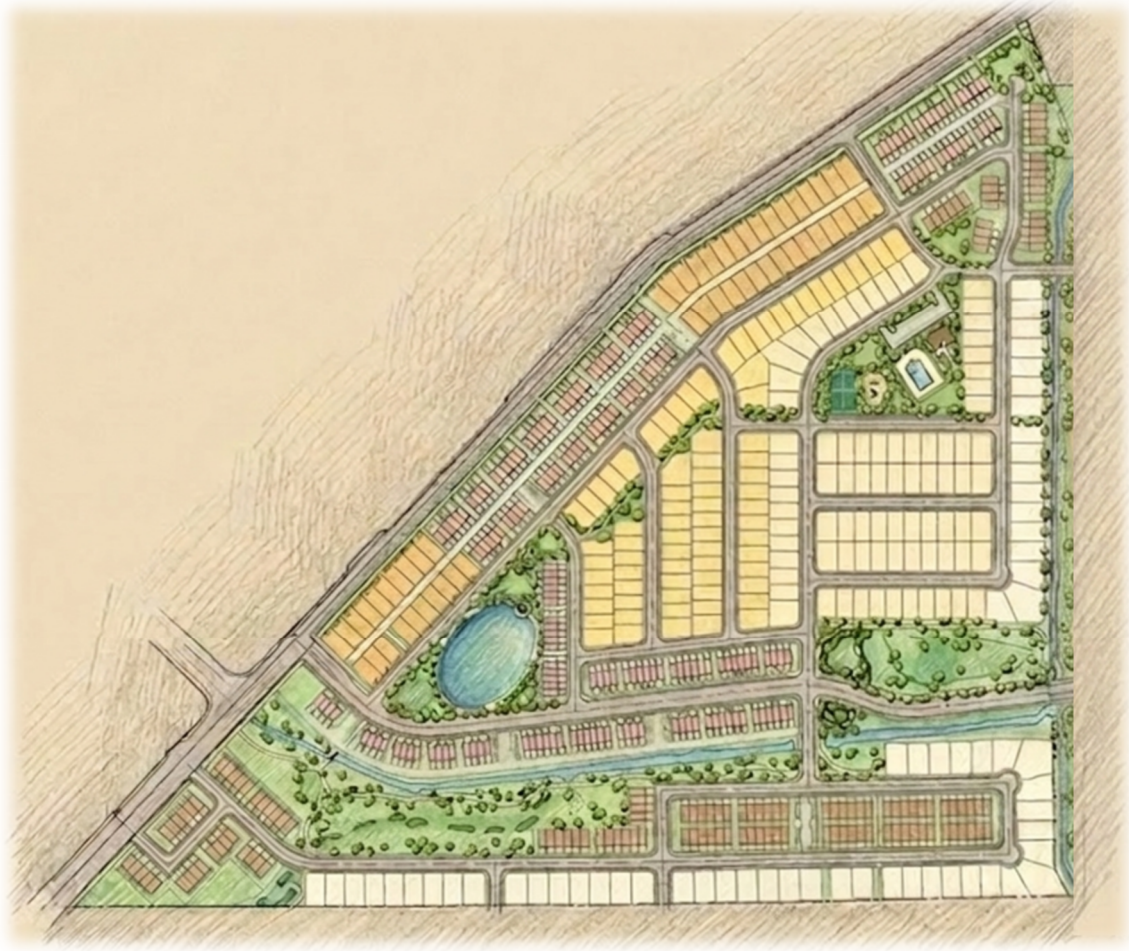


MINA CREEK VILLAGE SPECIFIC PLAN

Annexation and Development Agreement Submittal
Payson City, Utah County, Utah



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1. Executive Summary

Mina Creek Village represents a coordinated opportunity for Payson City to extend its northern boundary in a manner that supports the long-term vision of the Imagine Payson General Plan. Located on approximately 107 acres along Arrowhead Trail, the site lies within an identified annexation area and is well-positioned for a comprehensive and thoughtfully structured plan that addresses existing infrastructure needs while expanding housing opportunity.

The proposed community includes up to 618 residential units in a carefully integrated mix of single-family homes and townhomes. The neighborhood is organized around a connected system of parks, trails, and natural areas, with approximately 25.3 acres of open space woven throughout the Village. Key features include The Meadow as a central community park and Creekside Walk as a continuous natural corridor that reinforces the character of the land and creates a strong open space framework.

This Specific Plan accompanies a request for annexation and approval of a Development Agreement that establishes a clear and binding framework for land use, infrastructure delivery, and long-term implementation. The plan is designed to align with—and in several respects advance—the goals and strategies outlined in the Imagine Payson General Plan and Housing Element.

Project Summary

<i>Total Project Area</i>	<i>107± Acres</i>
<i>Total Residential Units</i>	<i>618 Units (Maximum)</i>
<i>Gross Density</i>	<i>5.77 du/ac (618 units ÷ 107± acres)</i>
<i>Single-Family (60'+ Lots)</i>	<i>65 Units</i>
<i>Single-Family (50'+ Lots)</i>	<i>81 Units</i>
<i>Single-Family (45' Lots)</i>	<i>77 Units</i>
<i>Single-Family (Rear-Loaded 45')</i>	<i>51 Units</i>
<i>Townhomes</i>	<i>344 Units</i>
<i>Open Space & Creek Corridor</i>	<i>25.3 Acres (23.6% of project area)</i>
<i>Zoning Upon Annexation</i>	<i>R-2-7.5 with Specific Plan Overlay</i>
<i>Projected Infrastructure Investment</i>	<i>\$10 Million+ (Private)</i>

A defining feature of Mina Creek Village is its infrastructure-first approach. Prior to the issuance of any residential certificates of occupancy, the Developer will construct a regional sewer lift

station, looped culinary water system, and pressurized irrigation backbone. In coordination with Payson City Power, the project will also support the development of a new electrical substation to serve the broader corridor. These improvements enhance system reliability and provide long-term benefits to both future and existing residents. The total private investment in public infrastructure is anticipated to meet or exceed \$10 million.

The Developer respectfully requests approval of annexation and the associated Development Agreement to allow Mina Creek Village to be implemented in a coordinated, efficient, and community-oriented manner.

Note on Images: Photographs and renderings used throughout this document are illustrative of design intent and character. They are not final architectural designs or representations. Final design standards are established in Appendix B.

2. Vision & Identity

Mina Creek Village is envisioned as a neighborhood that grows naturally from the land it occupies — one that reflects the character, history, and development patterns that have long defined Payson, while thoughtfully accommodating the needs of future residents.

The site has long been known by the family as "the meadow," reflecting its open landscape and agricultural past. That identity is not treated as a theme to be imposed, but as a condition to be respected. The planning approach builds from this foundation, allowing the existing qualities of the land — the creek corridor, native vegetation, and open views — to shape the character of the community.

Mina Creek Village is designed to be familiar rather than novel: an extension of Payson rather than a departure from it. This is reflected in a pattern of development that emphasizes openness, access to natural features, and a neighborhood structure that supports connection and long-term stability.

