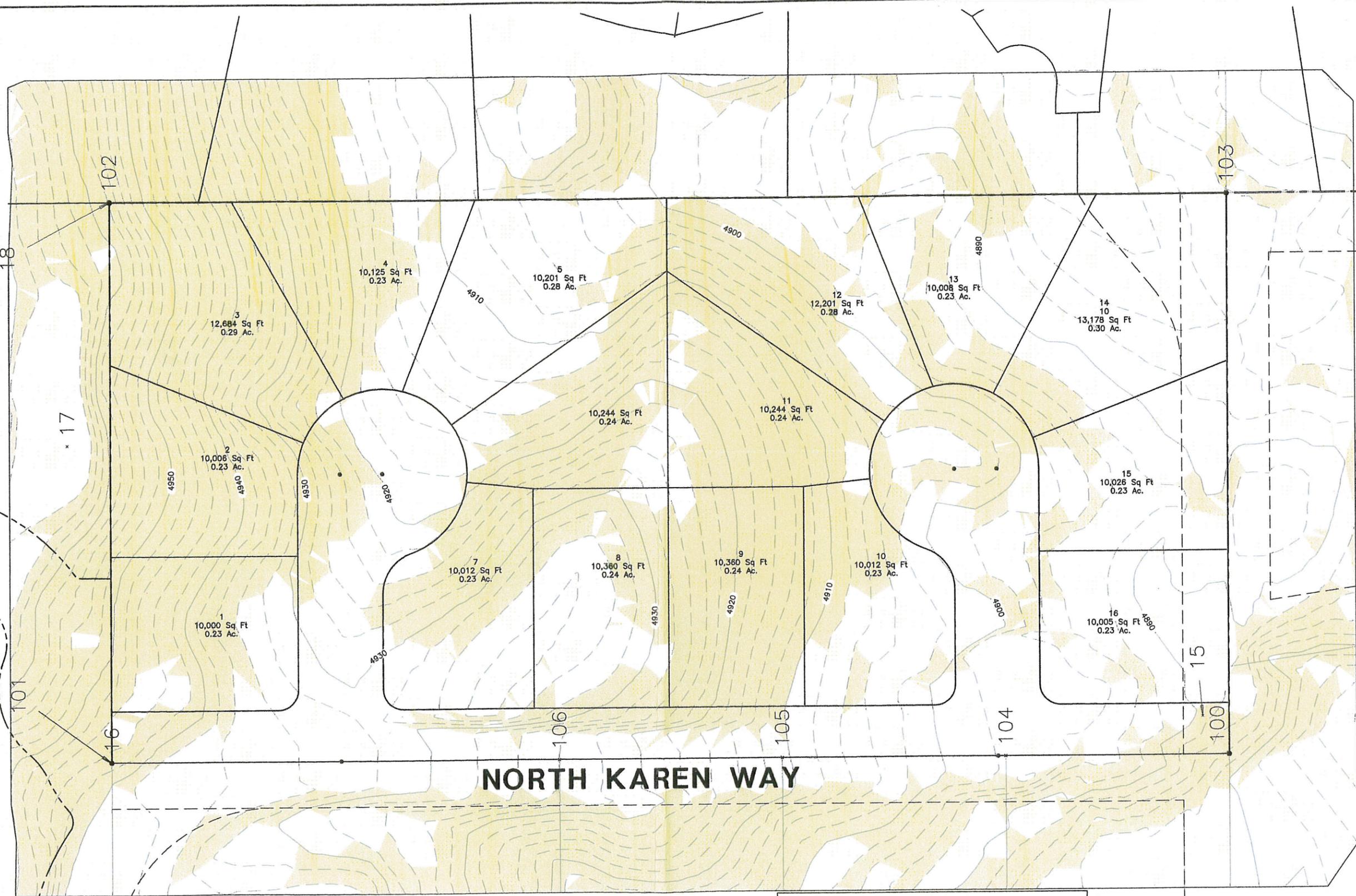
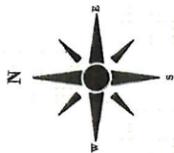
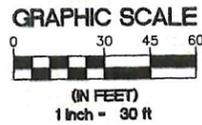
**CHAPARRAL VISTA**  
 PAYSON, ARIZONA

