



CHAPTER 4 | LAND USE

LAND USE PLANNING IS THE PROCESS WHICH ESTABLISHES AND REGULATES THE FUTURE LAND USES THAT ARE ALLOWABLE WITHIN A MUNICIPALITY TO GUIDE DEVELOPMENT OF LAND. A LAND USE PLAN GIVES MUNICIPAL STAFF A BASIS TO EVALUATE PROPOSED DEVELOPMENT AND TO DETERMINE WHETHER THAT DEVELOPMENT IS CONGRUENT WITH THE ESTABLISHED VISION OF THE MUNICIPALITY.

Based on the context of the South Meadows Planning Area (SMPA) and on the economic analysis that was performed, two proposed land use plans were developed that try to maximize the potential around the LDS temple site, respond to a potential FrontRunner station and educational development, meet the future growth demands of the area, and allow for a range of housing types and densities that provide for a variety of income levels and age groups while being sensitive to the existing surrounding uses (agricultural and other).

Many land uses and land use configurations were contemplated for the planning area but the proposed plans attempt to be sensitive and realistic to the political, social, and economic tolerances of the Payson market. Land use designations have been configured to create a variety of neighborhoods and to provide a sense of community. The Base Scenario Land Use Plan (see [Figure 4.1 - Base Scenario Land Use Plan](#)) does not include the higher education/TOD land uses near the 800 South interchange that are shown in the Higher Education Alternative Plan (see [Figure 4.2 - Land Use Plan | Higher Education Alternative](#)). Because of this, there are also some differences in the densities proposed in this area of the plan. Other than that, the remainder of the land uses are identical between the two plans.

The plans are conservative in the amount of commercial that is proposed and do not show any proposed industrial uses due to the amount of available

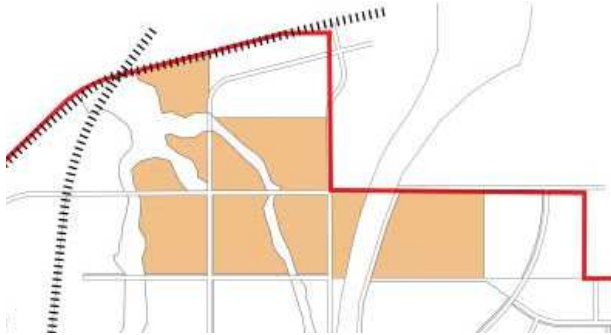
commercial and industrial property that already exists in Payson. The following land uses are proposed within the SMPA:

- Residential
 - High Density
 - Single Family
 - Large Lot Single Family
 - Executive Housing
 - Senior Housing
- Mixed Use
 - Commercial
 - Transit Oriented Development (TOD)
 - Village Center
- Community
 - University/School
 - Parks/Open Space

Definitions and details for each of these proposed uses in the context of the SMPA are included within this chapter.

4.1 - RESIDENTIAL

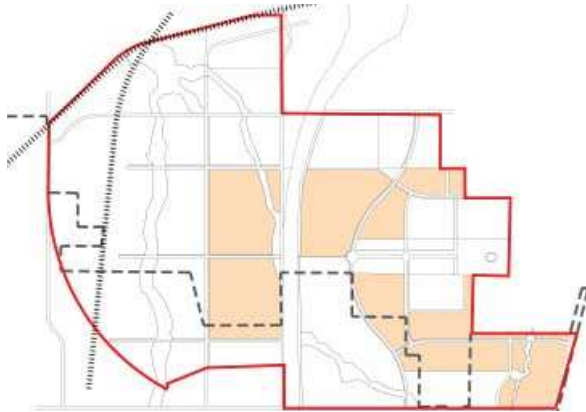
4.1.1 - HIGH DENSITY



Residential High Density housing may consist of a variety of multi-family housing products ranging from 10 to 20 dwelling units per acre (10-20 du/ac). These are shared-wall residences either for purchase or for rent. Apartments, condominiums, townhomes, and duplexes fall within this category. Small lot detached homes would also be considered.