"A welcoming community made up of residents who share pride in their city, are invested in the community, and share a sense of belonging." — Imagine Payson General Plan Vision

This vision statement from Payson's own General Plan guides the design of Mina Creek Village at every level. The community is designed to foster belonging from the outset — through walkable streets, connected open space, a mix of housing types that welcomes people at every stage of life, and a physical character that is unmistakably Payson.

At the same time, the plan recognizes that housing needs are evolving. The Imagine Payson General Plan explicitly projects the need for over 12,700 new housing units by 2050, including townhomes and small-lot single-family homes. The Village is designed to help meet that need within a cohesive, well-structured neighborhood — allowing residents to remain within the same community as their circumstances change over time.

Heritage & Village Identity

The site has long been known by the family that has farmed this land as "the meadow" — a simple name for an open, working landscape with a long memory. That name is not being retired. It is being honored. The Meadow, the community's central gathering space, carries the name forward. The creek corridor preserves the natural character that has always defined this ground.

The streets of Mina Creek Village carry the names of the family members who worked this land across generations: Cora, Sandy, Bud, Francis, Scott, David, Sandra, and Jared. When future residents ask the origin of their street name, there will be a real story to tell — one rooted in this specific place, this specific family, this specific piece of Payson's agricultural heritage. That is a form of identity that cannot be designed. It can only be acknowledged.

Ultimately, the identity of Mina Creek Village is defined not by any single feature, but by the relationship between its parts: land, homes, open space, and infrastructure working together to create a place that is both grounded in Payson's character and prepared for its future.

3. Site Context & Regional Importance

Mina Creek Village is located at the northern edge of Payson City, adjacent to Salem City, within an area identified for future annexation. As one of the last unannexed properties of significant scale in this portion of the City, the site presents an opportunity to extend Payson's community in a coordinated and functional manner that directly addresses longstanding regional infrastructure goals.

Site Location & Ownership

The project encompasses 107± acres across four parcels owned or controlled by Fieldstone Homes. Two parcels (the "Annexation Parcels", Utah County Parcel Nos. 30:009:0041 and 30:009:0108) currently lie outside Payson City limits and are the subject of this annexation request. Two parcels (the "Payson Parcels", Utah County Parcel Nos. 30:009:0109 and 30:009:0110) are already within Payson's boundaries and will be consolidated with the Annexation Parcels to form the complete project area.

The site fronts Arrowhead Trail on the west and is defined by the creek corridor, which traverses the property and serves as the central organizing element of the open space system.

Regionally, the site sits at a convergence of growth corridors. To the east, the Loafer Mountain Parkway area is planned for commercial development, and the Village's collector road extension (1750 West) is stubbed to provide future connections to that commercial center. To the south, the Nebo Corridor and a planned new interchange at I-15 will bring additional business opportunity to the broader Payson area. To the north, Arrowhead Trail connects directly to commercial and office nodes. The Village is positioned to benefit from — and contribute to — this regional pattern of growth.



Figure 3.1: Mina Creek Village Site Context

Existing Infrastructure Conditions

The surrounding area includes established neighborhoods, portions of which developed incrementally and do not yet include full system redundancy. As a result, certain utilities serving nearby residents have limitations that this project is designed to improve.

Wastewater service for portions of the Arrowhead Trail corridor is currently routed to Salem City's system, reflecting historical service patterns. Mina Creek Village will construct a regional sewer lift station that allows wastewater to be directed to Payson's system, supporting long-term service consistency and operational control.

Culinary water and pressurized irrigation systems in the area are not fully looped. The project introduces looped systems that improve reliability and provide redundancy for both the Village and surrounding users.

Electrical service in the area will transition over time through coordination with Payson City Power, including support for a new substation that will serve this broader corridor as it develops.

These improvements are documented in the utility studies included with this application and are central to the project's infrastructure-first approach.

4. General Plan Alignment & Land Use Strategy

Mina Creek Village has been designed with a thorough understanding of the Imagine Payson General Plan (2020) and its goals, strategies, and vision. This section demonstrates specific alignment between the project and the General Plan's guiding principles, land use strategy, and housing element.

General Plan Vision Alignment

The Imagine Payson General Plan articulates four central aspirations for Payson's future. Mina Creek Village advances each:

GP Vision Theme	General Plan Aspiration	Mina Creek Village Response
Strong Community	<i>"A welcoming community... residents who share a sense of belonging"</i>	<i>Neighborhood design centers on parks, gathering spaces, and walkable streets that foster connection and shared community life</i>
Livable & Connected	<i>"Neighborhoods that are walkable with easy connections to services, schools, shopping, and outdoor recreation"</i>	<i>Street grid, trails, and multiple park nodes create a walkable internal network; Arrowhead Trail provides connections to Payson's broader system</i>
Trails & Nature	<i>"Trails connecting to natural areas and parks... supporting a healthy outdoor lifestyle"</i>	<i>25.3 acres of open space (23.6% of project area) including a continuous creek corridor trail; connectivity to Payson's regional trail network</i>
Infrastructure for Growth	<i>"Quality infrastructure to sustain both the existing city and newly developed areas"</i>	<i>\$10M+ private infrastructure investment including sewer lift station, looped water systems, and electrical substation coordination — benefiting existing residents before a single unit is occupied</i>

Housing Element Alignment

The Imagine Payson Housing Element (Chapter 7) provides extensive direction on the type, mix, and distribution of housing Payson will need over the next 30 years. Mina Creek Village directly addresses this direction:

Future Housing Demand (GP Figure 78)

Payson's General Plan projects the need for more than 12,700 new housing units by 2050 — including 1,700 townhomes and 9,600 new single-family units on a range of lot sizes, with small-lot and cottage-style homes specifically highlighted. The Village's mix of 344 townhomes and

274 single-family homes on lots ranging from 45 to 60+ feet directly addresses this projected need with exactly the housing types Payson's own plan identifies as necessary.

Community surveys conducted during the General Plan process showed 57% of Payson residents supporting small-lot single-family homes and 56% supporting townhomes as appropriate future housing types. Mina Creek Village is a direct response to those expressed preferences.

