



Specific Plan

Mina Creek Village, Payson, Utah

Exhibit A

Land Use Plan

Land Use Plan



Site Summary

Total Project Area	~107.1 Ac	
Single-family Lots (60'+)	65	
Single-family Lots (50'+)	81	
Single-family Lots (45')	77	
Single-family Lots (Rear)	51	
Townhomes	344	
Total Units	618 Units	

Open Space	25.3 Ac
Public Right-of-way	26.8 Ac

Land Use Summary

Land Use	Land Area	%
Single-family	32.0	29.9
Townhomes	23.1	21.5
Open Space	25.3	23.6
Rights-of-way	26.8	25.0
Total Acres	107.1	100

General Land Use Plan

Project Site

Salem

Future Annexation

Payson

Legend

Mixed Use Development Node

Transit Oriented Development Node

Payson Future Land Use

DEV_TYPE

Mixed Use Center

Mixed Use Neighborhood

Transit Oriented Development

Commercial

Office Flex

Industrial

Public Facilities

High Density Residential

Medium Density Residential

Low Density Residential

Rural Residential

Agricultural

Parks Open Space

Critical Environment

Mina Creek is a proposed development comprised of multiple parcels that together include approximately 107 acres. The site sits between the municipalities of Salem and Payson City. The included parcels are located within land designated on the current General Land Use Plan as Residential. The property is proposed to be annexed into Payson City.

FSH Mina Creek Village

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Land Use Areas

Residential	Acres	Units	Net Density	% of Total Land Area
Single-family Lots (60')	9.2	65	7.1	8.5%
Single-family Lots (50')	9.0	81	9.1	8.4%
Single-family Lots (45')	8.0	77	9.7	7.5%
Single-family Lots (Rear-loaded)	5.9	51	8.7	5.5%
Multi-family (Townhomes)	23.1	344	14.91	21.6%
Total	55.2	618		
Rights-of-way				
Total Rights-of-way & Alleys	26.6			24.9%
Open Space				
Total Open Space*	25.3			23.6%
Total	107.08 Ac			100%
Gross Density	5.77 du/ac			
* Add'l private open space will be included in and around multi-family and rear-loaded single-family units				

Parks, Trails & Amenities



Open Space Network



Legend

- A** Pocket Park
- B** Village Commons
- C** Beer Creek Trail Corridor
- D** The Back Field
- E** Natural Open Space
- F** Creekside Walk
- G** The Meadow (City Park)
- H** Trail System
- I** Arrowhead Trail Corridor

— Pedestrian Trail

Concept Images

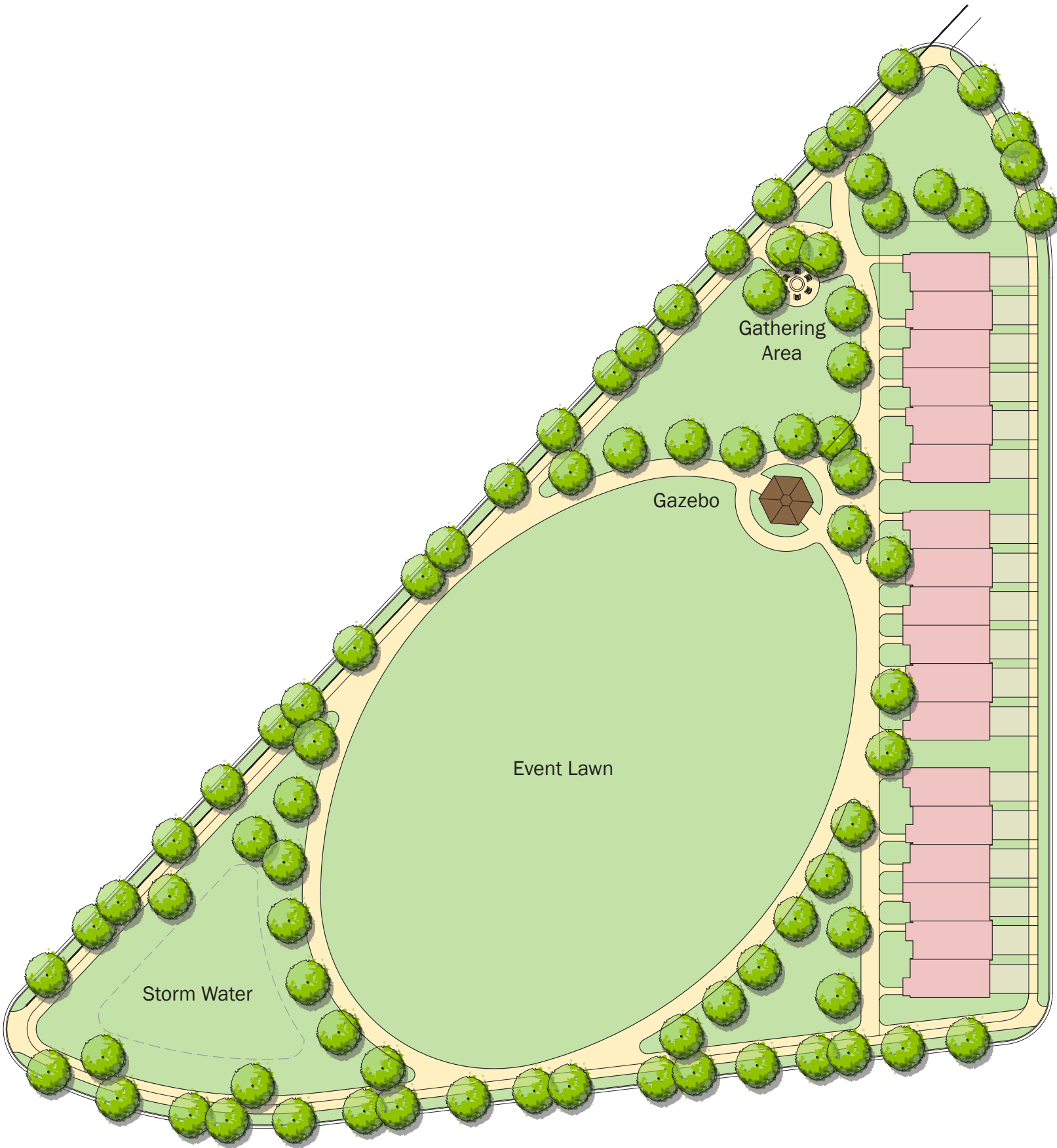


The Meadow
(City Park)

Amenities

- Large open lawn for community gathering
- Benches
- Trash Receptacles
- Gathering Area
- Walking Paths

Acres: 3.1 Ac



NOTE: Images and list of amenities shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Mina Creek Village.

