

Michael Bryant

From: byron haslam <byronhaslam@gmail.com>
Sent: Monday, May 23, 2022 5:14 PM
To: Michael Bryant
Subject: Payson View Estates, Phase 3 Public Comment

Michael,

Please see my comment below on the subject preliminary plan. I have written my comment in order to shorten the Council meeting. Please acknowledge reception.

Dear Honorable City Council

As a current resident that lives near the proposed development I am writing this letter to express my opinion that the Council should vote against changing the Land Use/Zoning of the proposed development to allow increased density in the area. I believe the past City Council that approved Title 14 "Sensitive Lands" particularly Sections 14.24.020 and 14.24.030 did so to limit development in this area to protect the crucial Mule Deer habitat and the Hill side.

Title 14 of the City code talks about limiting the affect of human activity to protect the habitat of this area which is shown on the DWR's map as Crucial Mule Deer habitat. I think the past Councils wanted low density and minimal impact to this area. This being the case, it is my opinion that I the current Council should also limit the density and human activity to this habitat area. This area should be kept lower density and have more native landscaping.

I feel like the open space that is being proposed is not worth giving higher density. Much of the open space is non-buildable area. The developer is trading space, they cannot build on, for higher density in more favorable building area. This does not benefit the City (current residents) to have open space that is non buildable in exchange for higher density in this crucial habitat. This area should be developed in the best possible way to not disturb the habitat. Like larger lots with more native landscaping. I believe this was the intent of Title 14 when it was created and should be kept as so. I do think there is good reasons Cities build larger lots with nicer homes on hill side areas and native habitat.

As a current Payson City resident I respectfully ask the City Council to NOT approve a land use application with this much density that allow for more homes to be built in this habitat. This area should be less dense.

Respectfully,
Byron Haslam