Housing Goals & Strategies — Direct Alignment

GP Goal	Goal Language (Imagine Payson, Chapter 7)	Mina Creek Village Alignment
Goal 2	<i>"Build vibrant new neighborhoods consistent with the Vision... Utilize design guidelines, parks, open space, streetscapes, and amenities to develop a sense of place"</i>	<i>Village incorporates design standards, The Meadow, creek corridor, streetscape guidelines, and a full amenity package to create a distinct, high-quality neighborhood</i>
Goal 2.2	<i>"Enhance new neighborhoods through complete streets, establishment of trails, and functional use of open space"</i>	<i>Complete streets design with sidewalks throughout; dedicated trail system connecting to the creek corridor; 25.3 acres of integrated open space</i>
Goal 2.3	<i>"Preserve community and neighborhood character by developing new housing harmonious with existing land uses"</i>	<i>Larger lots at community edges provide transitions to surrounding neighborhoods; design standards ensure architectural compatibility</i>
Goal 3.1	<i>"Increase the array of available housing types to meet the needs of people of all ages, families of any size, and all income levels"</i>	<i>Four single-family lot types plus townhomes address a wide range of household sizes and price points within a single cohesive community</i>
Goal 5.3	<i>"Encourage flexible lot and house sizes to mix home prices and household incomes within a neighborhood"</i>	<i>Integration of 60'+, 50'+, 45', rear-loaded, and townhome types within one neighborhood creates natural income mixing without segregation</i>
Goal 5.2	<i>"Facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing"</i>	<i>Developer-funded \$10M+ infrastructure expansion serves a broader area; individual units in the Village that fall within the state's housing affordability threshold ($\leq 120\%$ AMI) contribute toward Payson's compliance with state housing law — without income restrictions or set-asides</i>

Land Use Guiding Principles Alignment

The General Plan's Land Use chapter establishes three guiding principles. Each is directly supported:

- "Plan neighborhoods where all residents have access to nearby jobs, healthcare, education, services, shopping, parks, and open space." — Mina Creek Village provides internal park access for every resident and is positioned along Arrowhead Trail with connectivity to Payson's service network.
- "Ensure that residential and commercial design complements and contributes to our community." — Development standards govern architectural character, landscaping, and streetscape to ensure the Village reads as an extension of Payson, not a departure from it.
- "Future development should protect historic Main Street, existing neighborhoods, and agricultural resources, while enhancing urban areas." — The Village preserves and integrates the creek corridor as its defining natural feature, honoring the agricultural and open-space heritage of the land.

5. Annexation Rationale & Expedited Review Justification

The Developer acknowledges that the Annexation Parcels are not currently within Payson City's near-term annexation horizon and that annexation is being requested on an expedited basis. This section provides the factual and policy basis for why annexation at this time is in the best interest of Payson City, its existing residents, and its long-term fiscal and community health.

Infrastructure Delivery Considerations

The infrastructure conditions identified in Section 3 reflect existing system limitations affecting this portion of the community. Mina Creek Village provides a coordinated and privately funded opportunity to address these conditions in a comprehensive manner.

The project is estimated to include \$10 million in infrastructure improvements, many of which will be constructed and operational prior to first unit occupancy. These improvements enhance system reliability, expand service capacity, and provide long-term benefits beyond the boundaries of the Village itself.

Delaying these improvements would extend existing system limitations that can be addressed through this project. Annexation at this time allows Payson City to coordinate land use, infrastructure, and service delivery in a proactive and integrated manner.

Infrastructure improvements benefiting the broader community will be constructed and fully operational prior to the issuance of any certificate of occupancy within the Village.

Housing Need — Why This Should Not Wait

Utah's housing shortage is not a future concern — it is a present reality that Payson residents are experiencing today. The Imagine Payson General Plan projects the need for more than 12,700 new housing units by 2050, including over 1,700 townhomes and thousands of small-lot single-family homes. The pressure to produce these units is arriving faster than the 30-year projection suggests, driven by Utah's typically larger families combined with continued immigration; and the affordability gap that makes homeownership increasingly out of reach. The General Plan explicitly calls for "a realistic opportunity for the development" of these housing types, and specifically identifies the small-lot single-family and townhome product that the Village provides. Each year of delay is a year of compounding housing cost burden on families.

Fiscal Benefit — Why This Strengthens the City

- The project generates immediate and ongoing property tax and sales tax revenue for Payson City, the Nebo School District, and Utah County.
- The private infrastructure investment eliminates costs the City would otherwise need to fund — or defer indefinitely — to address existing system deficiencies.
- Impact fees associated with 618 residential units provide capital for Payson's parks, roads, and utility systems.
- The Developer is requesting impact fee credits as partial reimbursement for infrastructure improvements sized to serve areas beyond the Village. This will come before the City Council and the Developer is committed to working collaboratively toward a fair resolution.
- A Public Infrastructure District (PID) is anticipated to be formed, further supporting the long-term financial sustainability of the development's infrastructure commitments.
- The project returns utility customers currently served by Salem City back to Payson's system, improving per-customer cost efficiency for Payson Power, Payson Water, and Payson Sewer across an approximately 800-acre service area.

State-Level Recognition

Mina Creek Village has the support of the Governor's Office of Economic Opportunity, which has engaged with this project and recognizes it as a meaningful contributor to the region's housing supply and workforce housing priorities. That recognition is consistent with Utah's broader policy direction: housing projects that deliver both market-rate and attainable housing types, backed by private infrastructure investment, are exactly what the state's housing affordability agenda is designed to enable.

Payson's Role in Shaping this Growth

Growth pressure in this corridor is real. By annexing the Mina Creek property now, Payson City secures direct authority over land use, utility service, design standards, and infrastructure requirements for a strategically important part of its northern boundary. Annexation is not merely a process step — it is Payson's opportunity to shape what gets built here, and to ensure it aligns with the Imagine Payson vision rather than being decided elsewhere.

6. Community Plan & Neighborhood Design

Mina Creek Village is organized as a connected neighborhood where streets, homes, and open space are planned together to create a cohesive and functional community. The structure of the Village is based on a clear and intentional framework that reflects the General Plan's emphasis on grid connectivity, neighborhood completeness, and access to open space for all residents.

Neighborhood Structure

The plan is organized around three interlocking systems: a street network that provides multiple points of connection, an open space system anchored by The Meadow and the creek corridor, and a housing pattern that integrates multiple product types without segregation or visual monotony.

Larger-lot single-family homes are positioned at the community's edges to create appropriate transitions with adjacent neighborhoods and the Arrowhead Trail frontage. Smaller-lot homes and townhomes are integrated internally in locations supported by direct access to parks, open space, and the trail system.

Street Network & Grid Connectivity

The street layout reflects the General Plan's preference for a grid-based network that "provides improved connectivity, wayfinding, emergency vehicle response times, and walkability." The Village provides multiple street connections throughout the community, supports direct pedestrian routes to parks and amenities, and is designed to accommodate future connections to adjacent properties as development occurs. At the direction of Payson City staff, the use of cul-de-sacs is minimized throughout the project's street network.

The Meadow Drive collector road extends from Arrowhead Trail to the eastern project boundary, with the primary segment completed before 50% of certificates of occupancy are issued. This road serves not only the Village but also future development to the east — it is stubbed at the project boundary to provide future connections toward the Loafer Mountain Parkway commercial corridor, advancing the City's broader circulation network.

Arrowhead Trail Frontage — An Intentional Streetscape

The project's relationship with Arrowhead Trail is purposeful, not incidental. Rather than turning a blank fence to the public street, the Village places rear-loaded townhomes and alley-loaded homes along the Arrowhead Trail corridor. This creates an active, inviting streetscape — front porches and entries face the street, driveways are hidden on alleys, and the public experience

of the project as seen from Arrowhead Trail is one of openness and welcome. Small single-family homes and townhomes are staggered to provide visual variety and allow drivers to see into the community, reinforcing the neighborhood's identity along this major corridor.