High density housing is shown on the plans adjacent to other compatible uses, such as existing high density housing, and/or other high intensity uses such as higher education, commercial, and transit. This allows for ease of access to these uses for young student families and other residents across a variety of income levels. Due to the context of Payson, the densities shown on both plans are lower than what may be found in other cities.

4.1.2 - SINGLE FAMILY



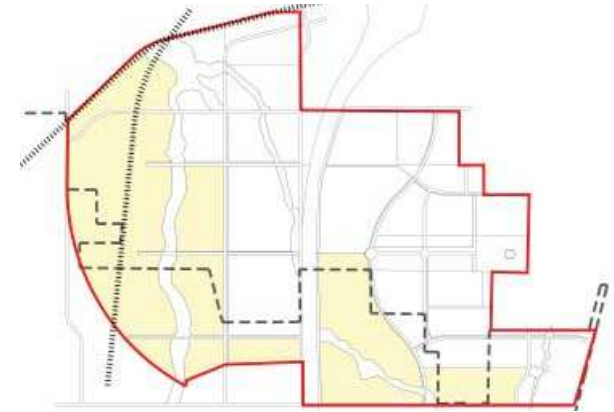
Single Family housing consists of single family detached residences ranging from 4 to 5 dwelling units per acre (4-5 du/ac). These neighborhoods will be similar in nature to the existing neighborhoods south and east of the LDS temple.

Single family housing is meant to serve a variety of income levels, age groups, and family sizes with the benefits of a cohesive neighborhood, private yards, tree lined streets, and street connectivity. Single family housing is shown on the plans adjacent to similar density housing near the LDS Temple and as a transition from executive housing and high density housing to large lot residential to the west and south of the planning area.



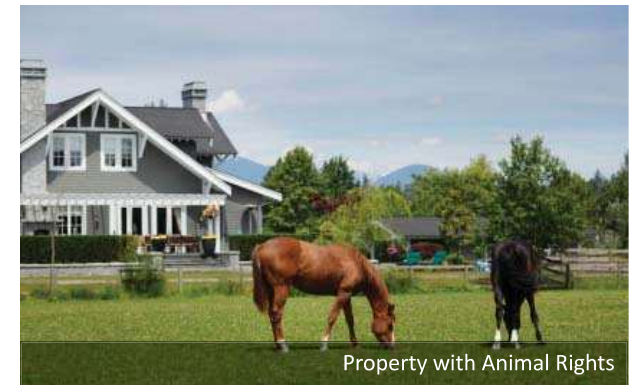
Existing SF Housing near the LDS Temple

4.1.3 - LARGE LOT SINGLE FAMILY



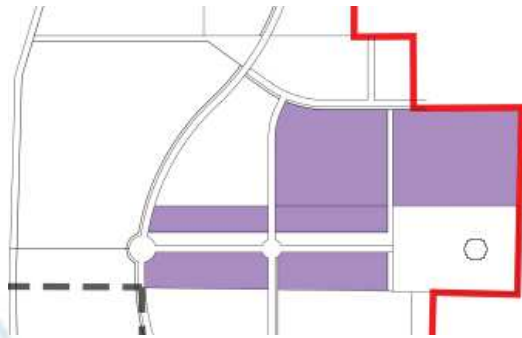
Large Lot Single Family housing consists of single family detached residences ranging from 1 to 3 dwelling units per acre (1-3 du/ac). These lots are meant for higher end homes and residents that value a more open and spacious neighborhood.

Large lot homes still enjoy the benefits of a cohesive neighborhood with private yards, tree lined streets, and street connectivity while also providing a transition to the more open agricultural lands to the south and west. The 1 acre lots located on the west side of the planning area may also provide for those interested in property with animal rights.