JOB NO.	15-21
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	8/26/15

**PRELIMINARY PLAT**



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



**SLOPE GREATER THAN 15%**

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

NO.	REVISIONS	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
 1109 North McLane Road  
 Payson, Arizona 85541  
 Ralph Bossert P.E. R.L.S.  
 (928) 978-4345  
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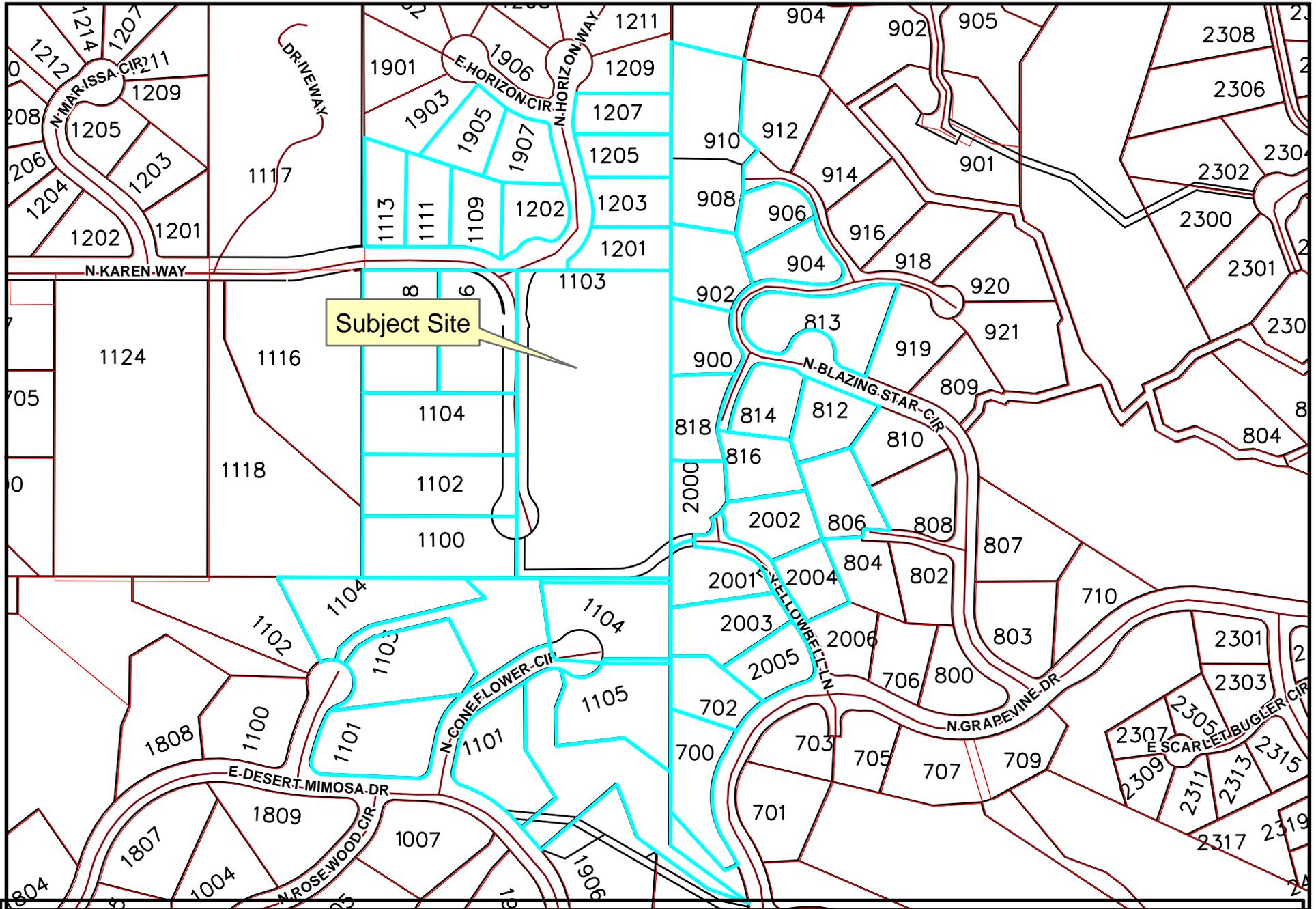
**CHAPARRAL VISTA  
 PAYSON, ARIZONA**