Creekside Walk



Amenities

- Walking Trails
- Benches
- Gathering / Sitting Areas
- Bird House Village
- Native Vegetation

Acres: 9.4 Ac

Concept Images



NOTE: Images and list of amenities shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Mina Creek Village.

The Back Field

Concept Images



Amenities

- Walking Trails
- Dog Park
- Disc Golf
- Pump Track
- Benches

Acres: 5.4 Ac

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Village Commons

HOA Owned & Maintained for Residents

Concept Images



Amenities

- Clubhouse (Min. 2,000 Sq Ft, or alternatively install a permanent air dome cover over the pool for a year-round amenity)
- Patio, including elements like:
 - Outdoor Furniture
 - Fire Table
 - Dining Areas
 - BBQ Grills
- Swimming Pool (min 2,000 Sq Ft)
- Playground
- Pickleball Courts
- Small Gathering Area
- Off-street Parking
- Parallel Parking

Acres: 2.9 Ac

NOTE: Images and list of amenities shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Mina Creek Village.

Exhibit B

Development & Architectural Standards

Circulation Plan

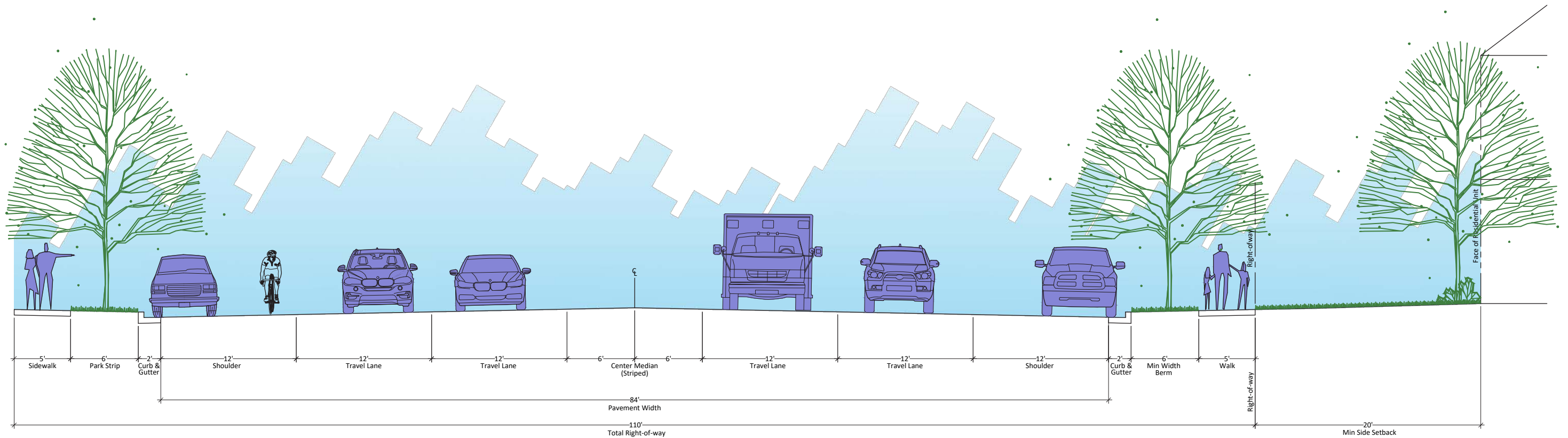
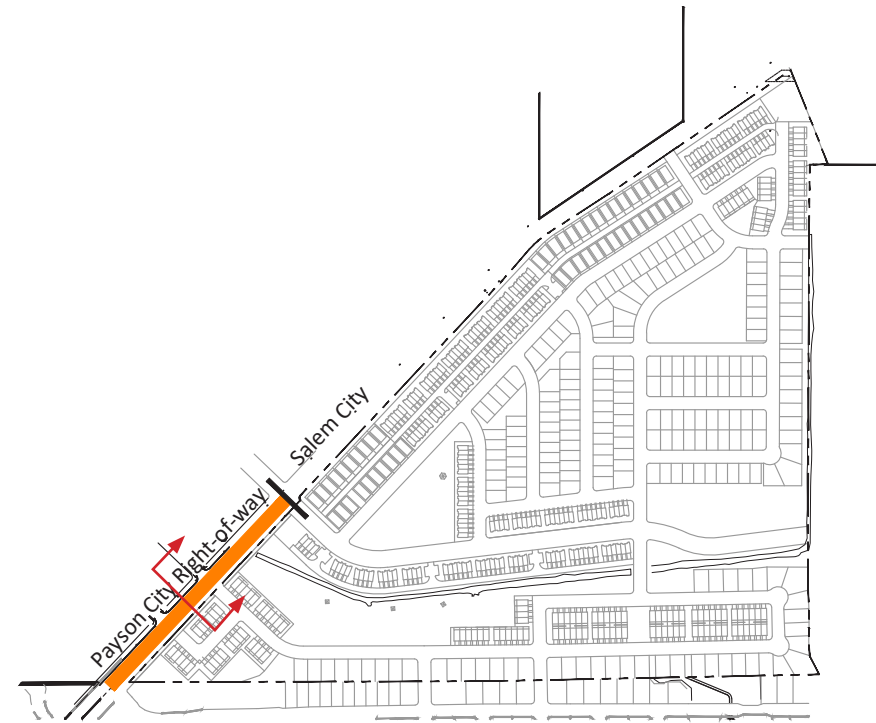
Legend

- Arrowhead Trail (Arterial-Payson)
- Arrowhead Trail (Arterial-Salem)
- Meadow Drive (Collector)
- Local Road
- Private Alley
- Intersection