Property with Animal Rights

4.1.4 - EXECUTIVE HOUSING



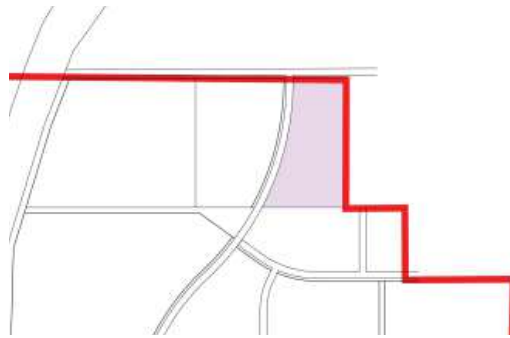
Executive Housing in the SMPA is to be higher end housing that is custom or semi-custom and of a higher quality than standard tract housing (see [Chapter 6 | Design Considerations](#)). Two allowable densities for executive housing are shown on the plan: 2.5 dwelling units per acre (2.5 du/ac) and 5 dwelling units per acre (5 du/ac).

These executive housing neighborhoods capitalize on the proximity to the LDS Temple and are meant to create an attractive, inviting, and up-scale environment surrounding the temple site. Alley loaded homes that front on the open space and street that approach the temple from the west are encouraged.



Executive Housing Example

4.1.5 - SENIOR HOUSING



Senior Housing could be a variety of senior living products from detached “life-style” cottage homes to attached townhomes with a maximum density of 8 dwelling units per acre (8 du/ac). An assisted living facility or like development with higher densities may be considered on a case by case basis by the City. This type of development should be comparable in size and nature to other such facilities in the region.

Senior housing is shown on the plan adjacent to an existing 55+ senior community in the northeast corner of the site (Heritage Village), within close proximity to the Walmart commercial center, and within a 1/2 mile of the temple site.

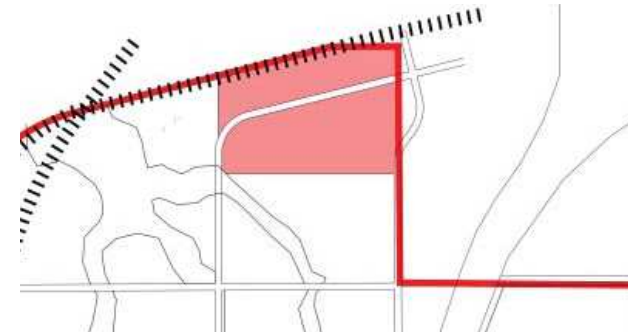


Heritage Village

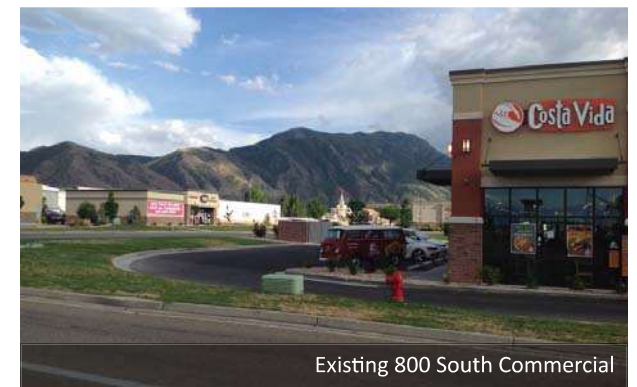
4.2 - MIXED USE

The Mixed Use category contains an array of land uses that encourages the co-existence of commercial, office, transit, and residential uses.

4.2.1 - COMMERCIAL

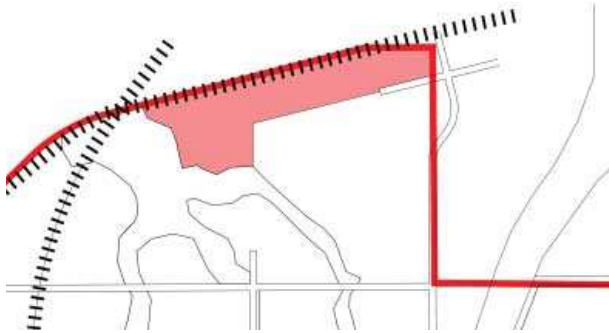


Under the Base Scenario Land Use Plan, the area directly west of the 800 South interchange is designated as commercial. This is consistent with the existing S-1 zoning of this property that proposes high intensity commercial use. Permitted uses could include large retail businesses, professional and business services, office buildings, and restaurants. The intent is to provide services that are convenient and visible from the interchange and easily accessible from the adjacent high density residential.