JOB NO. 15.21  
 DESIGNED BY: VE  
 DRAWN BY: VE  
 CHECKED BY: DCF  
 APPROVED BY: DCF  
 DATE: 08/24/15

**SLOPE ANALYSIS**

SCALE: HORIZ: 1" = 30'  
 CONT. INTERVAL = 2'  
 DRAWING NO. SA  
 SHEET NO. 1 OF 1

# Properties within 300' of 1103 N. Karen Way



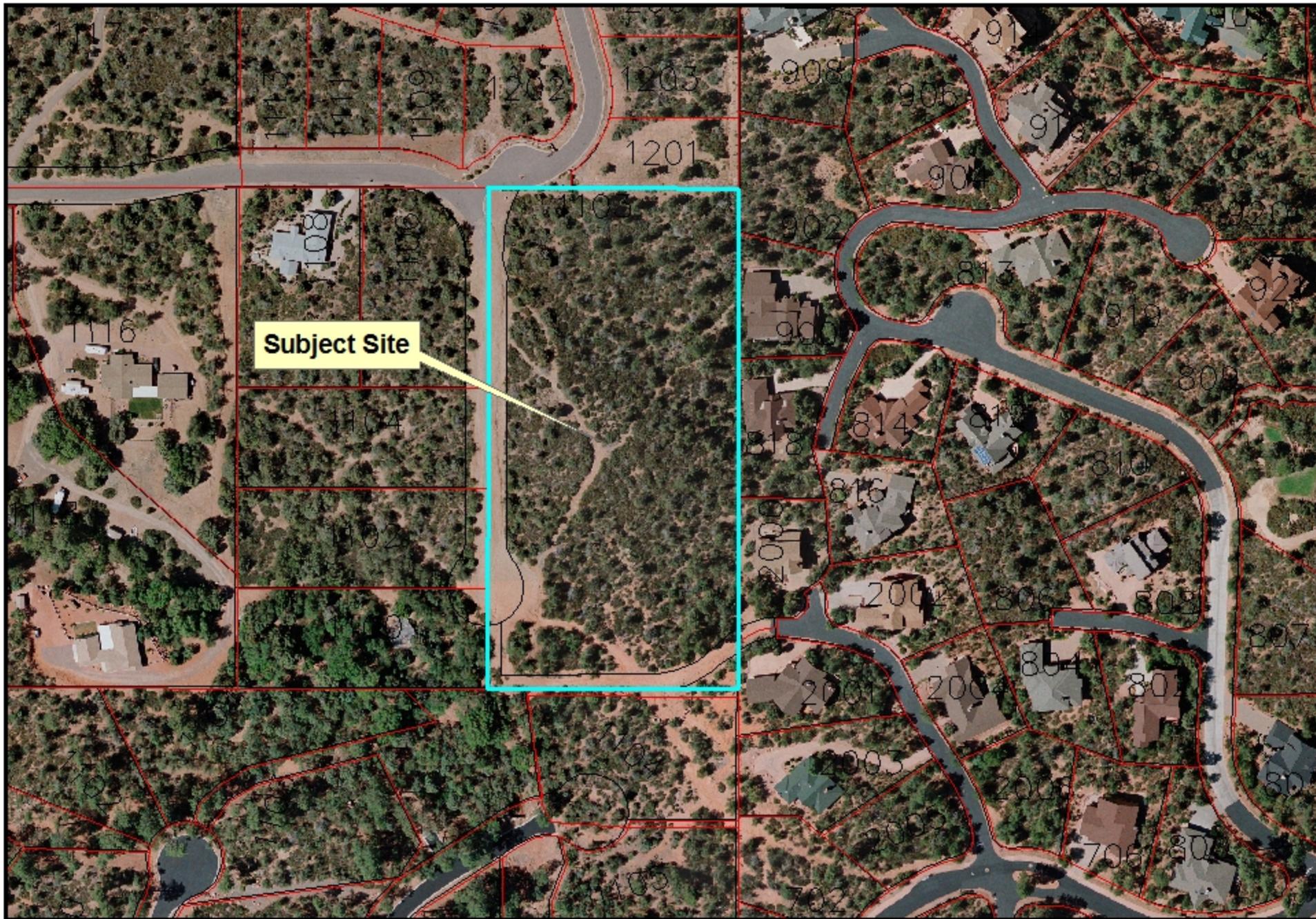
303 North Beeline Highway  
Payson, Arizona 85541  
(928) 474-5242 www.ci.payson.az.us  
GIS/PaysonGIS\_Master.mxd 11/28/2007

0 100 200 400 600 800 Feet 1:3,357

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



# Chaparral Vista - 1103N. Karen Way



303 North Beeline Highway  
Payson, Arizona 85541  
(928) 474-6242 [www.ci.payson.az.us](http://www.ci.payson.az.us)  
GIS/PaysonGIS\_Master.mxd 11/28/2007



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**TOWN OF PAYSON  
PLANNING AND ZONING APPLICATION**

The undersigned Applicant(s) hereby applies for:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Abandonment Request    | <input type="checkbox"/> Devel. Agreement, PAD & SPD          | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU                    | <input type="checkbox"/> Development Master Plan              | <input type="checkbox"/> P & Z Commission Appeal                 |
| <input type="checkbox"/> Administrative Appeal  | <input type="checkbox"/> Final Subdivision Plat               | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Administrative Relief  | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Annexation             | <input type="checkbox"/> Guest Quarters                       | <input type="checkbox"/> Zone Change                             |
| <input type="checkbox"/> Code Amendment         | <input type="checkbox"/> Minor Land Division                  |  |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage                       |  |

Jul, 2014

Project Address: 1103 N. Karen Way, Payson Tax Parcel Number: 302-23-0068  
 Subdivision: \_\_\_\_\_ Lot Number: \_\_\_\_\_  
 Name of Applicant(s): Christopher + Alyshia Martin Phone #: 858 349 8931  
 Mailing Address: 5495 Parkford Circle Town: Granite Bay St: CA Zip: 95746  
 Name of Property Owner(s): Same as applicant  
 Mailing Address: Same as applicant Town: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contact Person: Christopher Martin Phone #: 858 349 8931 Fax #: \_\_\_\_\_  
 Payson Business License # \_\_\_\_\_ Sales Tax # \_\_\_\_\_

Detailed Description of Request:

Preliminary subdivision plat for 16 lot subdivision at project address - Chaparral Vista

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

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

Christopher J. Martin  
Print Name

  
Signature

8/5/2015  
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	8/24/15	SLD	Preliminary Plat w/ + 16 lots/tracts/parcels: \$2,400. <sup>00</sup>
COMPLETED APPLICATION		SLD	
NEWSPAPER PUBLICATION	n/a		
300' NOTIFICATION MAILOUT	n/a		
POSTING DATE	n/a		
CHECK NUMBER: 1026 DATE: 8-24-15			
RECOMMENDATION		DECISIONS	
By: _____	Date: _____	By: _____	Date: _____

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



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

September 9, 2015

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

**Re: Chaparral Vista  
Citizen's Participation Report  
Project 14-41**

Dear Ms. Deschaaf;

A Citizen's Participation meeting was conducted for Chaparral Vista on Friday, September 4, 2015 at 1:00 P.M. at Tiny's Restaurant, 600 East State Highway 260, Payson, Arizona. Over seventy meeting notices were sent out on August 16, 2015 to all property owners and residents within 300 feet of the project boundary. A map showing all properties within 300 feet of the project was provided by the Community Development Department along with the list of property owners and residents.

