

Chapter 4 – Development Potential

In many respects the primary purpose for the creation of this plan is to identify the development potential and preferred land use pattern in a largely undeveloped area facing significant growth. It is possible that development of this area without following the consideration found in this plan would still yield attractive and desirable projects. However, the probability of high quality and sustainable development will be greatly increased by employing the forethought and policies included herein.

The plan is further characterized by the inclusion of housing styles for many lifestyles and income levels. The planning area is large enough that adherence to the plan will result in a balanced community with many housing options and commercial opportunities. If modifications to the plan are suggested, the City Council must carefully consider the changes in relation to the potential impact on the objectives of the plan.

Section 4.1 – Neighborhoods

In an effort to create a sense of place, distinct neighborhoods, community parks and commercial areas have been placed on the Development Concept Plan of the East Side Comprehensive Plan. Rather than attempting to identify specific densities or land use patterns through the use of numbers or codified zoning districts, the areas have been named in a manner that reflects the general characteristics of the neighborhood. The neighborhoods in the plan include:

Residential Neighborhoods

Traditional – Intended to serve as a transition between the existing development pattern of Payson City west of the East Side Comprehensive Plan area and new residential development, the Traditional neighborhood will contain housing styles and densities similar to the established suburban model in developments such as “Curtis Meadows” and “Loafer Meadows.” The lots will be between one quarter and one third acre in size with neighborhood parks and trail linkages to regional facilities. It will be important that the Traditional area serve as a true transition between the new development pattern and the existing built environment not simply as an extension of the current land use form.

The Traditional neighborhood is a celebration of the existing development in Payson that has resulted in such a great community. This type of development will allow residents seeking a more conventional development pattern to purchase a home in the planning area.

Township – The Township neighborhood will allow families seeking upscale housing on larger lots to purchase single family dwellings in neighborhoods with curb, gutter, sidewalk, trails, parks and other suburban features but with conspicuous rural traits such as orchard areas, large areas of natural or passive open space and meadows. Based on the traditional townships found in the eastern United States, these areas provide housing with suburban services with a touch of country living.

Areas of the Township neighborhood will be clustered along the major roadways with tree lined streets and trees in the rear yard areas with large areas of agriculture and meadows behind the housing. If properly screened, these homes will blend into the agricultural areas preserving the agrarian feel of the area.



Active Living – Intended to address the growing need for retirement housing and more active elderly lifestyles, the Active Living neighborhood is designed to include lifestyle options that enhance the quality of life for empty nesters, retirees and the elderly. Located near Mountain View Hospital and associated medical facilities, this area will also include a comprehensive non-motorized trail system and be located near a community park. The residential dwellings in this area will be designed for single story living with only secondary or guest bedrooms, storage and other non-essential facilities in basements or upper stories.

Countryside – Large estate sized lots and homes will be found in the Countryside neighborhood. There are very few areas in Payson City where large lots and high end homes are available to this specific segment of the housing spectrum. Although the neighborhood may result in exclusive development practices, in totality the East Side Comprehensive Plan offers housing opportunities for all income levels. These developments will be integrated into the fabric of the existing orchard and allow continued operation of the orchard functions. In addition to traditional housing, there may be opportunities for limited commercial ventures such as Farmer’s Markets and agri-tourism.



Uplands – Characterized by hillsides and challenging topography, the Uplands neighborhood will be a single family dwelling area designed to take advantage of the terrain while protecting homeowners from the geologic hazards associated with hillside development. Careful consideration of construction practices intended to reduce potential settling or movement of foundations must be incorporated into the housing designs in this area.

Many of the objectives of the Uplands neighborhood can be accomplished through careful and effective clustering. This will allow landowners to realize a fair return on developable property while avoiding development in unsuitable areas and encroachment of the orchard.

The District – An area of mixed uses, the District neighborhood offers a variety of housing opportunities for all income levels. All housing styles from large single family dwellings to tasteful multi-family developments will be available for prospective buyers. The area will be located near major transportation facilities and commercial areas that will satisfy the needs of the residents.

Special Needs Housing – An area reserved to serve the growing need of housing for persons with special needs as defined in Chapter 19.23 of the Payson City Zoning Ordinance. Located near the medical facilities with access that is convenient for residents, patients and health care providers.

Non-Residential Neighborhoods

Professional Office – Near Mountain View Hospital there will be an area of professional offices that will support the activities of the medical facility and provide necessary services to the residents of the planning area. The professional office area will be designed to be residentially friendly in terms of architecture, hours of operation, compatible uses and other similar considerations.

School District – Although Payson City does not have jurisdiction over the activities of the School District, both the District and Payson City recognized the benefits of working together in the creation of educational facilities cited in the appropriate locations for access, aesthetics, public uses and separation of the designated neighborhoods. Schools are magnets for residential growth and significantly impact, for positive or negative, the best laid plans of a community. If properly situated the schools in the planning area will support the desired land use pattern and allow for safe pedestrian access and walking routes. Schools also provide opportunities for shared use of recreation facilities. Developers will be asked to coordinate with Nebo School District to explore the potential of providing amenities that will serve both the students and the residents in the planning area.

Commercial Village – With the intention of avoiding strip commercial along State Route 198 between Payson City and Salem City, the Commercial Village neighborhood will be an area that will provide the basic commercial needs for residents of the east side. Although larger discount stores are not anticipated, everything from groceries to personal services will be available in these areas.



The commercial area will be carefully designed to blend into the residential nature of the planning area. Under specific circumstances, a mixed use product may be appropriate, but only when the commercial aspect will remain as the primary use. Architectural themes, parking areas, access, pedestrian oriented development patterns, lighting and

even the types of uses will be carefully considered to enhance the residential development. Uses that are not appropriate in a primarily residential area will be discouraged.

