



March 3, 2020

Payson City
439 W. Utah Ave.
Payson, UT 84651

RE: Redevelop the lot located at 345 N 700 E Payson, UT 84651

To whom it may concern,

As the property owners of 345 N 700 E Payson, UT 84651 (parcel numbers 08:083:0002, 08:083:0027), we are proposing to redevelop the larger parcel into a buildable lot. Our intent is to build a spec on the new lot and sell it. This home will be compatible with the surrounding development and will improve the area. The current parcels of property are .17 and .56 acres. The smaller parcel has an existing home on it which we have fully remodeled. When we purchased the home and property, the lot was full of weeds and garbage which we have since cleaned, and building a spec home will further improve the lot.

This redevelopment will provide better use of the property that will help all of the surrounding homes, especially in regards to market value. There is a new subdivision directly west of and connected to our parcel with homes built in 2019, and the home we build on the parcel will fit in nicely with the others.

We have evaluated the situation and determined that this is the most efficient use of the land, even taking into account the possibility of it being used for an alley, through street, and other options listed on Title 19 Zoning Ordinance. We've attached a document which states the minimum requirements for building. This document references architectural controls, materials, and uses of the parcel, as mentioned in section 19.6.25.5 of the Payson City Zoning Ordinance. Please feel free to reach out to us with any further questions or comments. Thank you for your time.

Sincerely,

Chase Adams & Keith Paskett