Twenty two interested property owners attended the meeting, along with Dan Fitzpatrick and me, Verde Engineering Group. Christopher Martin, the property owner and Developer was unable to attend. All participants were asked to put their names on the Sign-In Sheet and were given copies of a Comment Sheet for their use. Copies of the Sign-In Sheet and a blank copy of the Comment Sheet are enclosed as well as ten Comment Sheets turned in at the meeting.

I started the meeting by describing the proposed project. 36" by 24" exhibits were on display showing the Preliminary Plat and surrounding area. Several ledger size copies of the Preliminary Plat were distributed as well. The project was described as sixteen lots on two short cul de sac streets connected to Karen Way. The project is proposed to be developed in accordance with existing R1-10MH zoning. The minimum lot size is 10,000 square feet and the average lot size is 10,727 square feet. The homes will be site built (i.e. will not be manufactured homes).

Ten Comment Sheets were turned in at the meeting. Three of the Comment Sheets (Jimerson, Myers, and Mineart) were submitted from people not invited to the meeting (more than three hundred feet away). Additionally, Mr. Martin received four phone calls from interested parties. Copies of the Comment Sheets and Phone Call records are enclosed.

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

**The high density does not match existing low density parcels. This will devalue the larger more expensive homes. There is little regard for existing homes adjacent to the proposed development.**

The proposed lots meet the requirements of the existing zoning with a density of 3.2 lots/acre. When Chaparral Pines was developed, islands of higher density homes were included:

Pine Island (43 lots)            3.1 lots/acre;

Elk Run (50 lots)                5.0 lots/acre;

Wildflower Ridge (49 lots)   3.3 lots/acre;

These densities were considered appropriate by the Chaparral Pines Developer and not detrimental to the overall development of Chaparral Pines.

**The additional lots will result in too much traffic for Karen Way.**

Two lane undivided collector roads (Karen Way and Underwood Lane) typically have a total capacity of approximately 11,000 vehicles per day (Level of Service E). The portion of road with the most traffic is Underwood Lane from Tyler Parkway to Karen Way and provides ingress and egress for approximately 70 parcels. The proposed 16 lots in Chaparral Vista will increase the number of parcels to 85 parcels. The estimated trips per day for each parcel, based on Traffic Generation Intensity factors for rural residential lots is 9 trips per day. Therefore the estimated traffic for Underwood Lane is 765 trips per day, well below the capacity of the road.

**There are no proposed Deed Restrictions or Homeowners Association to control development of the lots.**

The Owner intends to record Deed Restrictions (CC&Rs).

**The Developer is using a recorded emergency access easement for ingress/egress to the proposed development.**

The north/south extension of Karen Way to be used for ingress/egress for Chaparral Highlands is recorded as a "Roadway" or "Ingress/Egress" Easement. This portion of road within Chaparral Vista will be dedicated as a public road.

**There is no requirement for garages on the project. What type of homes will be allowed?**

Whether a garage is constructed or not, as well as the individual home design, will be the decision of the future lot owners. At this time, the Owner estimates home sizes at about 2,000 square feet.

**The Property Owner or Town of Payson personnel were not at the meeting.**

Mr. Martin was unable to attend due to a conflict, but provided his telephone number to invitees in the meeting notice in case they wished to inquire about the proposed development. Several residents did so. Although they are welcome, Town of Payson personnel do not typically attend Citizen Participation meetings.

**No building setback is shown from the 27 foot wide ingress/egress easement along the south boundary and proposed Lots 15 and 16.**

Building setbacks are not shown on the Preliminary Plat. The rear yard setback for R1-10 zoning is 20 feet measured from the property line which is the south line of the 27 foot wide easement. Therefore, the north line of the existing 27 foot wide easement will be considered the rear yard setback line.

**The parcel topography requires larger lots.**

Existing topography and rock outcrops will be considered during development of the individual lots. Most of the lots will fall under the Town of Payson "Hillside Development" ordinance, which minimizes lot disturbance and requires revegetation.

**No manufactured or modular homes should be allowed.**

Although allowed by zoning, the Owner does not intend to allow such homes in the development and will stipulate on the final plat that manufactured or modular homes are not allowed.

**Will street lights be installed?**

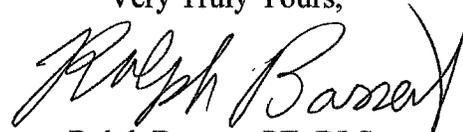
No street lights will be installed unless required by the Town of Payson.

**Are these comments going to be heard by the Town?**

A Citizen's Participation Report will be submitted with the Preliminary Plat. The Report will attempt to list all of the comments.

The meeting concluded at approximately 2:00 PM.

Very Truly Yours,



Ralph Bossert, PE, RLS  
Verde Engineering Group, PLLC

Cc: Chris Martin  
Denny Morse

8-16-2015

15-21

Scovern LLC  
5495 Parkford Circle  
Granite Bay, CA 95746  
(858) 349-8931

**Re: Citizen Participation Meeting**

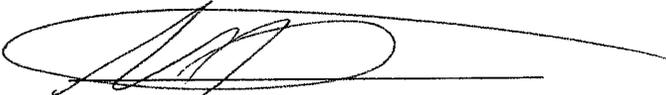
Dear Property Owner or Resident:

We are writing to invite you to a Citizen Participation Meeting regarding an application to subdivide the property located at 1103 N. Karen Way, Payson AZ 85541.

