

June 10, 2026

Payson City Planning Commission
Payson City Council
100 North Main Street
Payson, Utah 84651

Re: Haskell Property Annexation and Proposed Residential Development – Salem Canal Road

Dear Planning Commissioners and Council Members:

I am writing regarding the proposed annexation and residential development of the Haskell property located along Salem Canal Road. I offer these comments both as an adjacent property owner and as a real estate professional with approximately 48 years of appraisal experience. During my career I have analyzed residential neighborhoods, land-use patterns, and market influences throughout multiple states and previously supervised a multi-state FHA appraisal review program.

My primary concern is the relationship between the proposed development and the five existing residential properties immediately adjoining the project along its western boundary. In my opinion, these homes represent the most relevant existing development pattern for evaluating an appropriate transition between the proposed subdivision and the established neighborhood.

The five adjoining lots are substantially larger than the lot sizes permitted under the requested R-1-9 zoning designation. The smallest of the adjoining lots contains approximately 14,810 square feet, while the proposed zoning would permit lots as small as 9,000 square feet. Stated differently, even the smallest adjoining lot is approximately 64.6 percent larger than a lot permitted under the requested zoning. This represents a significant difference in lot size, spacing between homes, and overall development density.

In addition, the East Side Plan identifies a residential development pattern generally consisting of quarter-acre to one-third-acre lots. A 9,000-square-foot lot is approximately 21 percent smaller than the minimum quarter-acre lot contemplated by the plan. While I recognize that planning documents provide guidance rather than strict mandates, the requested zoning appears to move away from both the adopted planning objectives and the development pattern already established by the adjoining neighborhood.

As a real estate appraiser, I routinely observe that buyers react not only to lot area, but also to the overall character of a neighborhood created by lot width, lot depth, spacing between residences, privacy, and the amount of open area surrounding each home. While frontage is one component of that analysis, the broader issue is the overall development pattern created

by larger lots. Larger lots typically provide greater separation between homes, larger rear yards, increased privacy, more open views, and a less crowded streetscape. These characteristics are evident in the adjoining neighborhood and contribute to its overall appeal and character. The requested R-1-9 zoning would permit a development pattern that is materially more dense than the neighborhood immediately adjoining the project.

I recently completed an appraisal assignment in which neighborhood density, lot size, and spacing between homes were significant market considerations. Consistent with that experience, I believe the issue here extends beyond simple lot area calculations and includes the broader character and feel of the neighborhood that will be created.

I also understand from discussions with City staff that stormwater detention requirements may represent a significant design consideration for this property. While engineering matters are outside my area of expertise, the existence of such site constraints suggests that careful attention should be given to overall project design rather than simply maximizing the number of lots that can be accommodated on the site.

Based upon my review of the concept plan and the surrounding area, I believe consideration should be given to a development pattern that provides a more compatible transition between the existing neighborhood and the proposed subdivision. In particular, larger lots adjacent to the existing homes would better reflect the established development pattern while remaining generally consistent with the objectives of the East Side Plan.

I appreciate the efforts of City staff, the property owner, and the developer in working through the planning process. My intent is not to oppose development of the property, but rather to encourage a design that respects both the adopted planning goals for the area and the established neighborhood immediately adjoining the project.

For reference, a copy of the concept plan reviewed by the undersigned is attached.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, reading "Brent L. Anderson". The signature is written in a cursive, flowing style.

Brent L. Anderson

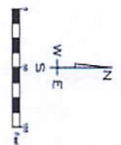
Payson Resident

Certified General Real Estate Appraiser

CONCEPT PLAN - NOT FOR CONSTRUCTION



NOT TO SCALE
CONCEPT DRAWING FOR PRELIMINARY REVIEW ONLY



CURVE TABLE

CHORD LENGTH	RADIUS	CHORD DIST.	CHORD BEO. DELTA
10.00	10.00	10.00	90.00
12.00	12.00	12.00	90.00
14.00	14.00	14.00	90.00
16.00	16.00	16.00	90.00
18.00	18.00	18.00	90.00
20.00	20.00	20.00	90.00
22.00	22.00	22.00	90.00
24.00	24.00	24.00	90.00
26.00	26.00	26.00	90.00
28.00	28.00	28.00	90.00
30.00	30.00	30.00	90.00
32.00	32.00	32.00	90.00
34.00	34.00	34.00	90.00
36.00	36.00	36.00	90.00
38.00	38.00	38.00	90.00
40.00	40.00	40.00	90.00
42.00	42.00	42.00	90.00
44.00	44.00	44.00	90.00
46.00	46.00	46.00	90.00
48.00	48.00	48.00	90.00
50.00	50.00	50.00	90.00
52.00	52.00	52.00	90.00
54.00	54.00	54.00	90.00
56.00	56.00	56.00	90.00
58.00	58.00	58.00	90.00
60.00	60.00	60.00	90.00
62.00	62.00	62.00	90.00
64.00	64.00	64.00	90.00
66.00	66.00	66.00	90.00
68.00	68.00	68.00	90.00
70.00	70.00	70.00	90.00
72.00	72.00	72.00	90.00
74.00	74.00	74.00	90.00
76.00	76.00	76.00	90.00
78.00	78.00	78.00	90.00
80.00	80.00	80.00	90.00
82.00	82.00	82.00	90.00
84.00	84.00	84.00	90.00
86.00	86.00	86.00	90.00
88.00	88.00	88.00	90.00
90.00	90.00	90.00	90.00