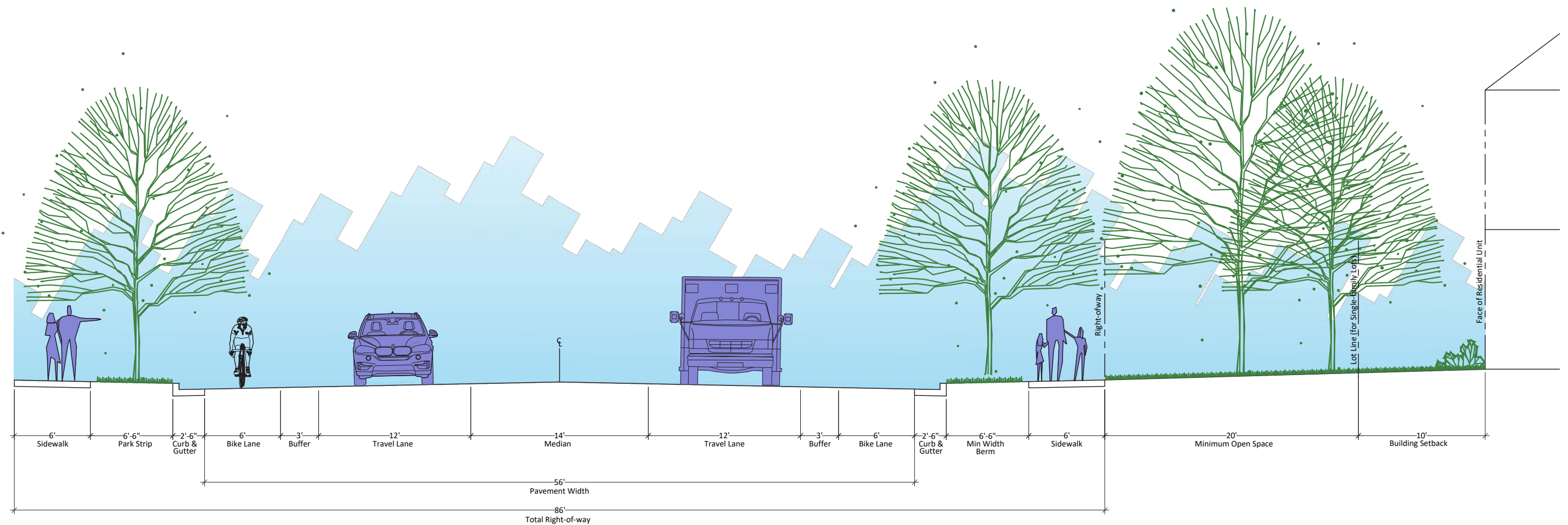
Arrowhead Trail Cross-section

Payson City



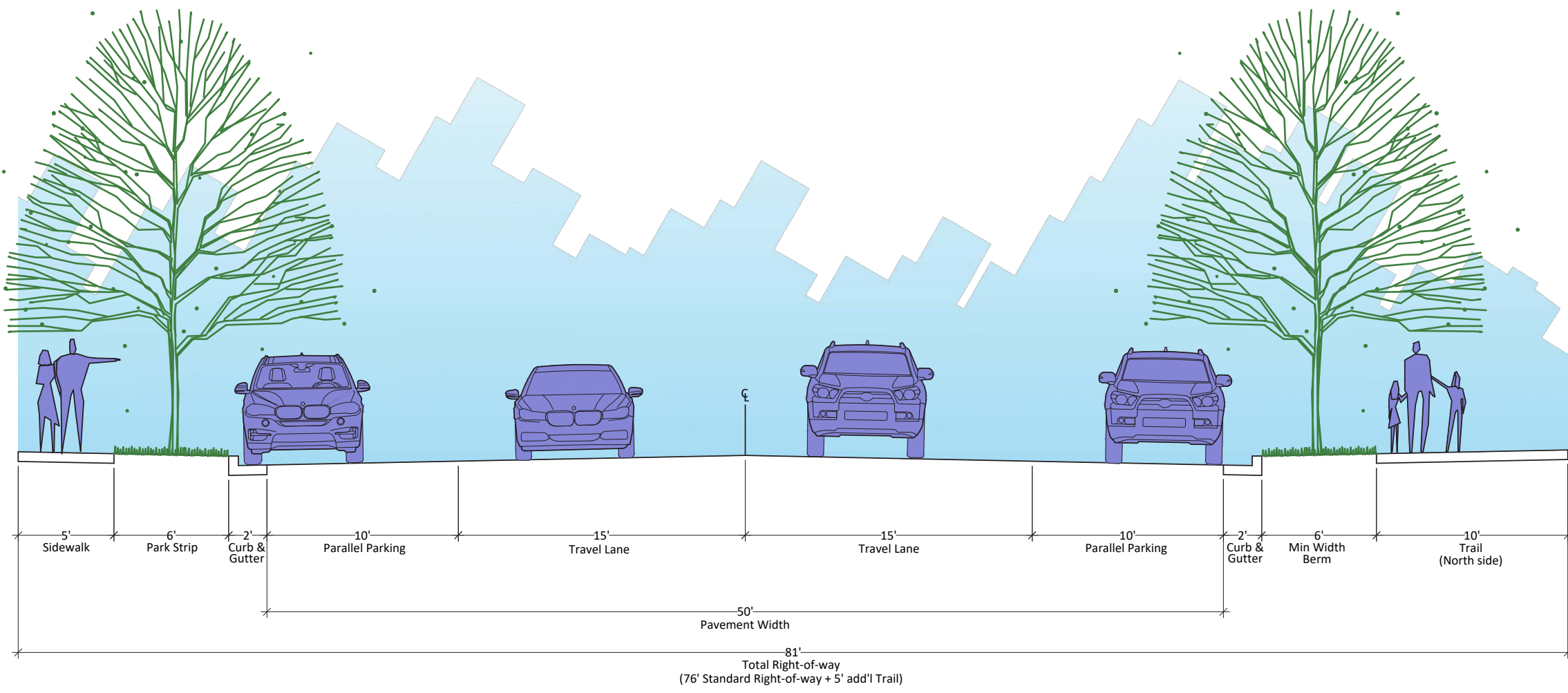
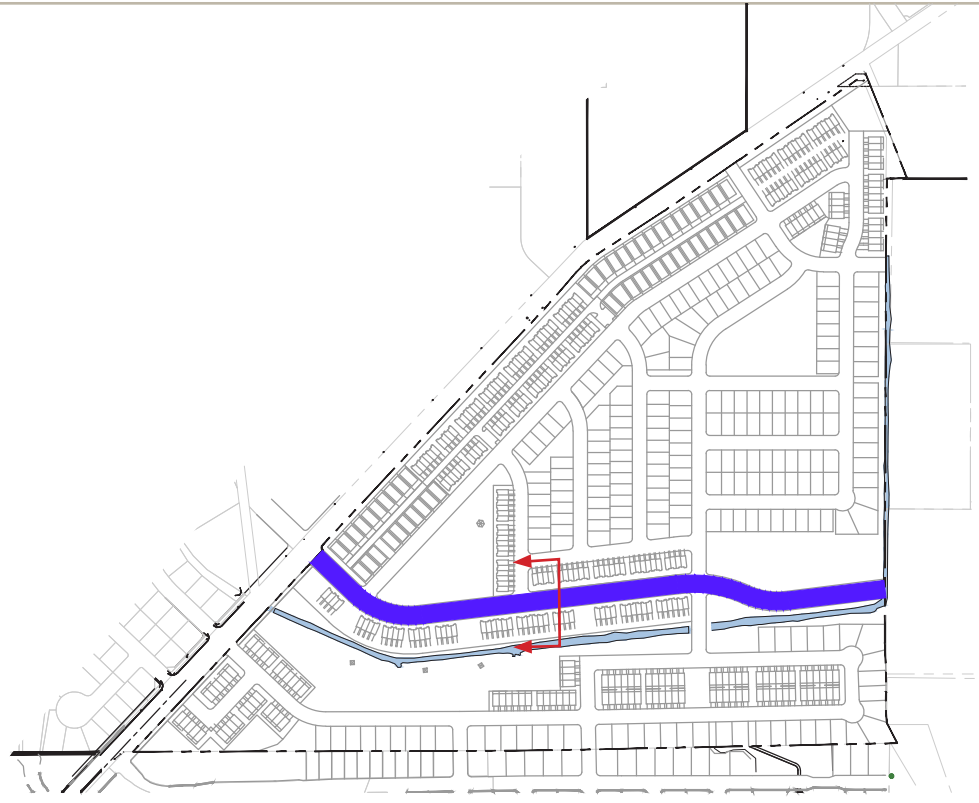
Arrowhead Trail Cross-section