The meeting will be held on Friday, September 4, 2015 at 1:00 pm at Tiny's Restaurant located at 600 East State Hwy 260, Payson, AZ 85541.

The purpose of the meeting is to provide information to nearby property owners and residents and answer questions. If you are unable to attend the meeting and have questions, please feel free to contact us. We look forward to meeting you or hearing from you.

Sincerely,



Christopher Martin, Member  
Scovern LLC  
(858) 349-8931



PARCEL_NB	CURRENT RESIDENT ADDRESS	LOCATION ZIP	Owner	MAILADDRESS	MAILCITY	MAILSTATTMAILZIPCO
30287335	CURRENT RESIDENT 2005 E YELLOWBELL LN	PAYSON AZ 85541	QUANTUM REALTY PARTNERS LLC 50% INT	PO BOX 5892	SCOTTSDALE	AZ 85261
30287321	CURRENT RESIDENT 812 N BLAZING STAR CIR	PAYSON AZ 85541	GRIFFITH LARRY L TRUSTEE	807 E CIRCLE RD	PHOENIX	AZ 85020
30287324	CURRENT RESIDENT 806 N BLAZING STAR CIR	PAYSON AZ 85541	CAREY ENTERPRISES INC	PO BOX 10606	SEDONA	AZ 86339
30287319	CURRENT RESIDENT 816 N BLAZING STAR CIR	PAYSON AZ 85541	HUMPHREY JAMES C & KATHLENE L	816 N BLAZING STAR CIR	PAYSON	AZ 85541
30287318	CURRENT RESIDENT 818 N BLAZING STAR CIR	PAYSON AZ 85541	JOHNSON MARK D & BECKY LY TRUSTEES	15813 N 15TH WY	PHOENIX	AZ 85022
30287316	CURRENT RESIDENT 902 N BLAZING STAR CIR	PAYSON AZ 85541	BEYER RONALD R SR & DEBRA L TRUSTEES	9412 E MENDOZA AVE	MESA	AZ 85209
30287314	CURRENT RESIDENT 906 N BLAZING STAR CIR	PAYSON AZ 85541	GWALTNEY TAMMI TRUSTEE	16777 KASSAN RD	APPLE VALLEY	CA 92307
30287313A	CURRENT RESIDENT 908 N BLAZING STAR CIR	PAYSON AZ 85541	WILSON LAURENCE STEPHEN & LINDA JOYCE	908 N BLAZING STAR CIR	PAYSON	AZ 85541
30284041	CURRENT RESIDENT 1201 N HORIZON WAY	PAYSON AZ 85541	HUSARCIK CARRIE & EDWARD P	17552 N 55 PL	SCOTTSDALE	AZ 85254
30284042	CURRENT RESIDENT 1203 N HORIZON WAY	PAYSON AZ 85541	DEL FRANCO VINCENT &	4541 E CHUCKWALLA CANYON	PHOENIX	AZ 85044
30284058	CURRENT RESIDENT 1113 N KAREN WAY	PAYSON AZ 85541	MERRILL RICHARD J TRUSTEE	516 W KALER DR	PHOENIX	AZ 85021
30284054	CURRENT RESIDENT 1905 E HORIZON CIR	PAYSON AZ 85541	WOLF JOHN & SARAH	1400 N SUNSET DR	PAYSON	AZ 855E+08
30223007A	CURRENT RESIDENT 1100 N KAREN WAY	PAYSON AZ 85541	WILDE RICHARD C II & KIMBERLY S	3060 E HOPE ST	MESA	AZ 85213
30223007C	CURRENT RESIDENT 1102 N KAREN WAY	PAYSON AZ 85541	YONKO HEATHER	PO BOX 71392	LAS VEGAS	NV 89170
30223007G	CURRENT RESIDENT 1108 N KAREN WAY	PAYSON AZ 85541	POWELL CARA	5869 E ONYX AVE	SCOTTSDALE	AZ 85253
30223007F	CURRENT RESIDENT 1106 N KAREN WAY	PAYSON AZ 85541	MENGINI PETER P & SUZANNE J TRSTE/TRST	5351 E CALLE DE NORTE	PHOENIX	AZ 85018
30287807	CURRENT RESIDENT 1104 N BUTTON BUSH CT	PAYSON AZ 85541	CHAPEK PAUL M	1108 N KAREN WAY	PAYSON	AZ 85541
30287808	CURRENT RESIDENT 1103 N BUTTON BUSH CT	PAYSON AZ 85541	WEST BARBARA TRUSTEE/TRUST	1944 N GOLDFIELD RD	APACHE JUNCTION	AZ 85119
30287809	CURRENT RESIDENT 1101 N BUTTON BUSH CT	PAYSON AZ 85541	SCHLACHTER MICHAEL L & LINDA S	PO BOX 4622	CAVE CREEK	AZ 85327
30287812	CURRENT RESIDENT 1902 N CONEFLOWER CIR	PAYSON AZ 85541	KILLWEIN PATRICK A	2524 VALMONTE GLEN	ESCONDIDO	CA 92029
30287337	CURRENT RESIDENT 700 N GRAPEVINE DR	PAYSON AZ 85541	FRANK RANDALL K & ROSE ANN TRUSTEE'S	8441 N 80TH PL	SCOTTSDALE	AZ 85258
30284043	CURRENT RESIDENT 1205 N HORIZON WAY	PAYSON AZ 85541	ECKSTEIN DARRELL & CATHERINE	13026 E SADDLEHORN TRAIL	SCOTTSDALE	AZ 85259
30284044	CURRENT RESIDENT 1207 N HORIZON WAY	PAYSON AZ 85541	JURACKA BERNARD L & RUTH ANN TRUSTEES	700 N GRAPEVINE DR	PAYSON	AZ 85541
30287754	CURRENT RESIDENT	PAYSON AZ 85541	KIEFER ANDREWS & ANDREWS TRUSTEES, ANDREWS I		PHOENIX	AZ 85016
30287755	CURRENT RESIDENT	PAYSON AZ 85541	RIMVIEW PROFESSIONALS LLC,		PHOENIX	AZ 85016
30287811	CURRENT RESIDENT 1105 N CONEFLOWER CIR	PAYSON AZ 85541	CHAPARRAL PINES COMMUNITY ASSOC INC		PAYSON	AZ 85541
30287330	CURRENT RESIDENT 2004 E YELLOWBELL LN	PAYSON AZ 85541	CHAPARRAL PINES COMMUNITY ASSOC INC		PAYSON	AZ 85541
30287331	CURRENT RESIDENT 2002 E YELLOWBELL LN	PAYSON AZ 85541	FLOYD JARRALL W JR & R CHRISTINE,		PAYSON	AZ 85547
30287332	CURRENT RESIDENT 2000 E YELLOWBELL LN	PAYSON AZ 85541	DIEHL GERALD HARRY & CYNTHIA TRUSTEES		PAYSON	AZ 85541
30287334	CURRENT RESIDENT 2003 E YELLOWBELL LN	PAYSON AZ 85541	CUMMINS KENNETH L & SUZANNE TRUSTEES		TUCSON	AZ 85750
30287336	CURRENT RESIDENT 702 N GRAPEVINE DR	PAYSON AZ 85541	CAVU PROPERTIES LLC		PAYSON	AZ 85541
30287333	CURRENT RESIDENT 2001 E YELLOWBELL LN	PAYSON AZ 85541	PALMER RONALD F AND		PAYSON	AZ 85541
30287320	CURRENT RESIDENT 814 N BLAZING STAR CIR	PAYSON AZ 85541	QUANTUM REALTY PARTNERS LLC 50% INT		SCOTTSDALE	AZ 85261
30287317	CURRENT RESIDENT 900 N BLAZING STAR CIR	PAYSON AZ 85541	WEBER SYLVIA L TRUSTEE		APACHE JUNCTION	AZ 85119
30287315	CURRENT RESIDENT 904 N BLAZING STAR CIR	PAYSON AZ 85541	BORSAND MARVIN TRUSTEE		PHOENIX	AZ 85018
30287303	CURRENT RESIDENT 813 N BLAZING STAR CIR	PAYSON AZ 85541	HARRAH ELWOOD & MARY GAY		PARADISE VALLEY	AZ 85253
30284055	CURRENT RESIDENT 1907 E HORIZON CIR	PAYSON AZ 85541	HENDRICKSON ROBERT A & MARNI L		PAYSON	AZ 85541
30284057	CURRENT RESIDENT 1109 N KAREN WAY	PAYSON AZ 85541	PISTILLI PAUL M & TRACY D		PAYSON	AZ 85248
30284056	CURRENT RESIDENT 1202 N HORIZON WAY	PAYSON AZ 85541	CLAERHOUT WILLIAM A & JUDITH A		PAYSON	AZ 85541
30223006B	CURRENT RESIDENT 1103 N KAREN WAY	PAYSON AZ 85541	FILLERUP MICHAEL B & REBECCA		PAYSON	AZ 85541
30287810A	CURRENT RESIDENT 1104 N CONEFLOWER	PAYSON AZ 85541	HEDRICK ROBERT G & OTEKA L TRUSTEES		PHOENIX	AZ 85028
			MORSE DENNIS A		PAYSON	AZ 85541