In order to provide the visibility necessary for commercial viability, the Commercial Village will be located adjacent to the regional park along State Route 198 within view of the traveling public on the State highway. This location will also allow business owners to take advantage of the patrons of the park.

Community Park – The area included in the East Side Comprehensive Plan will be heavily populated with parks, trails and other public open space. The quality of life of the residents in this area is expected to be the leading factor in establishing and maintaining land and property values. Although it is anticipated that there will be at least three large city-owned and maintained parks together with a trail system linking these facilities, there will also be smaller community parks provided by developers for real estate sales purposes or in exchange for density bonuses.

The largest park in the planning area will include recreational facilities such as organized ball fields (backstops, lights, score keeper tower, score boards, etc.), restroom facilities, playgrounds, pavilions and other features. The park will serve as a gathering area for the community and allow children and adults to participate in the full range of recreational programs offered by Payson City.



The park will also serve to protect the view sheds of the mountains in Payson Canyon as viewed from State Route 198 between Payson and Salem. Rather than seeing a built environment from one city to the next, the park will create a natural break in the development pattern that will allow the traveling public on the roadway to experience breathtaking views of Payson Canyon and the foothills of the planning area.

Section 4.2 – Architecture and Design

The area included in the East Side Comprehensive Plan is worthy of significant forethought, strict development standards, and attractive architecture to match. The design of residential units in this area should reflect the desirable natural surroundings, higher than average land values, lower density attributes and unique character of the planning area.

Although each development project will be expected to incorporate original design concepts with distinctive characteristics, there are several design elements that should be included in each development and will be included in each Specific Plan and Annexation Agreement. These basic design elements include:

- Residential development in the area of the East Side Comprehensive Plan is expected to satisfy the minimum standards of a Planned Residential Development as defined in Chapter 20.10 of the Payson City Subdivision Ordinance. These standards identify minimum requirements for exterior materials, off-street parking and landscaping standards.
- Residential development in the area of the East Side Comprehensive Plan will employ non-reflective materials and colors where appropriate to preserve the natural attributes that exist in the planning area.
- Commercial development will satisfy the design guidelines established by the City Council and included as an attachment to the Zoning Ordinance.

Section 4.3 – Density and Project Layout

Land use zoning and general density assignments have been established to encourage an appropriate range of housing styles and options, use infrastructure in an efficient manner, and sustain or increase property values. Applicants for development approval will be required to consider view sheds, topography and other natural features in the layout of potential projects. Some of the more significant consideration include, but are not limited to:

- The primary objective of this planning process is to maintain the rural atmosphere of the area and protect agricultural pursuits. All development proposals will be reviewed with these objectives in mind and must demonstrate how the project will enhance this area and attain these goals.

- Setback areas for dwellings will be larger than those within the more urbanized areas of the community in order to retain the rural atmosphere of the area. Setbacks should also be staggered to avoid a monotonous street appearance.
- At least some of the residential development will be clustered along the roadways with rows of trees placed immediately behind the homes and meadows separating clusters of dwellings.

Section 4.4 – Other Payson City Facilities - Gladstan Golf Course and Four Bay Property

The Payson City owned Gladstan Golf Course is located in the vicinity of the East Side Comprehensive Plan, just south of the planning area. The golf course represents a significant investment by Payson City in the development pattern of the area. Golf courses traditionally increase land values, create large areas of open space and the quality of housing is usually quite high near golf facilities. In order to ensure maximum benefit from the atmosphere created by the golf course, a new zoning district has been adopted by the City Council. The GCD Golf Course Development Zone is intended to allow development near the golf course that is appropriate for the location in consideration of the unique features of a golf course environment and that will in fact complement the golf course. The placement of homes to avoid conflict with golf play, design elements of the dwellings that enhance the ambiance of the mountain setting of the golf course, fencing, and other development features are included in the zone.

In an effort to preserve and protect the natural amenities in Payson Canyon, Payson City purchased more than five hundred (500) acres of property near the mouth of the canyon. While water system facilities and recreation opportunities will be located on the property, residential development is not anticipated. Trails, especially equestrian facilities, should link to the trails lead to and located within the Four Bay property. A separate land use management plan has been prepared for the Four Bay property that includes several implementation measures that will serve to enhance and protect the area.

Section 4.5 – Development Details

The acceptance of a development project is often reflective of the details incorporated by the applicant for approval. In order to provide some direction, applicants should consider the following attributes in the preparation of project details:

- Use of high quality building materials. Although brick and stone products are preferable, the use of stucco, high density composite siding and other accent materials can add interest to residential dwellings. Highly dependent on design, vinyl siding and other economic products may also be appropriate in limited quantities.
- Courtyards and porches can promote the use of front yard areas and increase familiarity and promote a neighborhood feel.
- Garages should not dominate the front elevation of dwellings. Side entry, exaggerated garage setbacks and even rear entry garages are encouraged.
- The use of chimneys, high roof pitches with significant articulation, neutral colors and high quality materials should be included in roofing designs.
- Landscaping and planting materials should enhance the natural features of the planning areas. Use of native planting materials is highly encouraged.
- Roadways should be designed with topography in mind. Where appropriate, environmentally sensitive areas and hillsides should employ separated travel lanes, contour grading and other methods to create attractive and safe roadways.
- Fencing should reflect the nature and quality of the development project. Where possible, the fencing materials should be similar to those used in the construction of the primary dwellings.
- The typical residential structure in a rural setting is a ranch style rambler which will require special consideration of lot size and configuration.