Salem City

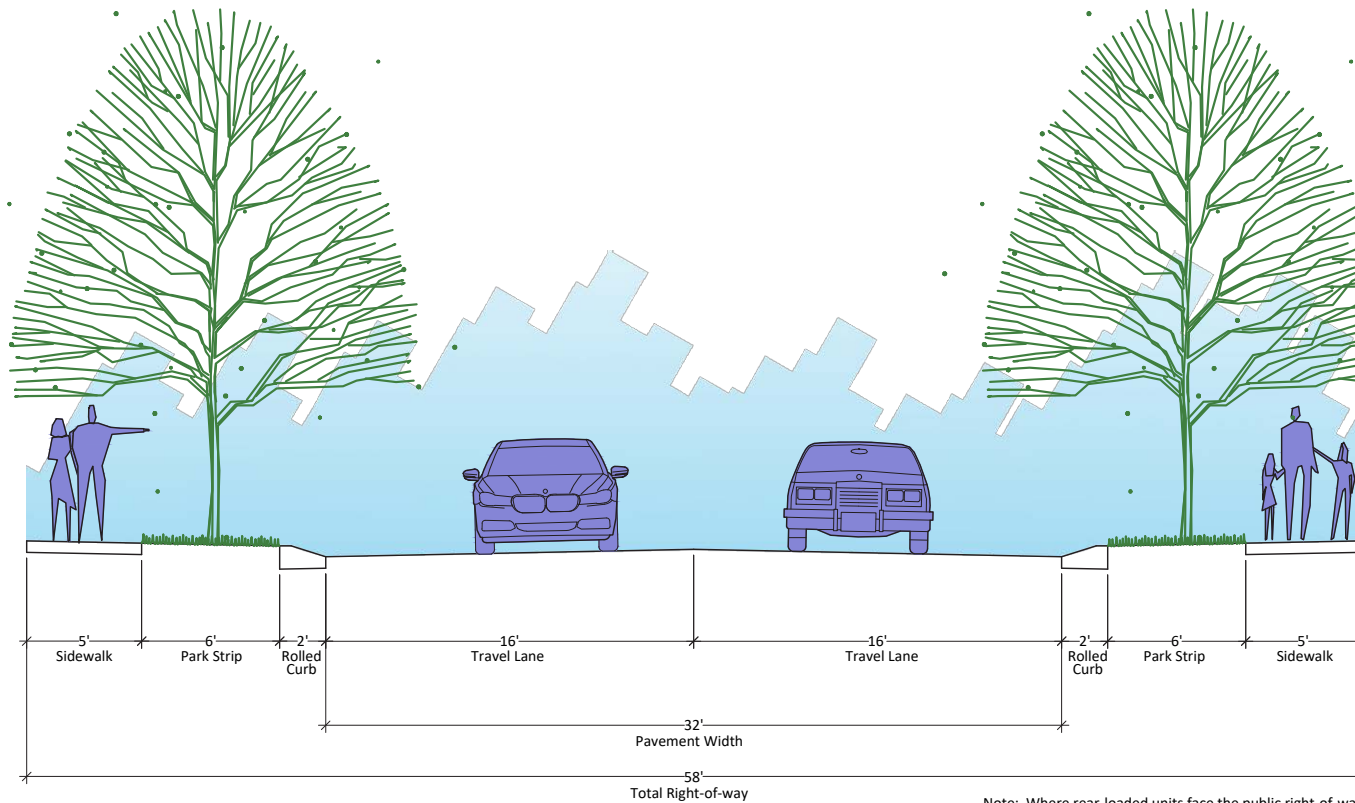
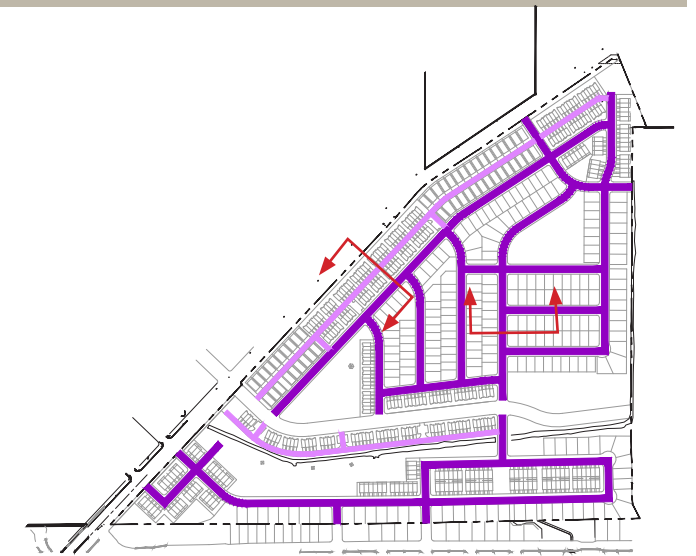


