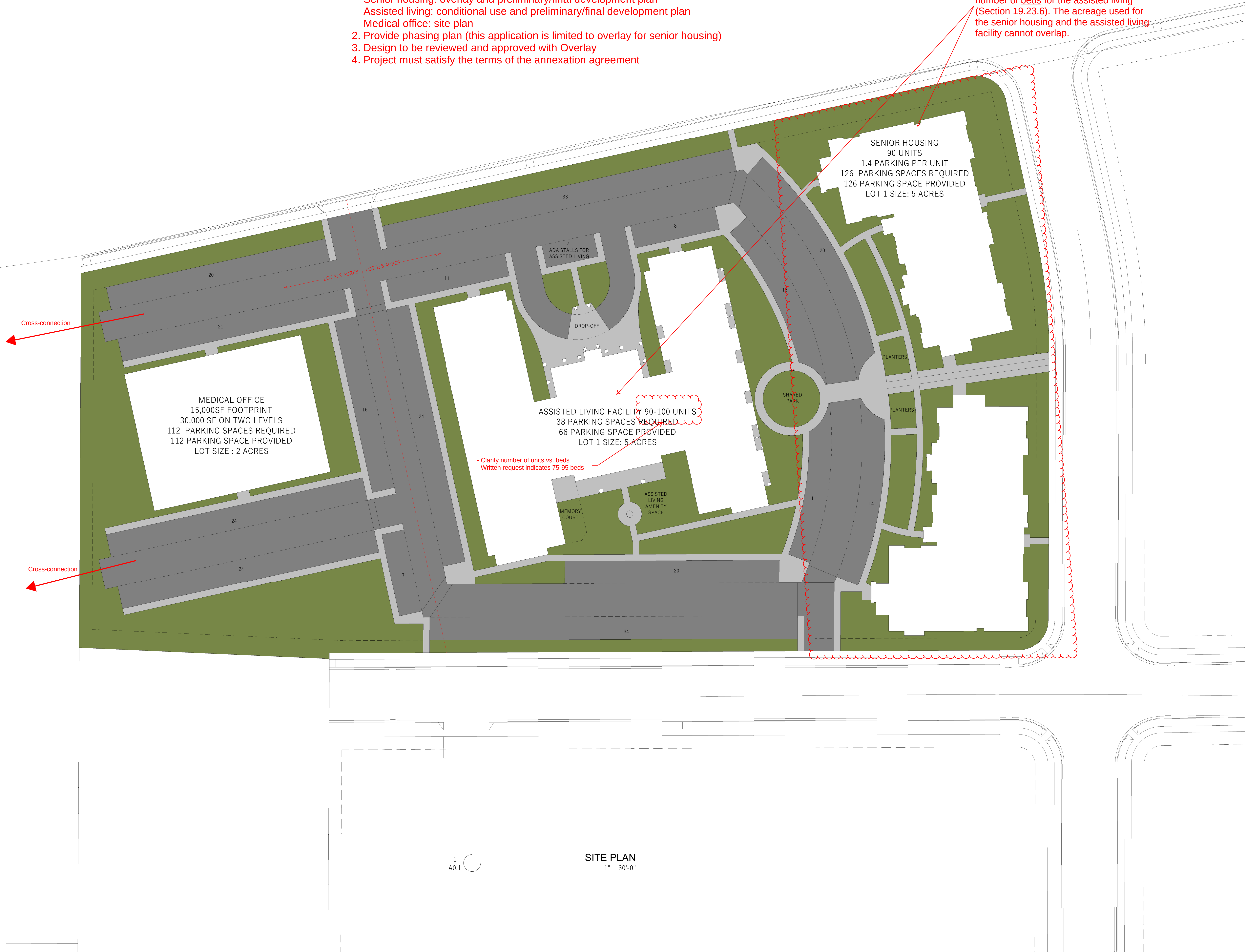


- Planning comments:
1. Required approvals:
Senior housing: overlay and preliminary/final development plan
Assisted living: conditional use and preliminary/final development plan
Medical office: site plan
 2. Provide phasing plan (this application is limited to overlay for senior housing)
 3. Design to be reviewed and approved with Overlay
 4. Project must satisfy the terms of the annexation agreement

Verify density calculations are consistent with Senior Housing Overlay and the number of beds for the assisted living (Section 19.23.6). The acreage used for the senior housing and the assisted living facility cannot overlap.



PROJECT NUMBER
0000

ISSUE DATE:
DECEMBER 3, 2018

REVISIONS:
No. Date

PAYSON ASSISED LIVING FACILITY
PAYSON, UTAH

ARCHITECTURAL SITE
PLAN

A0.1

South Haven Senior Housing – Payson

2297 W State St.
Payson, UT 84651

The proposed development includes one Assisted-Living facility with 75-95 beds and two 45-unit apartment buildings with amenities for seniors. The development will be age restricted Senior Housing according to federal rules and the new Senior Housing Overlay Zone recently adopted in Payson.