**CHAPARRAL VISTA  
 SUBDIVISION  
 CITIZEN'S PARTICIPATION MEETING  
 SEPTEMBER 4, 2015  
 SIGN IN SHEET**

NAME	ADDRESS	PHONE
JOHN & SARAH WOLF	1460 N. SUNSET DR.	480-220-2521
Ken Cross / Barb West		
Denny Morse	1104 N. Coneflower Cir	928 (928) 978-306
BERT JARACKA	700 N. GRAPEVINE DR.	928 468-0102
Peter + She McLaughlin	1501 N. Karen	602-840-2740
Tom Jimenson	2501 E. Golden Asten	978-6981
Bruce Palmer	2803 YOUNG BIRD	474-0207
Jean Martin		
Mark Johnson	818 N. BLAZING STAR	602 647-2754
Steve Wilson	908 N. Blazing Star Cir	468-6329
Paul Minceat	504 N. Sycamore Dr	468-6105
Melissa Klimgak	1700 E. Cliff Rose Drive	472-9068
Joe & Judy	1207 N. Hampton	928-474-5289
Sylvia Miller	2001 E Yellowbell Lane	928-478-2478
Dary Myers	1003 N. Indian Pointbrush	928-448-6552
Bill & Judy (Kerhart)	1907 E. Horizon Cir.	928 468-8849
Don Spitzer	907 W. HAVANA TRAIL 1202 N. HORIZON WAY	928 970-0358
Dabbie Spence	↓ ↓ ↓	928 970-0358