Meadow Drive- Cross-section

Collector

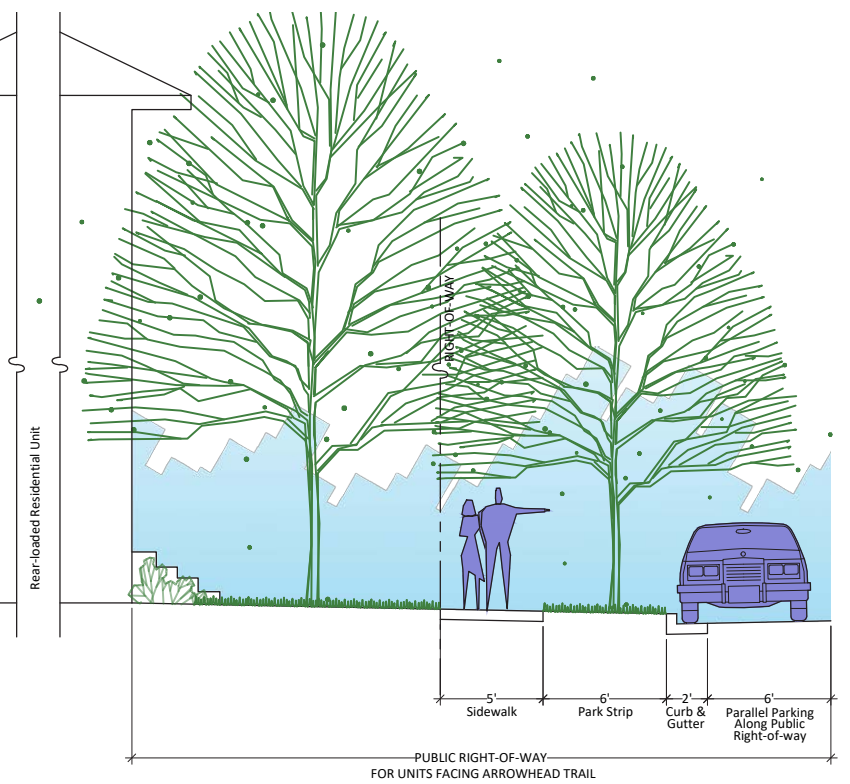
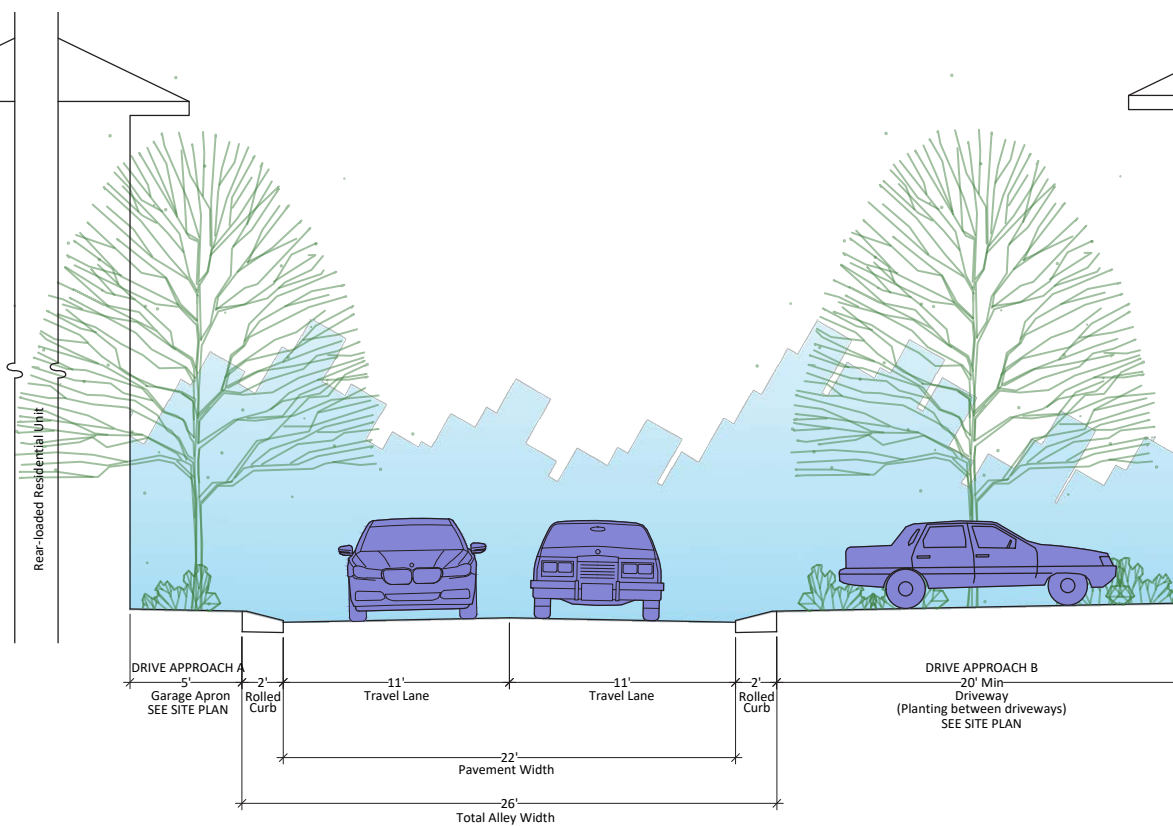
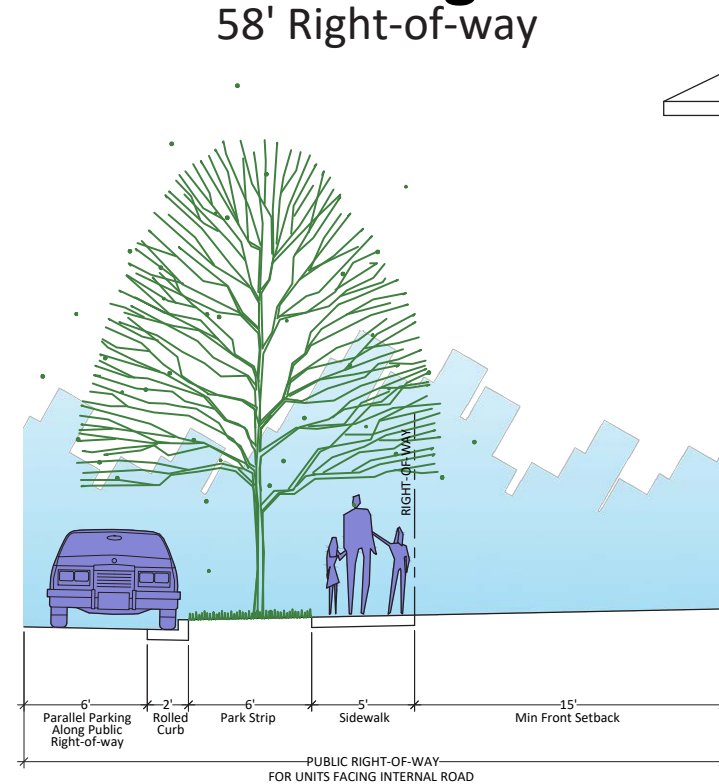