Existing 800 South Commercial

4.2.2 - TRANSIT ORIENTED DEVELOPMENT (TOD)



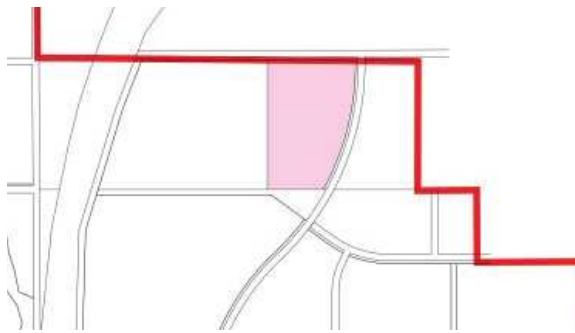
The TOD land use is shown to promote transit oriented development near a potential UTA FrontRunner station that is truly mixed-use, pedestrian friendly, and easily accessible. This would include a flexible arrangement of high density residential, commercial, office, mixed-use developments, and other amenities (see Payson's Transit Station Overlay Zone).

This use would provide convenient access and services to the adjacent higher education land use and nearby high density housing proposed in the area allowing for pedestrian connectivity, reduced dependency on the individual automobile, and regional connectivity. The proposed TOD is located just east of the crossing of two existing rail lines and just west of the 800 South interchange.



FrontRunner Station

4.2.3 - VILLAGE CENTER



Similar to the TOD land use, the Village Center land use is meant to be a mixed-use, pedestrian friendly, and easily accessible component of the plan that also provides a character gateway to the SMPA. The intent is to continue the commercial use down 1270 West (Turf Farm Road) into the South Meadows development providing a neighborhood village center where residents can live, work, shop, and gather. Architecture shall be carefully designed to respond to existing commercial architecture but also compliment and blend with the residential nature of the planning area.

Appropriate uses include high density residential, small retail, community service oriented businesses, and office. Ground level commercial with live above residential is encouraged. In addition to providing a gateway and welcome to the community, this use also provides a transition to adjacent high density and single family residential uses.

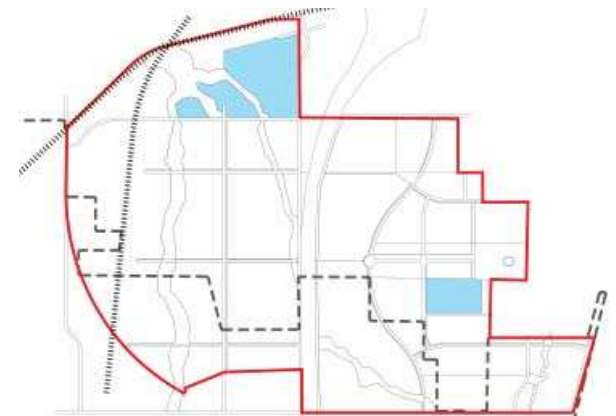


Village Center Example

4.3 - COMMUNITY

With a planning area of this size, there are many community uses that will be required. The proposed land use plans address a base level of these requirements. Community uses not currently shown on the plan include religious facilities and educational facilities in addition to the elementary school site and higher education site shown. These will need to be planned as the area develops as need requires. A base level of parks and open space is shown on the plans to show a basic intent.

4.3.1 - HIGHER EDUCATION/SCHOOL



The land use plans identify an elementary school site directly southwest of the temple site. Nebo School District currently owns this property, but the development and construction time frame of a school in this location or a different location within the planning area is unknown. Based on the population projections of the land use plan, however, educational facilities, including an elementary school, will be required as the community develops.

The Higher Education Alternative Land Use Plan proposes a higher education institution in association with the TOD in the northwest corner of the planning area. This higher education facility would have easy access to and be supported by mass-transit, the 800 South interchange, the mixed-use services provided

within the TOD, and the nearby high density residential housing.