Concept Land Use Plan

The Concept Land Use Plan (Appendix B, Exhibit A) illustrates the arrangement of housing types, open space, parks, trails, and street network across the site. Key open space elements include:

- The Meadow (City Park) — a publicly dedicated city park with large open event lawn, gazebo, gathering area, walking paths, benches, and integrated stormwater management; Developer-built and dedicated to Payson City upon completion
- Village Commons — an HOA-owned and maintained private amenity center including a minimum 2,000 sq ft clubhouse (or permanent air dome pool cover for year-round use), swimming pool (minimum 2,000 sq ft), pickleball courts, playground, patio with outdoor furniture, fire table, dining areas, BBQ grills, off-street parking, and parallel parking
- Creekside Walk — a naturalized trail corridor along the creek featuring walking trails, benches, gathering and sitting areas, Bird House Village, and native vegetation; multiple loops connect to all parts of the Village
- The Back Field — an active recreation area in the northeastern portion of the site featuring a dog park, 3-hole disc golf practice area, and pump track
- Neighborhood Parks — distributed pocket parks within close walking distance of all homes
- Trail Network — multiple interconnected trail loops throughout the Village connecting all parks, open spaces, and Arrowhead Trail

See Appendix B, Exhibit A (Concept Land Use Plan) for the complete graphic depiction of the neighborhood structure, open space system, and land use distribution. Appendix B, Exhibit A shows the site's General Plan Future Land Use designation. Appendix B, Exhibit B (Circulation Plan) details the internal street network and connection points.

7. Livability & Housing Strategy

Mina Creek Village is designed to provide a high level of livability across a range of housing types. The Imagine Payson General Plan articulates the City's goal for housing that serves "people of all ages, families of any size, and residents of all income levels" (Goal 3.1). The Village directly answers this goal through a deliberate integration of four single-family lot types and townhomes within a single cohesive community.

Housing Mix & Affordability

The range of housing in the Village is not incidental — it is a core design decision that responds directly to the General Plan's call for "flexible lot and house sizes to mix home prices and household incomes within a neighborhood" (Action 5.3). By offering townhomes alongside

single-family homes on the same street network with the same access to parks and amenities, the Village creates natural housing choice without segregation or visible hierarchy.

The General Plan's future housing demand analysis (Figure 78) projects the need for 1,749 townhomes and thousands of small-lot single-family homes among Payson's 12,700+ new units by 2050. The Village's 344 townhomes and 274 single-family homes make a meaningful and direct contribution to meeting that documented need.

On the question of housing attainability: the Village is not an income-restricted development, and no set-aside percentage is proposed. Some individual units — particularly townhomes and smaller single-family homes — will fall within Utah's statutory housing affordability threshold (households at or below 120% of Area Median Income), which is the standard relevant to Payson City's state housing compliance. The Village contributes toward that goal without requiring any income verification, subsidy, or restriction on any unit.

<i>Housing Type</i>	<i>Units Target Household</i>
<i>Single-Family 60'+ Lots</i>	<i>65 Established & growing families</i>
<i>Single-Family 50'+ Lots</i>	<i>81 Families, move-up buyers</i>
<i>Single-Family 45' Lots</i>	<i>77 First-time & downsizing buyers</i>
<i>Rear-Loaded 45' Lots</i>	<i>51 Pedestrian-friendly streets</i>
<i>Townhomes</i>	<i>344 Entry-level, young professionals, empty-nesters</i>
<i>Total</i>	<i>618 Wide range of ages, incomes, life stages</i>

Small-Lot Livability

The City may have generally envisioned larger lots for this area. The Developer's position is that the General Plan's own housing demand analysis answers that question directly: Payson projects the need for thousands of small-lot single-family homes and nearly 1,750 townhomes by 2050, explicitly identifying the 45'–50' product as a needed housing type. Applying a requirement of 60'+ minimum lots across this site would eliminate the majority of the project's smaller-lot homes and a significant portion of the townhome program — and would do so in direct tension with the General Plan's documented housing need. The Village is not a departure from Payson's plan; it is a response to it.

While some homes are on smaller lots than Payson's historical norm, livability is fully supported through thoughtful site planning, architecture, and open space access. Homes on 45' and 50' lots are designed with attention to interior layout, natural light, indoor-outdoor connections, and efficient use of space. Front porches, larger windows, and open floor plans allow these homes to feel spacious and comfortable within an efficient footprint.

Every home in the Village is within close walking distance of a park, green space, or natural trail — making the usable outdoor area available to each resident substantially larger than the private yard alone. This reflects the General Plan's philosophy that livability is not defined solely by lot size but by the quality of the neighborhood as a whole.



Figure 7.1: Small-yard usability — outdoor living spaces designed for function and comfort



Figure 7.2: Rear yard concepts



Figure 7.3: Patio & outdoor living

The Townhome Count in Context

A candid conversation about the townhome component of the Village is anticipated — and appropriate. Payson City has indicated a preference for a smaller townhome count. The Developer takes that preference seriously. It is also important that the full context inform that conversation.

Context one — this plan is the result of prior collaboration: a previous iteration of this project (February 2025) included 200 townhomes (including 3-story units), 210 condominiums, and 406 small-lot single-family homes on a denser footprint with less open space. Through extensive collaboration with city staff, condominiums were eliminated entirely, 3-story units were removed, open space increased to over 23 acres, and the lot mix was recalibrated toward a higher proportion of single-family homes. The 344-townhome program in this plan is not the starting point — it is the outcome of a design process that already incorporated significant staff feedback.

Context two — density math: at 5.77 dwelling units per acre gross ($618 \text{ units} \div 107.08 \text{ acres}$), the Village is consistent with the density range of well-planned residential neighborhoods across Utah County. The 344-townhome count is a function of that overall density, not of a desire to maximize any single product type.

Context three — documented need: the General Plan projects 1,749 townhomes among Payson's 12,700+ required units by 2050. The Village's 344 townhomes address approximately 20% of that documented 30-year need. In the Developer's view, that projection significantly underestimates actual townhome demand — which is being felt in Payson today, not in 2050.

Context four — integrated design: townhomes in the Village are not isolated or concentrated. They are distributed throughout — including intentionally along Arrowhead Trail to create a welcoming public streetscape — sharing the same park access, trail connections, and community amenities as every other home. One neighborhood. No hierarchy.

Context five — infrastructure linkage: the \$10MM± infrastructure commitment including the sewer lift station, the substation coordination, the looped water systems is closely tied to the overall development program of the village. See Appendix B, Exhibit B for full townhome design standards.

Garage Access, Driveways & Street Parking Standards

A combination of front-loaded and alley-loaded home configurations is used throughout the Village to manage the relationship between garages, driveways, and the pedestrian environment. All homes in the Village — single-family and townhomes alike — are designed with a minimum two-car garage. Front-loaded single-family homes include a minimum 25-foot driveway measured from the back of sidewalk, providing adequate off-street vehicle stacking that keeps streets clear and functional. Alley-loaded homes eliminate driveways from primary street frontages entirely, reduce curb-cut conflicts, and create a more consistent and pedestrian-friendly streetscape. This approach directly supports the General Plan's goal of walkable streets and quality public realm design.



