

Mina Creek

City Requested Plan Details

Current Plan meets / deviates

Allowed Uses:

Predominantly single-family detached	Most of the project area is dedicated to SFD homes
Up to 200 attached (townhomes / twin homes)	project exceeds 200 townhomes

Prohibited Uses:

Apartments	no apartments included
Condominiums	no condos included
Other multifamily products beyond townhomes/twin homes	no other multifamily beyond townhomes included
3-story townhomes	no 3-story townhomes included

Lot Sizes, Dimensions, and Setbacks (How lots are laid out)

Minimum 6,000 sq ft Lot Size	Lot sizes are smaller than 6,000 sf
------------------------------	-------------------------------------

Single-Family Detached Standards

Minimum frontage: 60 feet	Minimum frontage 45' on single family lots
---------------------------	--

Front setbacks:

Front-loaded:

15 ft to house	yes
25 ft to garage	yes

Rear-loaded:

15 ft to house	yes
----------------	-----

Rear setbacks:

Rear setback: 15 ft	All front load SFD comply
---------------------	---------------------------

Side setbacks:

Corner lot side to house: 15'	yes
Driveway side: 12 ft / Opposite side: 5 ft	Smaller lots are designed with 5' side setbacks on both sides. The 60' wide lots will have 5'/5' side setbacks when a 3-car garage plan is built and 5'/12' side setbacks when a 2-car garage plan is built.

Townhomes

Max 8 units per building	no buildings exceed 8 units
25 ft minimum setback to garage	townhomes have 20' driveways
15 ft minimum setback to building	yes - 15' between buildings and to street side ROW

Building Design Constraints

Maximum building height: 35 feet	yes – measured from the street facing side of the building.
----------------------------------	---

Required Roads

Collector Road through the project, stubbed @ east	yes
--	-----

Grid & Connectivity Requirements

Follow City N/S/E/W grid	yes, best we could with impacts from Arrowhead Trail alignment
North/South roads must align with surrounding network	yes, collector aligns, and all southern road connections align
Minimum of two East/West roads stubbed to eastern boundary	yes

Block & Street Lengths

Max 800' block length	yes
-----------------------	-----

No direct access to Arrowhead Trail (units)	yes, no vehicular access to units directly from Arrowhead Trail
---	---

Streetscape must match Villages at Arrowhead Park	We plan to provide an upgraded streetscape as compared to Villages at Arrowhead Park by including enhanced landscaping and fencing. We'll look for a different fencing solution and plan to increase the landscape buffer from the road to street facing units with garage access from the back.
---	--

Utilities & Infrastructure (What must be shown and extended)

Regional sewer lift station sized to serve Mina Creek + surrounding area	yes
All units must connect to Payson City sewer	yes - no interim connection, just Payson Power

Water

Looped culinary and pressurized irrigation systems required	yes
---	-----

Power

New power substation required	yes - working with Power Group on south Triangle
-------------------------------	--

7. Parks, Open Space, Trails & Amenities

Open Space

7.1 acres per 1,000 residents	the project will balance the open space provided, amenities included, fee-in-lieu, and/or impact fees to meet the requirement.
Detention, wetlands, Beer Creek corridor do not count	some of these areas will contain trails and other amenities, some of the park area will double as storm water collection while designed to be usable outside of storm runoff times.

Trails

On-site trail system required with connections to:	yes
Arrowhead Trail corridor	yes
Arrowhead Ranch	yes
Existing and future regional trailheads	yes