Two of these same buildings have been constructed in the last few years in Lindon, Utah. An example of the Assisted-Living building is under construction in Lehi, Utah. We are proposing to create a development that is similar in scope to that which was created in Lindon – with an Assisted-Living facility adjacent to the Senior apartments.

The apartment buildings are designed to meet the requirements of the new Senior Housing Overlay Zone. They are each 4-stories with an elevator and 4 common areas along with storage inside each building:

- Exercise room with treadmills, elliptical machines, and weight bench
- Game room
- Living room with kitchenette for family gatherings
- Theater room
- Storage lockers that tenants can rent out.

Each building is a mix of natural stone, brick, and cementitious siding on the exterior. The apartment building roof also features 5 metal chimney caps to give the building a more residential look and feel.

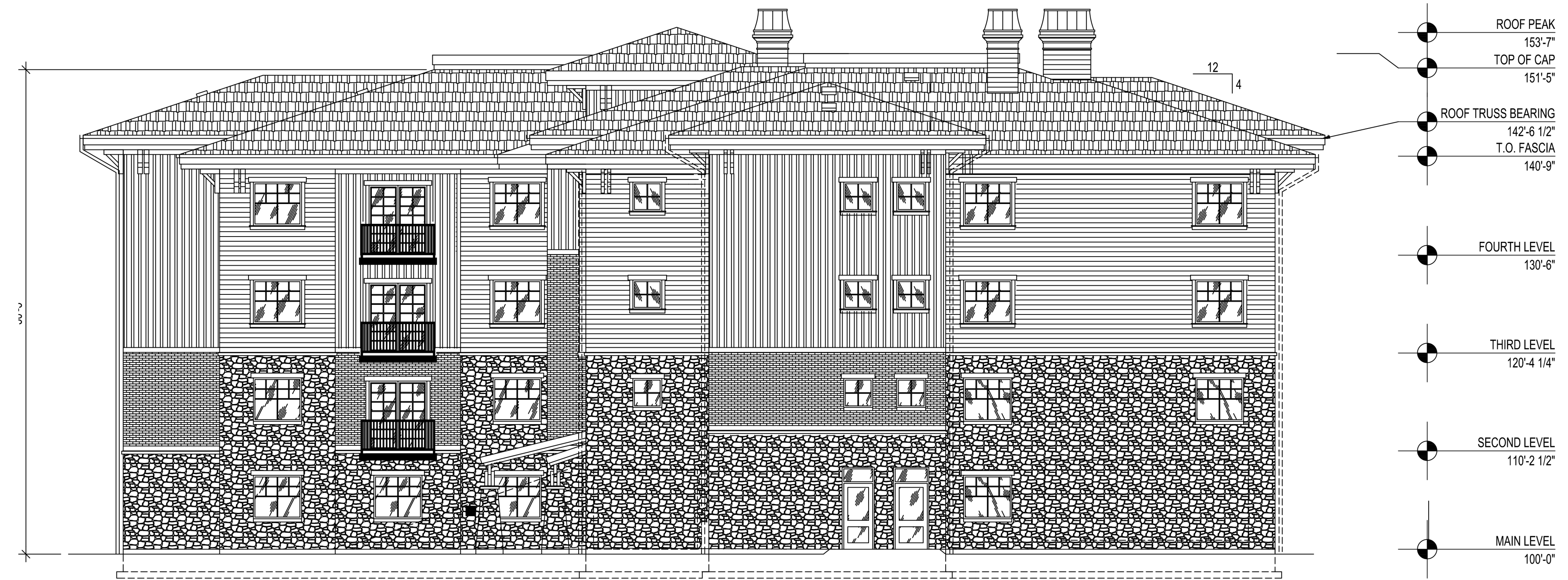
The exterior amenities will include:

- Garden boxes for residents to have small gardens
- Fruit trees that residents can help care for and harvest
- A dog park
- A covered pavilion with BBQs for outdoor gatherings

Provide pictures, elevations, etc. to establish expectations of all parties

The Senior demographic is the fastest growing demographic in the country right now. This demographic is also generally more responsible and puts less stress on city resources. This development proposes to help meet the demand for active adult Senior Housing in Payson.

Is the description consistent with ordinance regulations?



EXTERIOR ELEVATION (BUILDING 1)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (BUILDING 1)
SCALE: 1/8" = 1'-0"

PAYSON SENIOR
LIVING APARTMENTS
PAYSON, UTAH
1 OCTOBER 2019



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cmautah@cmautah.com



EXTERIOR ELEVATION (BUILDING 1)
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION (BUILDING 1)
SCALE: 1/8" = 1'-0"

PAYSON SENIOR
LIVING APARTMENTS
PAYSON, UTAH
1 OCTOBER 2019



CURTIS MINER
ARCHITECTURE

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