Figure 7.4: Streetscape — pedestrian-friendly street with on-street parking and landscape buffer

Detailed lot dimensions, setbacks, coverage limits, and height standards for all single-family types are provided in Appendix B, Exhibit B (Residential Lot Standards) and for townhomes in Appendix B, Exhibit B. Building and architectural standards appear in Appendix B, Exhibit B.

HOA Standards & Neighborhood Maintenance

The long-term function and appearance of the Village is maintained through a Homeowners Association (HOA) with standards addressing parking, landscaping, trash containment, and recreational vehicle storage. These standards reinforce the quality of the streetscape and prevent the visual clutter that can diminish neighborhood character over time.

Designated, screened locations for trash and recycling containers are incorporated into lot and home design, allowing these elements to be integrated without visible impact on the streetscape.

8. Parks, Open Space & Creek Corridor

Open space is a defining element of Mina Creek Village and a central organizing principle of the community. The Imagine Payson General Plan emphasizes the importance of accessible parks, connected trails, and the integration of natural features into neighborhood design. Mina Creek Village fulfills these objectives through a comprehensive and interconnected system of open space that supports both active and passive use.

The Village includes approximately 25.3 acres of open space, distributed across a range of environments that provide variety, accessibility, and year-round usability.

Open Space Summary

Total Open Space	25.3 Acres (23.6% of project area)
<i>The Meadow (City Park)</i>	<i>City-dedicated park (3.1 Ac): event lawn, gazebo, gathering area, walking paths, benches</i>
<i>Creekside Walk</i>	<i>Continuous natural/trail along the creek (9.4 Ac)</i>
<i>Village Commons</i>	<i>HOA amenity area including pool, clubhouse, pickleball, and gathering spaces (as a potential alternative to a clubhouse, an air dome may be installed to enclose the swimming pool or pickleball for year-round amenity use.)</i>
<i>The Back Field</i>	<i>Native areas with practice disc golf course, dog park, pump track</i>
<i>Small Scale Gathering Areas</i>	<i>Distributed small gathering areas throughout the Village</i>
<i>Active Recreation</i>	<i>Swimming, playgrounds, Pickleball, pump track, dog park, disc golf, trails looping throughout</i>
<i>Trail Network</i>	<i>Continuous system connecting all parks & neighborhoods</i>
<i>Playgrounds</i>	<i>Multiple locations within the Village</i>

The Meadow — Central Gathering Space



At the heart of the system is **The Meadow**, a centrally located, publicly dedicated city park designed to accommodate both everyday use and larger community gatherings.

Positioned centrally within the Village to maximize access for all residents, The Meadow is designed with flexibility and multi-generational use in mind. The park features a large open event lawn for community gatherings, a gazebo, gathering area, walking paths, benches, and integrated stormwater management infrastructure. A trail connection links The Meadow to the broader Village trail system, allowing it to function as both a destination and a hub of pedestrian movement throughout the community.

The park is designed at a scale and quality consistent with the General Plan's goal of establishing "park and recreational opportunities in all neighborhoods" and connecting open spaces via a trail network. Upon completion, it will be dedicated to and maintained by Payson City as a system park.



Figure 8.0: The Meadow — community park with pavilion, open lawn, and mountain backdrop



Figure 8.1: Neighborhood gathering area concept — Adirondack seating, fire pit, and natural landscaping

Village Commons

Complementing this central space is **The Village Commons**, an HOA-owned amenity area that functions as the social hub of the community. The Commons includes amenities like a clubhouse, pool, pickleball courts, and associated gathering areas, providing a place for residents to gather, recreate, and build community connections. The design of this space emphasizes usability, comfort, and accessibility, supporting both daily use and seasonal activity.



Figure 8.2: The Village Commons — concept of the HOA owned and maintained community amenity and gathering space

Creekside Walk

The creek corridor forms the natural backbone of the Village's open space system. Rather than treating the creek as an obstacle or engineering it out of the plan, the Village integrates it as a defining amenity. Native vegetation and habitat areas are preserved and enhanced along the corridor, creating a landscape that reflects the site's existing character and honors its agricultural heritage.



Figure 8.3: Creekside Walk conceptual rendering

Trails along the creek corridor connect to The Meadow and the neighborhood park system, creating a continuous circuit of accessible open space. The corridor also functions as a habitat preserve, supporting native species and providing a living connection between the Village and the natural landscape of the northern Payson area.



Figure 8.4: Creekside Walk corridor — naturalized trail, creek edge, and footbridge

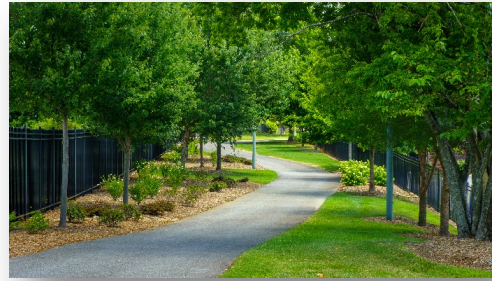
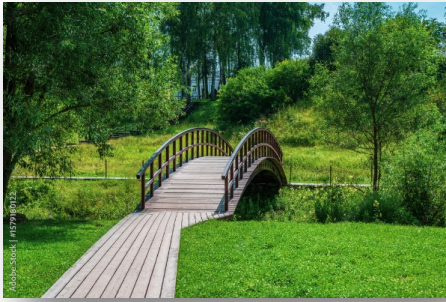


Figure 8.5: Creek corridor bridge concept and neighborhood trail

The Back Field

In the eastern portion of the site, **The Back Field** provides a more informal recreation environment. This area includes a dog park, disc golf, and a pump track, offering flexible space for active use in a setting that feels more open and natural. The Back Field complements the more structured spaces within the Village by providing a different type of recreational experience.

