

9 October 2017

Subject: Heritage Village development – Phase 3

The members of the Heritage Village 55+ community work hard at creating and maintaining a strong sense of community and a supportive neighborhood. The residents of Heritage Village hold community wide social gatherings and home owner meetings to foster this strong sense of community. The Heritage Village clubhouse is the main focal point of this effort.

When Heritage Village phases 1 and 2 were approved by Payson City the community amenities were required to be sized to accommodate the future residents on the 93 lots of phase 1 and 2. Adequately sized community amenities were a requirement of Payson City to promote long term health of this 55+ community. Currently the clubhouse is just barely able to provide the needed space for the social gatherings that are so important for maintaining the desired strong sense of community.

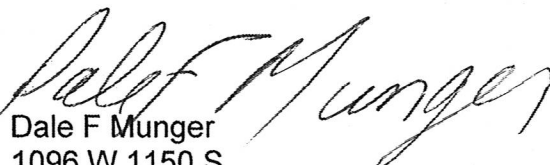
With the proposed phase 3 of 24 additional lots the clubhouse meeting area will be woefully undersized. The owners of the homes at Heritage Village will be greatly handicapped in their ability to build and maintain a strong sense of community.

The forward thinking of the Payson City planning commission shown in phase 1 and 2 will be for nothing if phase 3 is approved as currently presented to the planning commission.

I am not opposed to the proposed residential development. I am opposed to the expansion of the Heritage Village 55+ community without expanding the clubhouse meeting area.

I see at least two options available to Byron Bastian.

1. Expand the clubhouse meeting area by 30%.
2. Build the 24 new homes under a separate home owners' association that is not associated with the Heritage Village 55+ community and do not market or imply that residents of this new development can use the community amenities of the Heritage Village 55+ community.


Dale F Munger
1096 W 1150 S
Payson, UT

Kim Holindrake

From: Gary Sanford [REDACTED]
Sent: Tuesday, October 10, 2017 9:39 AM
To: Jill Spencer
Subject: Heritage Village Phase III Proposal

We moved into Heritage Village one year ago with the promise that the lots in phase one and two was as big as it was going to be. It is so nice for elderly couples and individuals to get out and walk during the day in a community setting where the traffic isn't all that bad currently - at least we hope that is the way it will be after all the constructions is done. There aren't side walks on both sides of the street so some of us walk on the side of the street feeling that is safer than crossing the street with walkers and wheel chairs. We are concerned there will be more traffic than there already is with the addition of 24 more homes just to the South of phase two. Especially along 1150 West and 1400 South into phase three from the new neighborhood just North of the LDS temple using our retirement community as a shortcut to Walmart and other stores in that area. There is already too much traffic along 1150 South from 930 West using that street as a shortcut to Walmart and the freeway and the cars aren't going 25 miles per hour either. Remember, this is a retirement community with elderly people walking slowly, who can't move fast and some with walkers.

The current size of the clubhouse is not large enough to have an HOA meeting let along adding approximately 50 more residents from phase three. If by change phase three is approved we recommend the two houses in the center, 23A and 24A, are not allowed to be built but rather a club house with kitchen, bathrooms and a large meeting space be build. It should be large enough for the entire Heritage Village to fit for meetings and other gatherings.

The proposed phase three doesn't appear to have any sidewalks. Where are the elderly supposed to walk safely?

Houses 15A and 4A share drive ways with homes adjacent to them such that if 16A and 14A have cars parked in their driveway 15A will not be able to get into their driveway and the same for 4A. If phase three is approved, we recommend no houses be built in those two corners, 15A and 4A, and that they be designated as green space.

What is the "house A" at the Southwest corner of the plot map with 2940 sq ft and the size of 70.00' x 42.00'? It appears there will be more homes in the future built along 1400 South just South of the proposed phase three which will make traffic even worse going into a retirement community with elderly residents.

If phase three is approved, we propose the same kind of concrete fence be required that is already in place along the West boundary of phase one and two to be added to the West, South and East of phase three.

We hope the city reviews carefully these and other concerns that will be presented for the safety of the current residents and not as just another way to add tax dollars to the city's budget.

Thank you,

Gary & Sylvia Sanford
1105 W 1260 S
Payson, UT 84651

Kim Holindrake

From: Joyce Morton [REDACTED]
Sent: Tuesday, October 10, 2017 8:13 AM
To: Jill Spencer
Subject: Heritage Village Phase III

To Payson City Planning & Zoning Commission:

We moved into the Heritage Village 55+ Community three years ago this past September. Since moving here we have enjoyed so much the great feeling of "community" that we have with our friends and neighbors. With the growth of Phase I and building in Phase II that has gone on this past year we have noticed that there is a definite increase in traffic through our neighborhood. This is not just coming from the residents of Heritage Village because of the growth but residents around the area have begun using the roads more frequently to access Walmart and other nearby retail establishments as well as the fact that Turf Farm Road is an access to I-15. There is a concern for the safety of residents, since some are several years and decades older than 55. As we grow older, we don't move quite as quickly nor react as quickly as we were able to in years past. Speed of vehicles coming through this neighborhood is definitely a concern as well as the fact that more traffic will be added with additional homes being built and access being added further south. Please consider this in your decision.