CHAPARRAL VISTA  
SUBDIVISION  
CITIZEN'S PARTICIPATION MEETING  
SEPTEMBER 4, 2015

NAME	Denny Morse (upliftmm@msn.com)
ADDRESS	1104 W. Coneflower Cir.
PHONE NUMBER	(928) 474-8291; 928-3016
COMMENTS	(wants copy of CPM Report)
	• Use of recorded emergency access for ingress + egress to proposed development
	• no HOA
	• no garage requirement
	• little regard for homes already built adjacent to proposed development.
	• if address in on Karen Way, no access to proposed development
	• no attendance of owners or T.O.P.
	• no setback <del>for</del> from access to building shown. My adjacent home has 30' setback in addition to 27' easement





CHAPARRAL VISTA  
SUBDIVISION  
CITIZEN'S PARTICIPATION MEETING  
SEPTEMBER 4, 2015

NAME	BERNARD JURACKA
ADDRESS	700 N. GRAPEVINE DRIVE
PHONE NUMBER	928-468-0102
COMMENTS	<p>THE PARCEL'S TOPOGRAPHY LEADS ITSELF TO FEWER LOTS. A LOT OF CUT + FILL WILL BE REQUIRED, ALONG WITH REMOVAL OF Boulders, WITH THIS PLAN.</p> <p>I WOULD LIKE TO SEE A N.O.A. put IN PLACE WITH CCAR'S TO PREVENT JUNK BUILDUP ON THE INDIVIDUAL PROPERTIES.</p> <p>THE INGRESS / EGRESS LOOKS TO BE A PROBLEM -</p> <p>CONSIDERING THE ACCESS Easement <del>to</del> AS PART OF LOT SIZE FOR LOTS 16, 15<sup>B</sup> WILL CREATE A VISUAL DEGRADATION -</p>



CHAPARRAL VISTA  
SUBDIVISION  
CITIZEN'S PARTICIPATION MEETING  
SEPTEMBER 4, 2015

NAME	STEVE WILSON
ADDRESS	908 N. BLAZING STAR CIRCLE, CHAP. PINES
PHONE NUMBER	928-468-6329
COMMENTS	1.) Not compatible with surrounding developments of Chaparral Pines, Chaparral Highlands, Underwood Estates etc. Hence loss of property values of surrounding homes, less taxes to town etc.
	2.) Access to property limited for such a high density of homes. Emergency access of road joining Chaparral Pines?
	3.) No HOA !! No control, no standards.
	4.) Property lies in a natural amphitheatre that is visible from miles around - again views will be compromised - loss of property values
	5.) Site built homes are a MUST - No manufactured homes.
	6.) Site is more conducive to larger size lots (eg Chaparral Highlands) and potentially more valuable in terms of taxes, jobs for the building trade in Payson.
	7.) No availability of typical home designs (2000 sq ft? - height restrictions? ) building codes? building standards?
	8.) Town of Payson would be remiss if this is approved - a backward step for a Town that is supposed to be moving forward!!







X



CHAPARRAL VISTA  
SUBDIVISION  
CITIZEN'S PARTICIPATION MEETING  
SEPTEMBER 4, 2015

NAME	GARY MYERS
ADDRESS	1003 Indian Paintbrush
PHONE NUMBER	928-478-6552
COMMENTS	<p>Please set up an H.O.A. supervised from the start by the owner/builder, and keep the H.O.A. funded &amp; operating until the last home is sold. And then, and only then turn the H.O.A. over to the community group who live there.</p> <p>The Chaparral Pines owners would not appreciate looking down into a community in disarray with numerous vehicles not garaged and possibly not operating or torn apart.</p> <p>We would like good responsible neighbors who take pride in their community.</p>



15-21

**Ralph Bossert**

---

**From:** Chris Martin [sparkybronco@gmail.com]  
**Sent:** Monday, August 24, 2015 9:12 AM  
**To:** Ralph Bossert  
**Cc:** Chris Martin; gpavaughn@gmail.com  
**Subject:** Telephone comment

Got a call re project this morning:

Mr. Andrews from Chaparell Highlands. Called today about 9:00.

Expressed concern because the rumor in his neighborhood and Chaparell Pines was that the project consisted of placing manufactured homes on the site. Per commenter the concern is not how they look but who moves into them.

Also stated that a former owner of the parcel who now wants lot 1 (maybe of Chapparell Highlands?) is upset and will be a difficult man to deal with. =

15-21

**Ralph Bossert**

---

**From:** Martin, Christopher@DWR [Christopher.Martin@water.ca.gov]  
**Sent:** Wednesday, August 26, 2015 9:56 AM  
**To:** Ralph Bossert; gpavaughn@gmail.com  
**Subject:** Telephone comment

Got a phone comment this morning from Mark Johnson of Chapparell Pines. Thinks the parcel has the best view in Payson, was curious about number of lots and size of homes. Would like to see proposed layout. I informed we would likely have something to show folks at the meeting. Chris=

15-21

**Ralph Bossert**

---

**From:** Christopher Martin [sparkybronco@gmail.com]  
**Sent:** Monday, August 31, 2015 9:49 AM  
**To:** Ralph Bossert; Jeff Vaughn  
**Cc:** Christopher Martin  
**Subject:** Telephone comment

Hi Ralph,

We rec'd another telephone comment this morning from Ms. Rebecca Fillerup - 928-479-2222. She lives in Chaparall Highlands outside the gate (so across the street diagonally from our proposed lot 1).