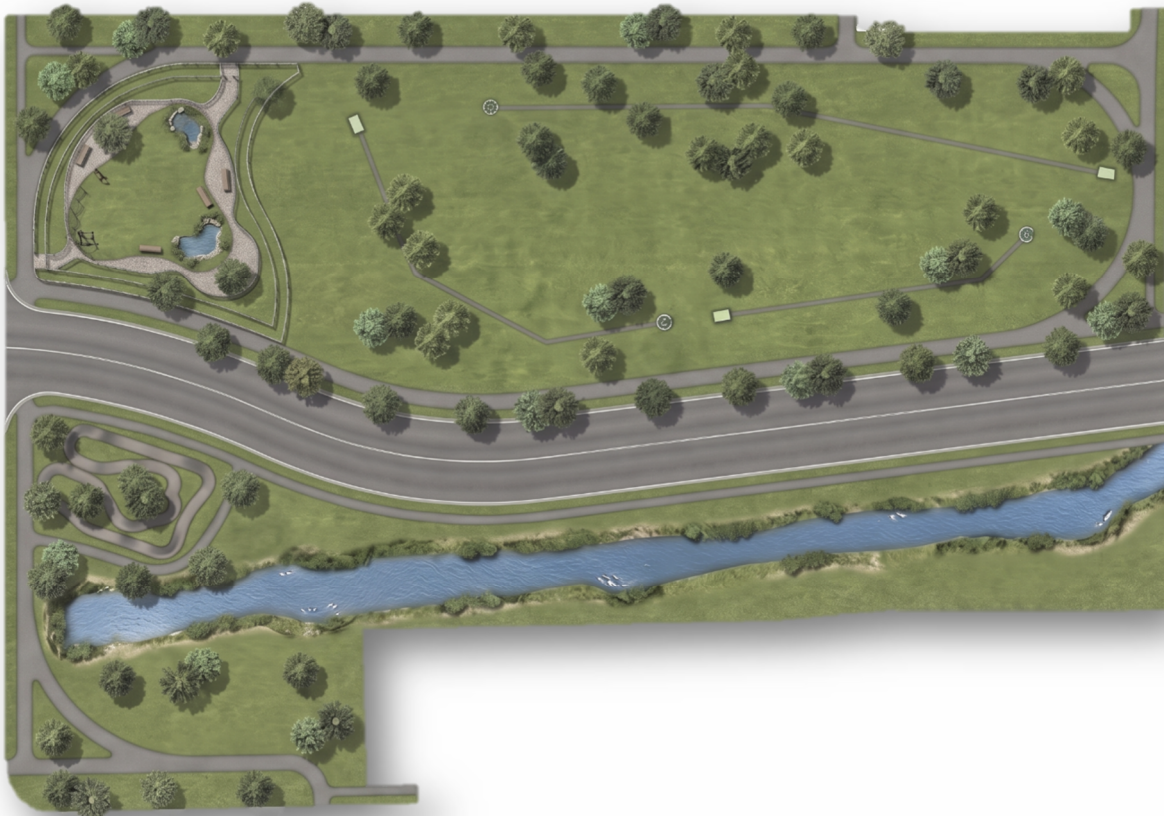


Figure 8.6: The Back Field — conceptual rendering

Trail System & Regional Connectivity

The Village trail network is designed as an integrated system, not as an afterthought. Trails connect all residential areas to The Meadow, neighborhood parks, and the creek corridor. The system is designed to accommodate both daily pedestrian movement — walking, running, cycling — and leisure use with seating nodes, overlooks, and gathering areas incorporated along the route.

At the Village boundary, trails connect to Payson's broader trail network along Arrowhead Trail and to future regional trail connections anticipated in the General Plan's 57-mile future trail network. This regional connection extends the Village's walkability beyond its boundaries and positions the project as a contributor to Payson's citywide trail ambitions.



Figure 8.7: Boardwalk trail concept

Throughout the open space system, small-scale gathering areas are incorporated to support everyday use. These spaces may include seating areas, fire pit settings, and informal gathering locations that create opportunities for social interaction at a smaller scale.

Together, these elements form a layered and interconnected open space network that supports livability, encourages outdoor activity, and reinforces the identity of Mina Creek Village as a community shaped by its landscape.

Level of Service Compliance

The Village's open space program is designed to meet Payson City's Level of Service standard of 7.18 acres of public, usable open space per 1,000 residents (based on an estimated average of 3.41 persons per household). At 618 units, the Village is anticipated to house approximately 2,109 residents, requiring approximately 15.1 acres of qualifying open space. The Village provides 25.3 acres, exceeding the standard by more than 50%.

The Developer and City acknowledge that the open space calculation includes creek corridor, naturalized areas, detention facilities integrated into open space, and passive recreation areas — all of which are accessible to residents, serve a recreational and community function, and contribute to the livability standard that the LOS requirement is designed to achieve. The Development Agreement expressly confirms that the open space shown on the Specific Plan —

including the creek corridor, The Meadow, neighborhood parks, trail network, naturalized areas, and detention ponds integrated into the open space system — satisfies Payson City's open space Level of Service requirement. Appendix B, Exhibit A details the complete trails plan with alignments and surface types. Appendix B, Exhibit A provides design standards for The Meadow and all active recreation amenities.

9. Mobility, Parking & Neighborhood Function

The circulation and parking strategy for Mina Creek Village is designed to support efficient movement while maintaining a high-quality residential environment. Streets function as shared spaces that balance vehicle access, pedestrian safety, and neighborhood character — consistent with the General Plan's goal of streets that support "walking and biking as viable options for daily movement."

Street Network

The Village street network provides multiple points of connection throughout the community, allowing residents to move easily between neighborhoods, parks, and amenities. This interconnected pattern reduces reliance on any single route and improves emergency vehicle response times — advantages specifically identified in the General Plan's case for grid-based street design.

Streets are scaled to reflect their residential context, supporting moderate travel speeds while accommodating both vehicles and pedestrians. Curb radii, lane widths, and setbacks are calibrated to create a comfortable pedestrian environment without sacrificing functional vehicular access. See Appendix B, Exhibit B (Circulation Plan) and Appendix B, Exhibit B (Street Cross Sections) for dimensional detail.



Figure 9.1: Village streetscape — front porches, street trees, and Wasatch mountain backdrop

Parking Strategy

Parking demand is addressed through a layered strategy that minimizes street clutter while maintaining adequate supply:

- Private garages and driveways serve the majority of parking demand for each unit
- Alley access for rear-loaded homes removes garage doors and driveway conflicts from primary street frontages
- On-street parking is incorporated where appropriate, contributing to traffic calming and guest use
- HOA standards restrict overnight street parking and limit recreational vehicle storage in visible areas

This layered approach ensures that the Village's streets function as pleasant pedestrian environments first, with parking fully accommodated but not visually dominant.

Arrowhead Trail Frontage Improvements

The Developer will, at sole expense, widen and construct Arrowhead Trail to the width specified in the Payson City Development Guidelines along the full project frontage within Payson City's jurisdiction. Construction will extend from the centerline of the existing roadway to the back of sidewalk, and an acceleration/deceleration lane will be added if identified as necessary by the Traffic Impact Study. No residential unit will have direct driveway access onto Arrowhead Trail.

Note on Jurisdiction: Arrowhead Trail is owned and maintained by Payson City along the project's frontage south of approximately 1750 West. The road segment north of that point falls within Salem City's jurisdiction. The Developer's Arrowhead Trail improvement obligations are limited to the Payson City portion of the frontage adjacent to the project. Improvements within Salem's jurisdiction are outside the scope of this Development Agreement.

The Arrowhead Trail streetscape within the project frontage will be maintained by the HOA, while the public trail along Arrowhead Trail will be maintained by Payson City.

10. Infrastructure & Phasing Strategy

A defining characteristic of Mina Creek Village is the extent to which development is directly and contractually tied to the construction of major regional infrastructure improvements. This infrastructure-first approach represents both a developer commitment and a contractual obligation under the Development Agreement: no certificate of occupancy will be issued until the critical infrastructure systems described in this section are constructed and fully operational.

The infrastructure program has been developed in coordination with technical studies prepared by Consor Engineers (Utility Study, April 2026) and the utility capacity analysis (Appendix C), which document existing conditions, capacity requirements, and recommended improvements. These studies are incorporated into this Specific Plan by reference. The legal description and boundary of the Annexation Parcels is provided in Appendix A.