Local Road & Alley Cross-section

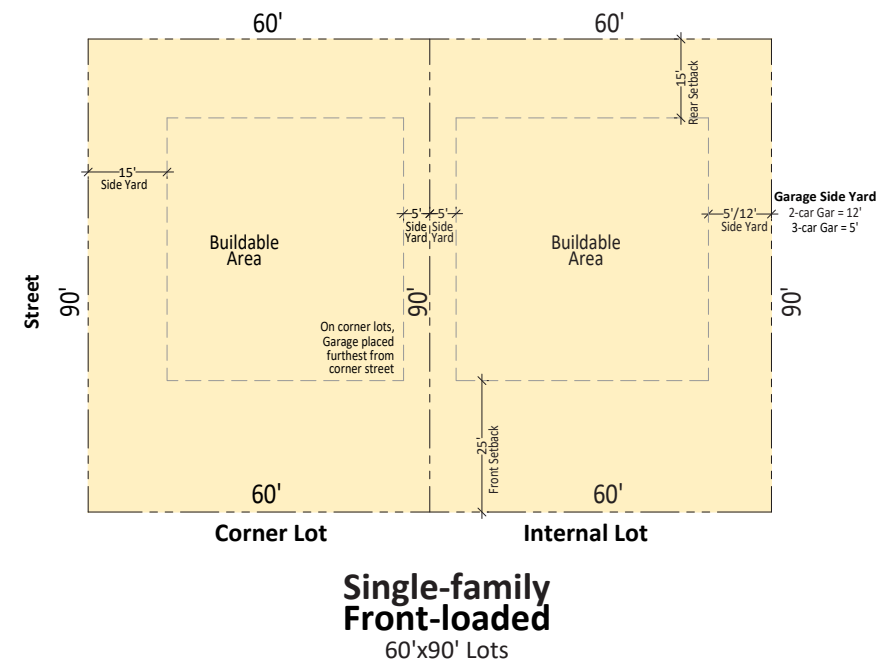


Note: Where rear-loaded units face the public right-of-way, a high-back curb shall be installed.

Local Right-of-way 58' Right-of-way



Private Alley 26' Drive Aisle



Single-family

60' Lot Widths

60' Lot Width Standards

Typical Lot Size	6,000 Sq Ft
Minimum Lot Size	5,400 Sq Ft
Maximum Bldg Height	35 Feet
Minimum Lot Width*	60'
2-Car Garage (minimum)	

Setbacks

Front Setback*	25' Garage/15' house
Side Setback (interior)	5'/12***
Side Setback (side street)	15'
Rear Setback	15'

Accessory Building Setbacks

Front Setback	In line or behind principal Building
Side Setback	5'
Rear Setback	5'

Building height is measured from top of foundation to the top of ridge.

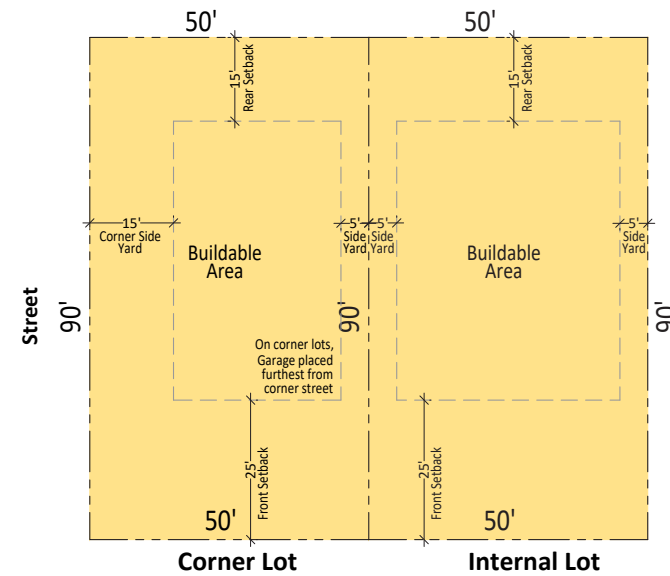
* Lot width is measured at the front setback line. Minimum lot frontage for cul-de-sac lots and convex lots on curved streets can be 75% of the standard lot width.