She expressed the following concerns: traffic, lot size (too small), home size (concerned they might be very large, 3 story, block her view), number of lots, style (i.e. didn't want to see a cookie cutter track home development). She stated she'd be calling her personal friend, the mayor.

As with other callers, I've explained that we intend to create 16 lots each of which on average will be larger than what the zoning would require. With respect to what we intend to build, I've stated that they will be custom homes and probably around 2,000 sq. in size.

Chris

--  
Christopher J. Martin  
[sparkybronco@gmail.com](mailto:sparkybronco@gmail.com)  
(858)349-8931

15-21

**Ralph Bossert**

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**From:** Christopher Martin [sparkybronco@gmail.com]  
**Sent:** Tuesday, September 01, 2015 1:11 PM  
**To:** Ralph Bossert; Jeff Vaughn  
**Subject:** telephone comment

Rec'd a call yesterday afternoon from the owner of one of the vacant parcels on the other side of Karen Way. That entire side of the road used to belong to her grandparents and had a cabin on it at one time. Her parcel was on the market recently apparently.

Anyhow, she asked about plans and I explained the number and size of lots, etc. She said she was in favor of development.

Chris

--  
Christopher J. Martin  
[sparkybronco@gmail.com](mailto:sparkybronco@gmail.com)  
(858)349-8931

Verve Engr. Meeting Notes  
Dan Fitzpatrick  
Chaparral Vista

Public meeting 9/4/15

1) Easement - reduce property  
Part of property

2) When was property zoned - ??

3) Showed were emergency access  
This is an ingress/egress

~~4)~~

4) Who is developer - Chris Miller

5) Why are smaller lots being  
planned

6) What are house size ??

7) Use of land to match land  
around project

8) Worried about residents of property

9) PASS on to Town - no one from  
Town

10) More questions about easment

11) Set up CC+Rs to appease neighbors

12) No manufactured homes

13) More traffic from 16 lots

14) Literature saying there would be no HOA's. It is in literature  
No HOA

15) Topography does not lend to small lots

16) Underwood + Keren Way is improvement district

17) What is the next meeting.

18) Lot 14, 15, 16 are encumbered by easement

19) HOA would Help + CC+Rs

20) Street lights? - Up to Town

21) Public meeting - Planning and Zoning -  
Council

22)

**RECEIVED**

SEP 02 2015

COMMUNITY DEVELOPMENT  
DEPARTMENT

Sheila DeSchaaf  
Director of Planning and Development  
303 N. Beeline Highway  
Payson, AZ 85541

Dear Ms. DeSchaaf:

We are writing in regard to Mr. Christopher Martin's application to subdivide the property located at 1103 N. Karen Way, Payson, AZ 85541 into sixteen 10,000 square foot lots. We live at 1109 N. Karen Way, directly across from the site of the proposed project. Being in such close proximity, we have many concerns with Mr. Martin's application, but first permit us to give you a little context.

After searching throughout the western United States for the perfect place to retire, we finally chose Payson, Arizona. More specifically, we chose a particular location in Payson. Two years ago we bought property at 1109 N. Karen Way and built our proverbial "dream house" so we could enjoy the rural sense of remoteness and seclusion that is one of the hallmarks of this neighborhoods. It is an ambiance that is enhanced by the relative lack of traffic, the exquisite silence (especially at night), the sense of privacy, and the herd of elk and other "visitors" that regularly feed in our yard. In short, we live in a little piece of paradise in the pines, the perfect place for our proverbial "dream house."

When we built our home, we realized that others would follow suit and build in the neighborhood. However, even with three additional homes in our HOA either completed or in progress, we continue to enjoy a rural sense of privacy and seclusion. We are not opposed to growth so long as it does not compromise the unique character of our little community.

Here are our primary concerns about Mr. Martin's proposal for 1103 N. Karen Way:

- First, subdividing the property into 16 "mini-lots" of approximately 10,000 square feet each will necessitate clear-cutting most if not all of the forest that makes this area uniquely beautiful. One of the main reasons we moved from Flagstaff to Payson and built our home here was because Flagstaff had lost its rural appeal. Although not Phoenix by any means, Flagstaff had become crowded and congested. We chose this area of Payson because of the beautiful forest and wildlife that frequent the area as well as the beautiful mountain views to the south, much of which would be lost should this project go forward.
- Second, since Karen Way is a narrow street and the only access to this address, 16 additional homes would result in significantly more traffic congestion as well as noise and light pollution.

- Third, the existing lots in this area of Payson consist of parcels not smaller than a about half an acre. Squeezing 16 homes into the 1103 property will destroy the unique character of the neighborhood, significantly reducing property values.
- Fourth, since this proposed project will not have an HOA in place there will be no oversight or regulatory enforcement in terms of design, color, or types of home being built. This, too, could compromise the character of the neighborhood and reduce property values.

We ask that you deny Mr. Martin's application for subdividing lot 1103 until a plan is submitted that is more in harmony with the existing neighborhood.

Thank you for your time in giving serious consideration to our concerns.

Sincerely,



Michael and Rebecca Fillerup  
1109 N. Karen Way  
928-478-2222 928-978-6603  
michaelfillerup@yahoo.com