Required Infrastructure — Summary

System	Improvement Required	Status / Timing
Sanitary Sewer	<i>Regional sewer lift station (LS-1) and associated force main per Consor Engineers Utility Study (April 2026)</i>	<i>Required prior to first CO</i>
Electrical	<i>New electrical substation for Payson Power; Developer working collaboratively with Payson City Power on site identification; Developer may facilitate land transaction to enable Payson Power to construct and operate the facility; SESD service transition</i>	<i>Developer and Payson City Power in active coordination; Payson Power constructs substation; SESD transition per Utah Code and mutual agreement</i>
Culinary Water	<i>Redundant culinary water loop from the project to SR-198 per Consor Engineers analysis (April 2026)</i>	<i>Required prior to first CO</i>
Pressurized Irrigation	<i>Redundant pressurized irrigation system line from the project to SR-198 per Consor Engineers analysis (April 2026)</i>	<i>Required prior to first CO</i>
Collector road	<i>Collector road from Arrowhead Trail to eastern project boundary</i>	<i>May be completed in phases. Primary segment complete before 50% CO issuance; full road before final CO</i>
Arrowhead Trail	<i>Widening and improvement from centerline to back of sidewalk per Development Guidelines; public trail along frontage</i>	<i>Completed in part with development phases</i>

Infrastructure Investment

The combined cost of the offsite and regional improvements described above is anticipated to approach or exceed \$10 million under conservative cost assumptions, based on the utility studies referenced above. This represents a substantial private investment in public infrastructure that extends well beyond the immediate needs of the project.

Where infrastructure improvements are sized to serve areas beyond the Village — particularly the regional sewer lift station and the water loop extensions — the Development Agreement provides for reimbursement mechanisms consistent with applicable Utah impact fee law. The Developer is also requesting impact fee credits as partial reimbursement for these regional improvements. This is a matter that will come before the City Council and the Developer is committed to working collaboratively with the City toward a fair and supportable structure.

Phasing Framework

The Village will be developed in phases, with sequencing determined by the Developer based on market conditions, demand, and infrastructure planning. Requiring all infrastructure to be fully complete before residential development can commence would create costly delays in timing. Accordingly, the binding standard is operational completion prior to certificate of occupancy — meaning infrastructure must be built and functioning before residents occupy units, but design, permitting, and construction activity can proceed concurrently with residential land development and grading. Notwithstanding this flexibility, the following binding sequencing requirements apply:

1. The regional sewer lift station must be fully operational prior to issuance of any certificate of occupancy.
2. 50% of required parks, trails, and amenities must be completed prior to the issuance of the 200th certificate of occupancy.
3. The primary collector road segment must be functional before 50% of certificates of occupancy are issued.
4. All parks, trails, and amenities must be completed prior to the occupancy of the final unit.

Development of the Village will proceed through the standard plat process, with the following conventions: preliminary plats may encompass multiple development phases and will not expire unless active development has ceased for more than two years; final plats are single-phase documents and must conform to the development agreement, the approved preliminary plat, and this Specific Plan. The Development Agreement itself expires if development ceases for three consecutive years.

11. Goals, Policies & Implementation Measures

This section establishes the goals, policies, and implementation measures for Mina Creek Village, structured to mirror the framework used in Payson City's Spring Creek Area Specific Plan and directly echo the goals and strategies of the Imagine Payson General Plan.

GOAL 1: Develop a connected neighborhood that reflects and extends Payson's community character

- Policy 1.1: The Village shall be developed in accordance with the Concept Land Use Plan (Appendix B, Exhibit A) and the development standards in Appendix B, Exhibit B.
- Policy 1.2: Larger-lot single-family homes shall be located at community edges to provide appropriate scale transitions to adjacent neighborhoods and Arrowhead Trail.
- Policy 1.3: All new construction shall comply with the Payson City Design Guidelines and the Village-specific architectural standards in Appendix B, Exhibit B.
- Policy 1.4: The HOA shall maintain all common areas, streetscapes, and private open space to established standards throughout the life of the development.

GOAL 2: Provide a range of housing types that serve Payson's diverse and growing population

- Policy 2.1: The Village shall include no more than 618 residential units in the mix described in this Specific Plan (65 SF-60'+, 81 SF-50'+, 77 SF-45', 51 SF-rear-loaded, 344 townhomes).
- Policy 2.2: Housing types shall be integrated throughout the Village rather than segregated by type, consistent with General Plan Action 5.3.
- Policy 2.3: Lot and building standards as shown in Exhibits I, J, and N shall govern minimum dimensions, setbacks, and coverage for each housing type.
- Policy 2.4: Architecture shall be designed to provide a comfortable and livable environment for occupants at all lot and unit sizes, with attention to natural light, open floor plans, and indoor-outdoor connections.

GOAL 3: Integrate parks, open space, and natural features as core community amenities

- Policy 3.1: The open space system shall include a minimum of 25.3 acres of integrated parks, trails, and natural areas as shown on the Specific Plan.
- Policy 3.2: The Meadow shall be constructed by the Developer and dedicated to Payson City as a system park upon completion. City shall thereafter be responsible for maintenance.
- Policy 3.3: The creek corridor shall be preserved and enhanced with native vegetation, habitat management, and a continuous pedestrian trail system with boardwalks where appropriate.
- Policy 3.4: Trails shall connect all residential areas to The Meadow, neighborhood parks, and the creek corridor, with connections to Payson's regional trail network at Arrowhead Trail.
- Policy 3.5: Active recreation facilities (pickleball, pump track, dog park, disc golf) shall be constructed per the Specific Plan phasing schedule. The pump track is designed to serve residents and the broader community; the Developer and City shall evaluate at the time of construction whether dedication to the City or a publicly accessible easement arrangement is appropriate to reflect its regional draw and provide for long-term maintenance.

GOAL 4: Deliver major regional infrastructure improvements that benefit the broader community

- Policy 4.1: The regional sewer lift station shall be constructed and fully operational before any certificate of occupancy is issued within the Village.
- Policy 4.2: The looped culinary water and pressurized irrigation systems shall be constructed per phase and shall meet the City's adopted development standards for each phase prior to unit occupancy in that phase.
- Policy 4.3: The Developer shall work collaboratively with Payson City Power on the siting and development of a new electrical substation, and may facilitate a land transaction to enable Payson Power to construct and operate the facility. The Developer shall cooperate with the SESD service transition consistent with applicable Utah law.
- Policy 4.4: Infrastructure sized to serve areas beyond the Village shall be subject to reimbursement mechanisms as established in the Development Agreement and consistent with Utah impact fee law.

GOAL 5: Provide an efficient and safe circulation network for all modes of travel

- Policy 5.1: Arrowhead Trail shall be widened and improved per Development Guidelines at the Developer's sole expense prior to occupancy of the first unit.
- Policy 5.2: The collector road shall be constructed in phases with the primary segment complete before 50% of certificates of occupancy are issued.
- Policy 5.3: No individual residential unit shall have direct driveway access to Arrowhead Trail.
- Policy 5.4: Internal streets shall be designed to support pedestrian movement, bicycle access, and traffic calming through lane width, curb design, and setback standards.
- Policy 5.5: A Traffic Impact Study shall be completed prior to final plat approval, and any required mitigation measures shall be implemented as a condition of development.