** Measured from the property line to the primary structure.

*** Homes with a 3-car garage require 5' minimum side setback on garage side. Homes with a 2-car garage require 12' minimum side setback on the garage side

Note: Images shown are representative of product type. Actual architectural design will be of similar quality and concept, but details and colors may differ.





Single-family Front-loaded 50'x90' Lots

Building height is measured from top of foundation to the top of ridge.

* Lot width is measured at the front setback line. Minimum lot frontage for cul-de-sac lots and convex lots on curved streets can be 75% of the standard lot width.

** Measured from the property line to the primary structure.

Single-family

50' Lot Widths

50' Lot Width Standards

Typical Lot Size	4,500 Sq Ft
Minimum Lot Size	4,500 Sq Ft
Maximum Bldg Height	35 Feet
Min. Lot Width*	50'
2-Car Garage (minimum)	

Setbacks

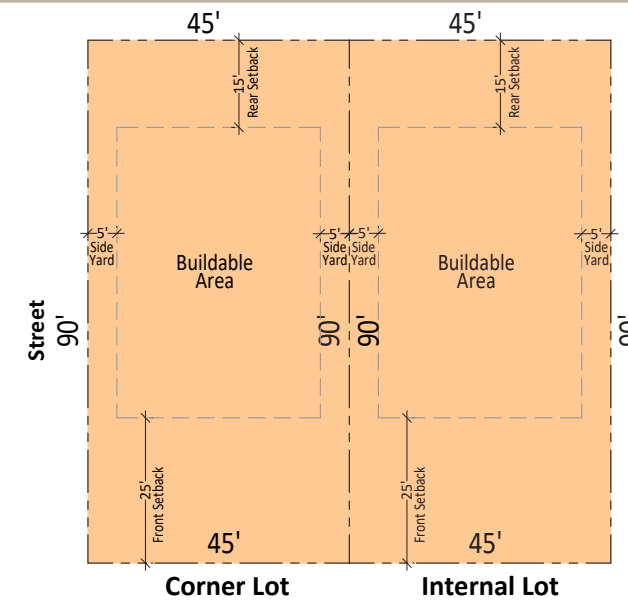
Front Setback*	25' Garage/15' House
Side Setback (interior)	5'
Side Setback (side street)	15'
Rear Setback	15'

Accessory Building Setbacks

Front Setback	In line or behind principal Building
Side Setback	5'
Rear Setback	5'

Note: Images shown are representative of product type. Actual architectural design will be of similar quality and concept, but details and colors may differ.





Single-family Front-loaded 45'x90' Lots

Building height is measured from top of foundation to the top of ridge.

* Lot width is measured at the front setback line. Minimum lot frontage for cul-de-sac lots and convex lots on curved streets can be 75% of the standard lot width.

** Measured from the property line to the primary structure.

Single-family

45' Lot Widths

45' Lot Width Standards

Typical Lot Size	4,000 Sq Ft
Minimum Lot Size	4,000 Sq Ft
Maximum Bldg Height	35 Feet
Lot Width*	45'
2-Car Garage (minimum)	

Setbacks

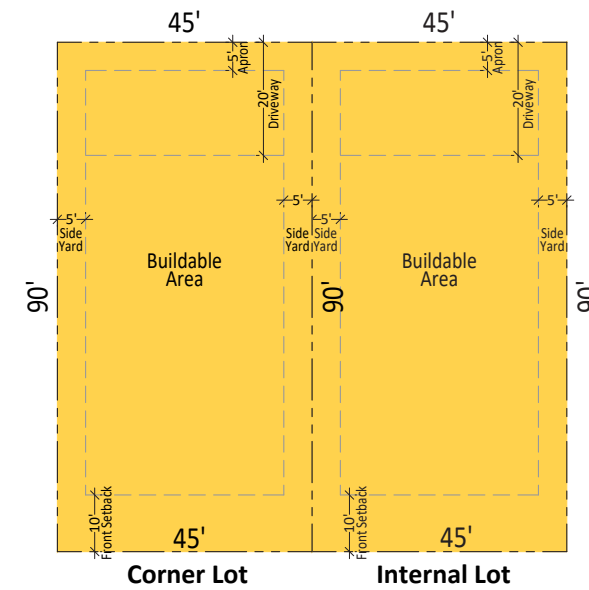
Front Setback*	25' Garage/15' House
Side Setback (interior)	5'
Side Setback (side street)	5'
Rear Setback	15'

Accessory Building Setbacks

Not Allowed

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Single-family Rear-loaded 45'x90' Lots

Building height is measured from top of foundation to the top of ridge.

* Lot width is measured at the front setback line. Minimum lot frontage for cul-de-sac lots and convex lots on curved streets can be 75% of the standard lot width.

** Measured from the property line to the primary structure.

Single-family

Rear-loaded 45'

45' Lot Width Standards

Typical Lot Size	4,000 Sq Ft
Minimum Lot Size	4,000 Sq Ft
Maximum Bldg Height	35 Feet
Minimum Lot Width*	45'
2-Car Garage (minimum)	

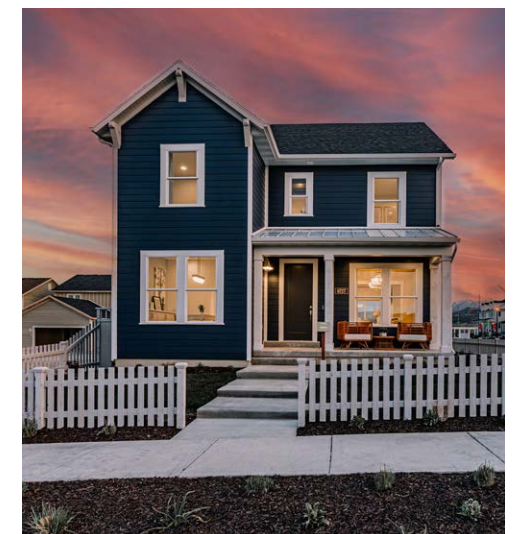
Setbacks

Front Setback (Arrowhead Trail)	15'
Side Setback (interior)	5'
Side Setback (side street)	5'
Rear Setback	10'

