



Braithwaite Addition Payson City Annexation

Introduction

Grow Development requests the annexation and zoning approval for three residential communities on Payson's east side. Each of these annexations directly supports the Payson City "East Side Comprehensive Plan" by introducing a balanced mix of large and mid-sized single-family detached lots (20,000 sq. ft., 10,000 sq. ft., and 9,000 sq. ft. lots) that are currently in short supply both locally and throughout southern Utah County. The Braithwaite Addition, which lies in the "Traditional" neighborhood designation in the East Side Comprehensive Plan, will contain housing styles and densities similar to existing, adjacent neighborhoods. Each of these developments will attract new residents and expand the local tax base needed to support east-side growth.

Proven Developer Track Record

Payson City can partner with Grow Development with total confidence as we annex and develop this property. Our leadership team brings decades of localized experience and a reputation for high-quality residential developments across Utah County. Our founders have been instrumental in delivering milestone projects in Utah County, including:

- **Goble Farms** - 8 Single Family Lots in Mapleton City, Utah. Completed June 2026
- **New Salem Master Planned Community** - 250+ Acre Residential Master Plan in Salem, Utah. Ongoing development which started in 2023.s: Premium residential master planning.
- **Currently 3 Ongoing Developments in Lehi, Utah.**

Braithwaite Addition

- Acreage: 5.25
 - While this property doesn't achieve the 10 acre request, the total acreage of the three annexations from Grow Development total 18.03 acres.
- Engineering and Subdivision Plans
 - With the Annexation Petition Application, we have included a proposed Concept Plan. It is our intention post annexation to proceed with Preliminary Plat and Final Plat at which point final engineering plans will be completed.
- Existing Utilities and Capacities
 - Included in the annexation packet, the Concept Utility Plans show how this project will be serviced by Payson City.



- Area Plan
 - This area is designated as part of the “Traditional” neighborhood area. This development will be similar to the established suburban development adjacent to this property. As shown in our concept plan, and as specified in the “East Side Comprehensive Plan”, this property will have lot sizes between one quarter and one third acre in size and will transition between the new development pattern and the existing built environment.
- City Benefits
 - Help combat housing shortages that Payson City is experiencing
 - Home types will be move-up inventory. Allowing first time home buyers to step up to this product as well as move down buyers looking for a new home still close to town in a growing area.

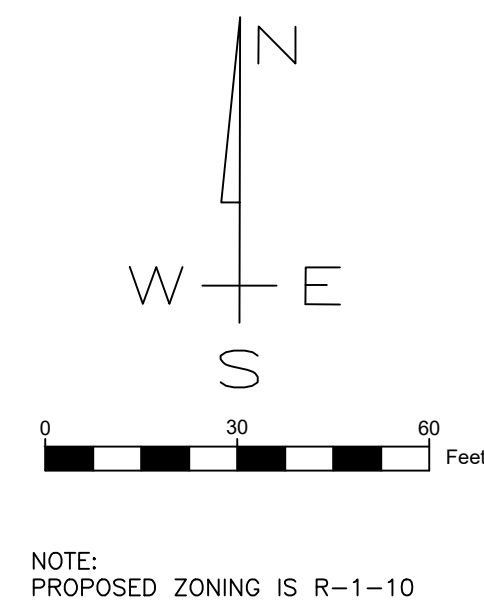
Summary

This annexation is right inline with the, “East Side Comprehensive Plan” and will be a fantastic addition to Payson City. The addition of the 3 projects will expand the city boundary as well as the City utilities and will pave the way for additional expansion in the future.

Grow Development values transparency and strong municipal relationships above all else. We look forward to working hand-in-hand with Payson City staff, the Planning Commission, and the City Council to make these three annexations benchmark developments for the community. We respectfully request your support for these annexations and development applications.

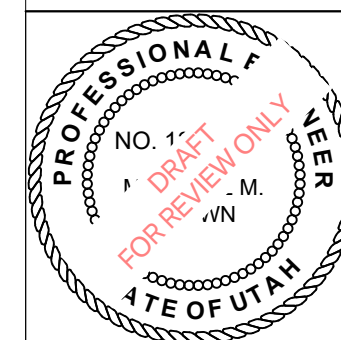
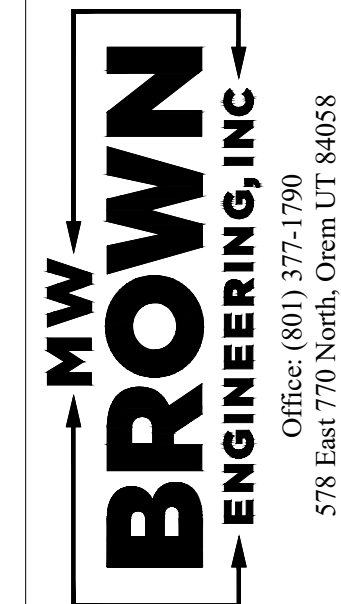
Sincerely,

Jake Hone
Grow Development - Vice President



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S44°02'14"E	90°00'00"
C2	33.17'	56.00'	32.69'	S75°12'27"E	33°56'16"
C3	56.24'	56.00'	53.91'	S29°28'00"E	57°32'39"
C4	56.24'	56.00'	53.91'	S28°04'40"W	57°32'39"
C5	67.66'	56.00'	63.62'	N88°32'17"W	69°13'28"
C6	34.62'	56.00'	34.07'	N36°13'02"W	35°25'03"
C7	32.82'	25.00'	30.52'	N56°07'20"W	75°13'40"
C8	23.56'	15.00'	21.21'	S45°57'20"E	90°00'00"

CONCEPT PLAN - NOT FOR CONSTRUCTION

[illegible]

Designed _____
 Drawn _____
 Checked _____
 Date _____

Title:	BRAITHWAITE PAYSON
Location:	PAYSON, UTAH
Drawing Name:	CONCEPT LAYOUT #1

PROJECT NO.
2026.009
SHEET NO.
EXHIBIT