4.3.2 - PARKS/OPEN SPACE



Parks and open space are the heart of every community. They are where people and families gather, interact, and recreate. The SMPA is meant to be a walkable, pedestrian-friendly community with numerous trails, parks, and open spaces that provide connectivity to community uses and amenities (see [Figure 4.3 - Trails Plan](#)). The parks and open space shown on the land use plans are shown at a base level with the intent of preserving the natural drainage ways and vegetation of Spring Creek, providing buffering from the I-15 corridor, providing pedestrian connectivity through trail corridors and greenways along the street infrastructure, and creating a substantial open space view corridor leading to the LDS Temple.

The exact amount and configuration of the parks and open space will be determined as development occurs, but at a minimum will meet the intent as shown on the land use plans and as described above. The parks and open spaces will meet the City's applicable zoning and ordinance requirements and the City's Level of Service (LOS) requirement. Parks and open space may be constructed by the developer in lieu of impact fees as approved by the City or developed by the City through impact fees. See [Chapter 6 | Design Considerations](#) for

additional parks and open space recommendations and guidelines.

4.4 - SUMMARY

The selection, organization, and proximity of these land uses to each other is intended to maximize the area's unique character and opportunities, provide uses that are complimentary and consistent with existing adjacent uses, create a balanced community with a variety of land uses, promote a diversity of housing types that provides for various income levels and stages of life, and effectively transition outward to the less developed rural lands to the south and west of the planning area.

The Higher Education Alternative Land Use Plan shares these same goals in addition to looking at the potential opportunities and impacts that a higher education institution could have in the area.