Accessory Buildings

Not Allowed

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Attached Housing

Townhomes

Townhome Architectural Standards:

Exterior Materials. All townhome buildings shall include brick, stucco, stone, or other decorative masonry products, including fiber-cement siding. All elevations facing a public right-of-way shall incorporate at least two distinct architectural cladding styles. While a single material type (such as fiber cement) is permitted, visual diversity must be achieved through contrasting applications, such as a combination of horizontal lap siding and vertical board-and-batten. When two distinct materials are used, the elevation shall include at least forty (40) percent brick or stone on the vertical surface. Garage doors, windows, and doors are excluded from the vertical surface calculation. Vinyl and wood siding are not permitted. Materials shall be complementary to the architectural design, with heavier materials used on the lower portion of the elevation to form a building base.

Colors. Varied building colors are essential to a quality project. The use of different colors and materials helps to break up the massing of the building. Contrasting but complementary colors should be used for trim, windows, doors and ornamental features.

Wall Plane. There shall be a variation in wall plane on all facades visible from a public street or public view. It is expected that the highest level of articulation will occur on the front façade. However, some architectural detailing should be incorporated into all building elevations.

Massing. Tall or large structures should emphasize horizontal planes through the use of trim, awnings, eaves, or a combination of complementary colors. The upper story of a multi-story building should be stepped to reduce the scale of façades facing streets or court-yards.

Townhome Layout Standards:

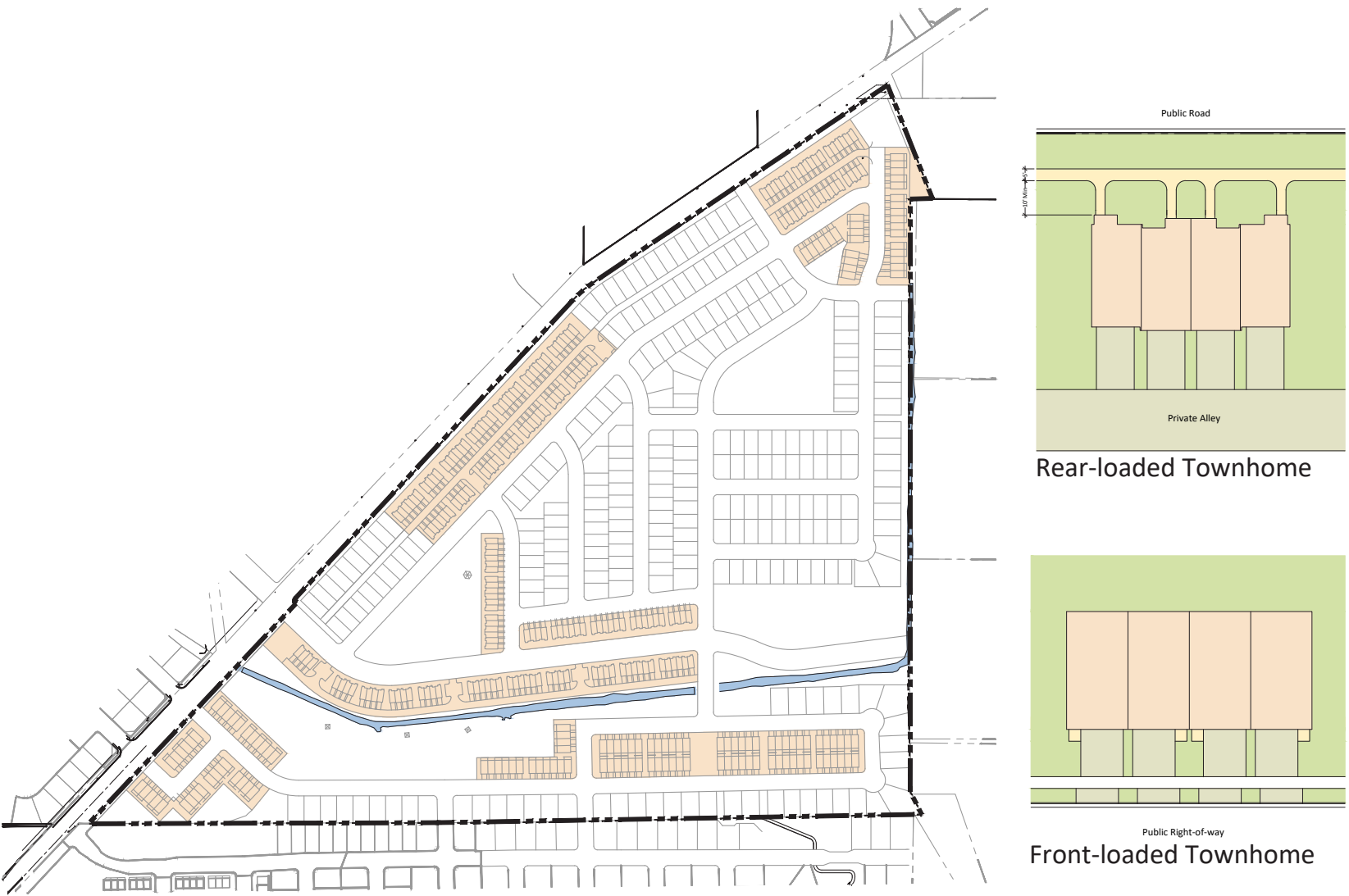
Rear-loaded Townhomes

Front Setback (Arrowhead Trail)	20'
Front Setback (Internal Roads)	10'
Side Setback (public right-of-way)	15'
Rear Setback	15'
Minimum Driveway Length	20'
Maximum Building Height	35'
Min. Distance between Buildings	10'

Front-loaded Townhomes

Building Setbacks (public right-of-way)	15'
Minimum Driveway Length	20'
Maximum Building Height	35'
Min. Distance between Buildings	10'

Building height is measured from top of foundation to the top of ridge.



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