

# **Spring Creek Townhomes**

## **Background Information to Modifications/Waivers Requested**

**Project location:** 1130 South and 1700 West (kitty corner to RidgeStone Condominiums)

**Development Review Fees** - Request that fees for multi-family development reviews (Preliminary Plan and Final Plat) be based on:

Base fee (\$400) + \$40 per 2 units

- Review requirements for a standard subdivision (4 or 5 DU/ac) or a Planned Residential Development compared to a multi-family subdivision of similar size are essentially the same, but because of the higher density of units the Development Review Fees are significantly higher.

Note: Building Permit - Plan Review Fees have the same issue, with significantly less impact (same plans used multiple times)

**Alternate Street Cross-Section** – Requesting that the development's interior streets remain private. Proposed private street cross-section would consist of 24 feet of asphalt, with 24" curb and gutter on both sides and 4-foot sidewalk on one side. See attached table for roadway configurations of multi-family facilities in Payson and other local cities.

Actions to be taken to ensure private streets and utilities are maintained, and emergency and waste management access is maintained include:

- Private streets will be platted with Permanent Public Utility Easements (all common area will be platted as PUE).
- HOA Maintenance and Reserve Funds will include provisions for maintenance and repair of streets, water lines and sewer lines.
- CC&R's will address ownership and on-going maintenance of the street and utilities, as well as enforcement of parking restrictions.
- The entrance to all private streets will be signed indicating:
  - Private Street
  - Fire Lane / Emergency Access
  - No On-street Parking, Parking in marked stalls only.
  - Vehicles parked on street will be subject to towing (tow information)

**Recreational Vehicle Parking** – Requesting no specific RV Storage on-site.

- All units have garages in which small RVs could be stored (42 w/ 2-car; 11 w/ 1-car).
- HOA/CCRs to limit long-term RV storage to garage, driveway storage will be limited to 48 hours, and there will be no parking of RVs in guest parking.
- There are two (2) facilities with 5 minutes of the project (AAA Avenue Storage and Lion's Den Storage) that provide RV storage.

**Use of Drainage Facilities as Open-space** - Requesting that the drainage swales around the periphery of the project be counted as open-space

- All drainage swales/retention basin to be landscaped (sod or xeriscaping).
- Drainage swale at the north end of the project that for a major storm would be used as retention area includes underground infiltration field:
  - no surface storage for minor storms, runoff held underground
  - major storm (100 yr), surface water gone in less than 24 hours.
  - Maximum depth - 1.5 feet, generally less than 1.0 feet
  - Maximum side slope 5:1, most at 9:1

**Fencing** - Requesting that perimeter fencing for south boundary be wire “horse fence” versus masonry fence.

- Property to south is currently pasture (closest residence is over 600 feet away).
- If property is developed, South Meadows Specific Plan calls for the same zoning/density as the proposed project

<b>Payson</b>	<b>Street Width*</b>	<b>Street Parking</b>	<b>Garage</b>	<b>Sidewalk</b>	<b>Misc.</b>
<b>RidgeStone</b>	22.5' - EOA to parking stripe 24.0' stripe to stripe	N/A, but no red curb	No	Adjacent to parking.	16' parking stalls
<b>Maples @ Brookside 1460 South 780 West</b>	29.5' - EOA to EOA	None, restricted	Yes, rear entry	5'	
<b>Greenridge 800 South 200 East</b>	24.0' - EOA to EOA	Intermittent, typically stalls (16' deep)	No	4' to 5'	16' parking stalls
<b>Majestic Meadows 250 South 900 West</b>	17.5 to 19.0 EOA to bldg, one-way street	None, restricted	Yes, rear entry	Not adjacent to street.	
<b>Heritage Village 1150 West 1260 South</b>	40.0' EOA to EOA	Yes	Yes	5', one side (interior)	driveways: 15' min., typically 18' - 19'
<b>Salem</b>					
<b>670 South 250 East</b>	30.3' EOA to EOA	Yes	Yes	5', most of one side	driveways: 20' & 25'
<b>Spanish Fork</b>					
<b>450 South 340 West</b>	22.75' - EOA to EOA	N/A, but no red curb	Yes	4', one side	driveways: 18' - 22'
<b>260 West 670 South</b>	21.25' - EOA to EOA	N/A, but no red curb	Yes	None	driveways: 19'
<b>Sommerset Village 3000 East Canyon Rd.</b>	25.5' - EOA to EOA	None, restricted	Yes	4', one side (partial)	driveways: 15' (6' parkstrip)
<b>1800 East 150 South</b>	24.0' - EOA to EOA	N/A, but no red curb	Yes, combination of front and rear entry	4', one side	driveways: 12' - 15'
<b>The Ridge 2550 East, southside of US 6</b>	29.0' EOA to EOA	Yes	Yes, rear entry	Both sides	
<b>Springville</b>					
<b>900 So. 1750 West</b>	24.0' EOA to EOA	Yes	No	5'. adjacent to parking.	16' parking stalls
<b>Provo</b>					
	23.0' EOA to EOA	N/A, but no red curb	Yes	6', one side	driveways: 20'
<b>Orem</b>					
<b>Orchards 200 East 1200 South</b>	24.0' EOA to EOA	N/A, but no red curb	Yes	5', one side	driveways: 16.5' - 18'
<b>Pleasant Grove</b>					
<b>50 North 1650 West</b>	24.0' EOA to EOA	N/A, but no red curb	Yes	5', one side	driveways: 21'

\* EOA = Edge of asphalt