Existing Vegetation along Spring Creek



Existing Trees along I-15, Looking East



Existing Open Space Corridor on 1130 South



Neighborhood Park Example

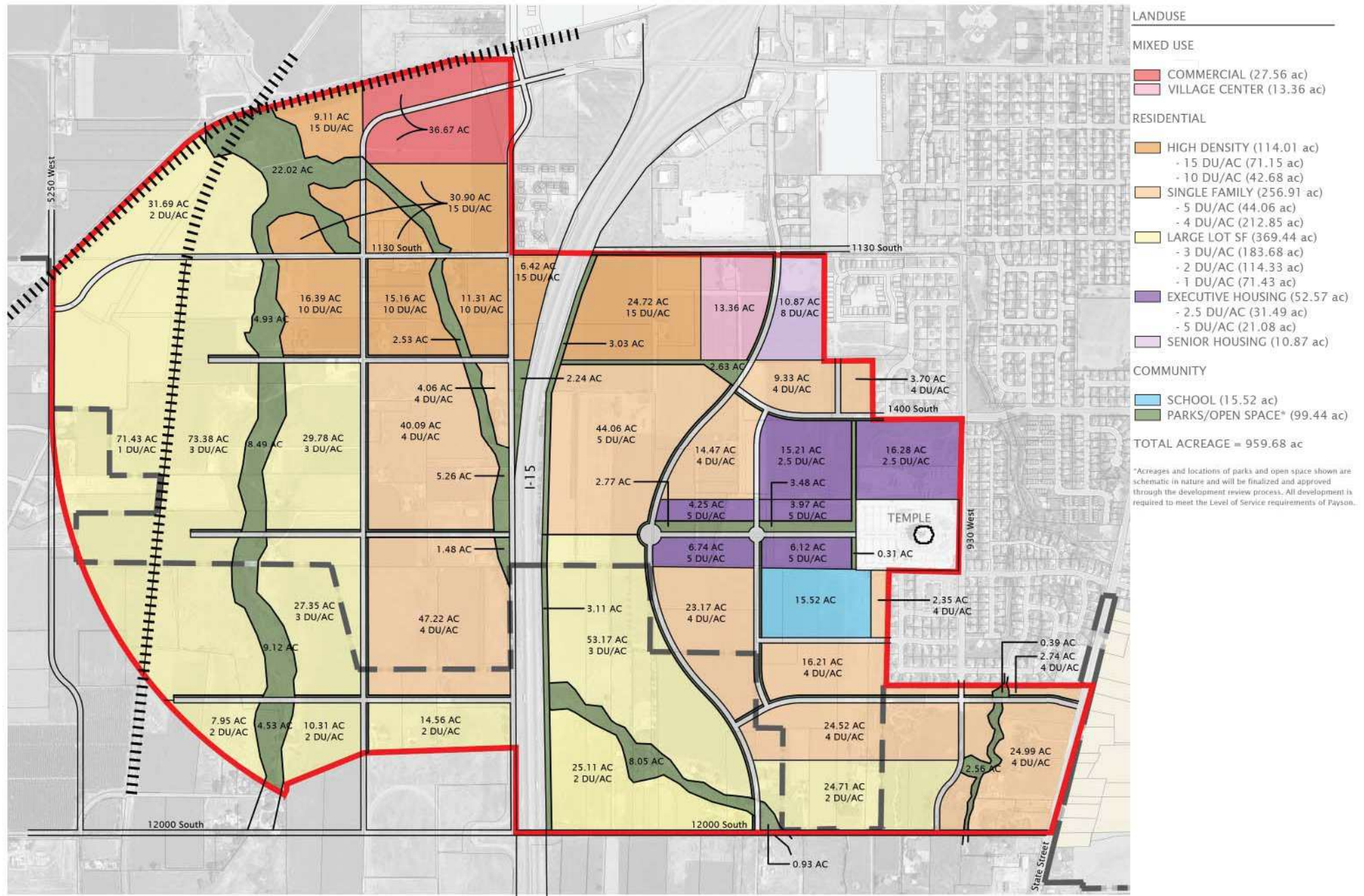
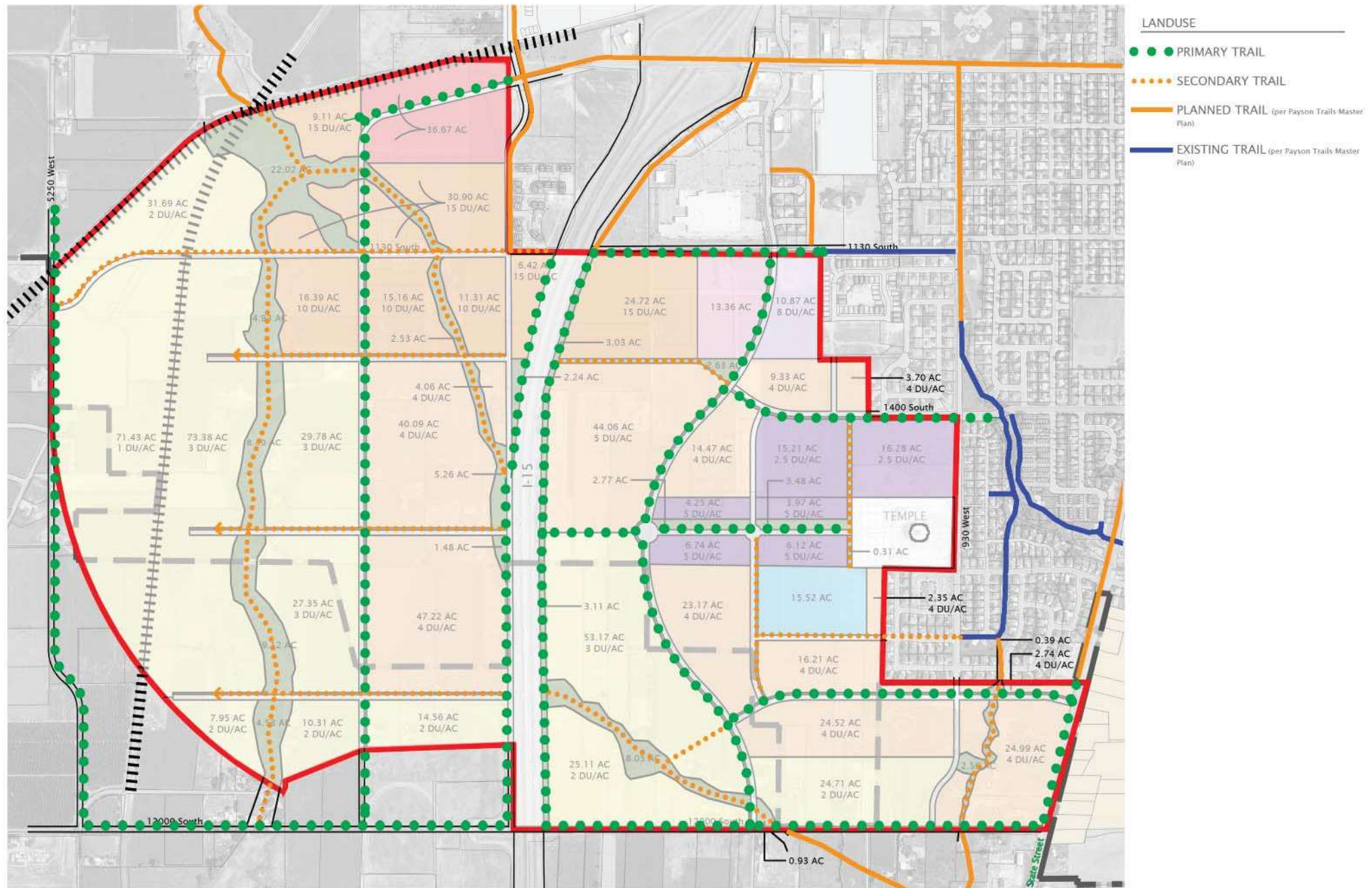