GOAL 6: Ensure the Development Agreement provides a clear, binding, and fair framework for implementation

- Policy 6.1: This Specific Plan is incorporated as Exhibit B to the Development Agreement and shall govern land use, design, infrastructure, and phasing for the Village.
- Policy 6.2: Vested rights shall be established upon execution of the Development Agreement for the uses, densities, zoning designations, and building types shown in this Specific Plan.
- Policy 6.3: Amendments to this Specific Plan shall require mutual written agreement of the Developer and the City, with review by the Planning Commission and approval by the City Council.
- Policy 6.4: The Development Agreement shall expire if active development ceases for three consecutive years.

12. Development Framework

This Specific Plan will be adopted as an exhibit to the Annexation and Development Agreement between Fieldstone Homes ("Developer") and Payson City, establishing the land use, design, infrastructure, and phasing framework for the Village. The Development Agreement embeds these commitments as binding obligations. This section summarizes the key terms that define how the Village will be implemented.

Key Developer Commitments

Category	Developer Obligation	Timing / Notes
Infrastructure	Construct regional sewer lift station (sized for Village + Arrowhead Ranch + adjacent properties)	Complete and operational before first CO
Electrical	Work collaboratively with Payson City Power on substation siting; facilitate land transaction to enable Payson Power to construct and operate new substation; support SESD service transition	Developer and Payson Power in active coordination; Payson Power constructs and operates substation
Infrastructure	Install looped culinary and PI water systems throughout Village	Per phase, per Development Standards; loop extension required
Infrastructure	Construct Arrowhead Trail improvements to full Development Guidelines width	Developer's sole expense; before first CO
Roads	Construct collector road from Arrowhead Trail to eastern boundary	Primary segment before 50% CO; full road before final CO
Parks & Open Space	Construct and dedicate The Meadow to City; complete all parks, trails, amenities per schedule	50% complete before 200th CO; 100% before final CO
Studies	Comply with Beer Creek Master Plan (December 2024) findings (Appendix D); conduct Traffic Impact Study, geotechnical, hydrology, wetlands, and other required studies	At Developer's expense
HOA	Establish HOA to maintain streetscapes, common areas, alley screening, landscaping, and HOA-maintained parks	Prior to first unit sale
PID	Apply to create a Public Infrastructure District (PID) to offset infrastructure costs; City provides reasonable assistance	As soon as practicable

Key City Commitments

- City agrees to support Developer's annexation request and process the associated land use applications.
- City agrees that the open space shown in the Specific Plan satisfies Payson's Level of Service requirements.
- City will maintain The Meadow (as a system park), the public Arrowhead Trail path, and other dedicated public amenities.
- City will provide reasonable assistance in the formation of the PID.
- City will participate in reimbursement mechanisms for infrastructure improvements that benefit areas beyond the Village, consistent with Utah impact fee law, including consideration of impact fee credits for qualifying regional improvements.

Vested Rights

Upon execution of the Development Agreement, the Developer will receive vested rights to develop the Property consistent with:

- The Mina Creek Village Specific Plan (this document)
- The final unit count as determined by required studies (maximum 618 units)
- The R-2-7.5 zoning designation with townhome permission
- The terms and conditions of local ordinances and state laws as of the Effective Date

Changes to applicable ordinances or state law adopted after the Effective Date that are generally applicable across the City will apply to the Project unless they conflict with the express terms of the Development Agreement, in which case the Agreement's terms shall prevail.

In the event of any conflict between the provisions of this Specific Plan and the terms of the Development Agreement, the Development Agreement shall control.

13. Public Benefits Summary

Mina Creek Village provides a coordinated set of public benefits that support Payson City's long-term infrastructure, housing, and community objectives. These benefits are established through the Development Agreement and associated implementation framework.

Key public benefits include:

- Construction of a regional sewer lift station supporting broader service capacity
- Coordination and facilitation of a new electrical substation serving the area
- Installation of looped culinary water and pressurized irrigation systems improving reliability
- Widening of Arrowhead Trail
- Extension of the City's street network through the collector road
- Dedication of The Meadow as a public city park
- Preservation and enhancement of the creek corridor through Creekside Walk
- Provision of 25.3 acres of integrated open space
- Delivery of a range of housing types aligned with General Plan objectives
- Long-term fiscal contributions through property and sales tax generation

14. Conclusion & Request for Approval

Mina Creek Village represents a coordinated and forward-looking approach to residential development—bringing together land use, infrastructure, and community design into a unified plan that supports Payson City's long-term goals.

The Village is designed as a complete neighborhood, with a mix of housing types connected by walkable streets, parks, and open space. The community reflects Payson's character while providing a framework that accommodates evolving housing needs in a thoughtful and integrated way.

A defining aspect of the project is its infrastructure-first approach. Critical improvements to sewer, water, and power systems will be in place prior to occupancy, enhancing reliability and providing long-term benefits to both future residents and the surrounding community.

The Development Agreement establishes a clear and predictable framework for implementation, ensuring that infrastructure delivery, phasing, and long-term obligations are aligned between the Developer and the City.

Request

Based on the foregoing, the Developer respectfully requests that Payson City:

- Approve annexation of the subject property into Payson City;
- Approve zoning as R-2-7.5 with a Specific Plan overlay;
- Adopt the Mina Creek Village Specific Plan as an exhibit to the Development Agreement; and
- Approve the Annexation and Development Agreement between the Developer and Payson City.

Mina Creek Village provides an opportunity to deliver a well-designed neighborhood while addressing infrastructure needs and supporting long-term community value. Approval of this request will allow us to move forward in a coordinated and responsible manner.

Appendices

The following exhibits are attached to and incorporated as part of this Specific Plan:

Appendix	Title	Description
A	Annexation Property Legal Description & Map	Metes and bounds legal descriptions and recorded boundary map for Annexation Parcels
B	Specific Plan Exhibits and Design Standards	Land Use Plan Future Land Use Map Land Use Areas Parks, Trails & Amenities Open Space Network The Meadow (City Park) Creekside Walk The Back Field Village Commons Circulation Plan Street Cross Sections Single Family Detached Lot Standards Attached Housing (Townhome) Standards
C	Utility Study — Consor Engineers	Final utility impact analysis dated April 2026 (Conсор Engineers) documenting culinary water, pressurized irrigation, and sanitary sewer capacity
D	Beer Creek Master Plan (Dec 2024)	Master Plan for the Beer Creek Corridor

MINA CREEK VILLAGE

APPENDIX A

Annexation Plat and Legal Description

MINA CREEK VILLAGE

APPENDIX B

Specific Plan Exhibits and Design Standards

MINA CREEK VILLAGE

APPENDIX C

Utility Study – Consor Engineering (April 2026)

MINA CREEK VILLAGE

APPENDIX D

Beer Creek Master Plan – Hansen Allen Luce Engineering
(December 2024)