The additional fact that the clubhouse that now serves Phases I & II of Heritage Village is not designed for groups larger than 100 in the great room area. If 93 homes are contained in Phases I & II and there are two residents per home, that leaves an overcrowded condition of 86 people that would be unable to attend a function or HOA meeting. The website for Heritage Builders specifically says that the clubhouse can be used for large gatherings and meetings. Here is a direct quote: **"the club house has the ability to seat large groups."** Another direct quote: **"Need a meeting place for larger gatherings? No problem! The clubhouse is equipped (sic) with a large open area and kitchen to meet your needs. Think of the clubs and activities you can have with like-minded friends and neighbors without having to get in your car."** A picture on the website shows a "community gathering" in 2015, which leads one to believe that the clubhouse can be used for "community" events. Another shows the great room set up for a gathering with most of the space taken up by tables for a get together using round tables and chairs that are not part of the amenities at Heritage Village, as well as the fact that the television and sofas have been removed from the area to make it look larger than it actually is. The builders have planned a small pavilion in Phase III that, according to the plat map, looks like a gazebo in the yard of the home planned to be built next to it. This is not a feasible set up for the additional people that will move in as well as the residents already here.

We very much enjoy being a part of the Heritage Village "community", and would like to continue being about to have our "community" gatherings with as many members of this "community" as possible. We definitely agree with this quote from the website: **"It's the people that make the difference at Heritage Village. The new neighbors and friends already give this community it's special feel and allure."**

Please consider very carefully the decision you make and the number of people it will affect--not only those that live within 500 feet of the proposed Phase III, but those of us that are additional members of the Heritage Village "Community". Please ask for more consideration for the residents of Phases I & II by the builders, and not just additional money in their pockets and in the Payson City coffers.

Sincerely,

Kerry & Joyce Morton
1109 W 1150 S
Payson, UT 84651

Jill Spencer

From: Dennis Davis [REDACTED]
Sent: Monday, October 9, 2017 3:55 PM
To: Jill Spencer
Subject: Heritage Village Active Adult Community Phase 3

9 October 2017

Payson City Planning Commission,

Regarding the Phase 3, it is stated on the plat map that there will be no access to 1400 South. But, on the plat map is obviously shown a road accessing 1400 South. My main concern about Phase 3 is the traffic it will create in the Senior Community. Sidewalks are not included on all sides of the streets in the community and therefore the adult seniors are forced to walk in the street. We are already having issues with those from outside our community using our streets at a very high rate of speed. We all fear that one of our community residents is going to be hurt or killed by one of these fast drivers through our small community. We are seniors. We don't hear well or move fast. We like to walk and visit with our neighbors. Much of our walking is by necessity in the street.

Another negative issue with regards to the building of Phase 3 is that the clubhouse was initially built for Phases 1 and 2. We are already busting at the seams using the clubhouse when we hold community meetings, firesides, family home evenings, etc. Adding Phase 3 would render it impossible to hold our meetings in the clubhouse. Being an HOA, these meetings are necessary and enjoyable. Perhaps if the builders didn't build the two houses in the center area of Phase 3, but built a park with a large (large enough to hold 250 people) pavilion in the center with a podium, PA System, and storage area to store 250 chairs. That would greatly ease the wear and tear on our clubhouse and provide enough room for all of us. Building a house on the 1400 South access road shown on the plat map would also ensure no access from 1400 South into our community. I would personally like to see the access road from the community onto 1130 South also blocked or gated. That would prevent cars from outside the community driving too fast on our narrow streets and ensure the safety of our residents.

As senior residents, we love our small, very friendly community. We are at a time in life that we have slowed down and just want to enjoy our final years. We don't want to be overwhelmed with congestion, traffic, overcrowding, and the unpleasantness associated with large cities and communities. That's why we all moved to Payson and chose Heritage Village in which to live.

Dennis Davis
1212 S 1080 W
Payson, UT 84651
[REDACTED]

Jill Spencer,

SUBJECT: Heritage Village Phase 3 development

We have lived in Phase I of Heritage Village for over 2 years and would like to comment on the possible development of Phase 3.

We strongly object to any approval of the Phase 3 development until the builders have corrected the multitude of problems they have said they would fix in Phases 1 and 2. Here is but one example. We have been trying since we moved into our new home to get them fix a fence post they broke during construction. They have promised over and over that they would do it but nothing has happened in the 2 years and 4 months since we moved in. This is NOT a cosmetic item. The post in question is at the northeast corner of lot 1 in the Phase 1 development. This post cannot go into the ground but was attached to the concrete post in that corner by two screws. They broke the bottom part of the post so it is free to pivot about the upper screw that secures this vinyl post to the concrete post. Someday a good wind will tear that post and associated fence section out.

We have already paid enough to correct other aspects of their shoddy building practices and feel it inappropriate that we should have to pay even more to fix this problem—particularly since they have admitted that it is their responsibility and we do not own the fence.

If the Phase 3 development is eventually approved it would be highly unethical (and possibly illegal) for these additional families to be allowed to have access to the existing clubhouse which we have paid for through the inflated cost of the homes in Phases 1 and 2. When we bought this property we were told that only the homes in Phases 1 and 2 would be using the clubhouse. In addition, with all the families in these first two phases, the clubhouse is at and sometimes exceeding its capacity. We think it would be a dereliction of duty if the Planning Commission approves Phase 3 without requiring them to build their own clubhouse if such an amenity is desired by the builders.

Frank and Heather Carlson
Heritage Village Lot 1
1062 West 1150 South, Payson
[REDACTED]