FIGURE 4.3 - TRAILS PLAN





CHAPTER 6 | DESIGN CONSIDERATIONS

IN ADDITION TO THE LAND USE PLANS AND INFRASTRUCTURE PROPOSED, THERE ARE MANY OTHER CONSIDERATIONS THAT NEED TO BE ADDRESSED TO ACHIEVE THE GOALS OF THE SOUTH MEADOWS AREA SPECIFIC PLAN . INCLUDED IN THIS CHAPTER ARE:

- HOUSING DESIGN GUIDELINES
- FENCING GUIDELINES
- LANDSCAPE GUIDELINES
- PARKS, OPEN SPACE, & TRAILS RECOMMENDATIONS
- AGRICULTURAL CONSIDERATIONS
- DENSITY TRANSFER PROVISIONS
- OTHER CONSIDERATIONS

6.1 - HOUSING

6.1.1 - GENERAL HOUSING GUIDELINES

All housing development shall be of quality construction and appearance and shall meet current Payson City

zoning, land use, and building code requirements. Architecture should reflect the higher than average land values and unique qualities of the area. Neighborhood layout should maximize views to mountains, provide for safe circulation patterns, and allow for neighborhood connectivity throughout the area (see [Figure 6.4.4 - Connectivity](#)). All housing should meet the minimum standards of a Planned Residential Development as defined in Chapter 20.10 of the Payson City Subdivision Ordinance.

6.1.2 - EXECUTIVE HOUSING GUIDELINES

Executive housing in South Meadows shall be custom or semi-custom housing that is of a higher quality than standard tract housing, that meets certain architectural standards and guidelines, and that resides in a cohesive planned neighborhood with common amenities.

- Density:
 - There are two allowable densities for

executive housing. Identified parcels north of the temple shall be a maximum of 2.5 units/acre with a minimum lot size of 1/4 acre (see [Figure 4.1 - Base Scenario Land Use Plan](#)). 1/3 to 1/2 acre lots are encouraged. Larger homes, greater than 3,500 SF, are encouraged on lots greater than 1/4 acre in size.

- Identified parcels west of the temple shall be a maximum of 5 units/acre with a minimum lot size of 7,500 SF (see [Figure 4.1 - Base Scenario Land Use Plan](#)). An alley loaded product fronting onto the open space and street is encouraged in these parcels (see [Figure 6.4.1 - Temple View Drive Design](#)). Alley loaded product is not required to be custom or semi-custom but shall still adhere to the other requirements of this section.