Public Hearing:
Brian Holt own the land to the south. How will this impact irrigation runoff?
When this is developed all run must be contained. Brian's lot is higher and concerned about his run off that currently drains into the subject lot.
Jeff said the road, 50 south, will block some and the engineers will help design this to prevent problems.
Brian had a question on building the road. Whose property does that come from?
The developer is typically required to build half the road plus 10 feet. It depends on the alinement when this develops.

MOTION: Commissioner Moore- To close the public hearing, item 6.2. Motion seconded by Commissioner Frisby. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

Commission Discussion: This appears to fit with the plan for this area. Questions about horses on the property. Are the animals rights relinquished? Jeff took it out of green belt when they bought it. He can reapply for green belt when the annex is done. Animal rights will be addressed with city council.

MOTION: Commissioner Marzan- To recommend approval to annexation the lot located south of SR-198 at approximately 1500 East on the condition of meeting all applicable codes. Motion seconded by Commissioner Moore. Those voting yes – Kirk Beecher, Ryan Frisby, Kathy Marzan, Kit Morgan, Tyler Moore, Blair Warner. The motion carried.

7. WORK SESSION: Proposed modifications to Villages at Arrowhead Park, Phases 5 through 7
   Jill talked about the development in the Villages at Arrowhead Park. This is concept 28 A with 132 single family homes. There are three builders that are already showing interest in this development. These are 2000+ square foot homes and will have a variations on the type of homes. The lots are mostly about 3600 square feet in size.
   This has been reviewed with the development review committee. The application will not exceed the number of homes on the development agreement. If the applicant exceeds 400 units they must install the pressurized irrigation to the area. The applicant is asking to reduce setbacks because of the smaller lots. There will not be any space for more than 2 parking spaces. Drive ways need to not be any less than 18 feet long. Staff would prefer longer. There are 2 reduced width access points and this is a concern with the police. There is not much front yard so utilities are going to be a problem. Meter and utility boxes need to not be in the driveways.
   The applicant is looking to see how this plan is liked before they put any more money into the development.

   Dave Gardner stated they would like reduced streets to keep the driveways longer. They say people want the smaller lot and bigger house. The smaller lots makes people more interested in this product. People want this product more when it is on a smaller lot.

   Brett Christensen is concerned every time we turn around the lots get smaller and smaller. There are people out there looking for a third and half size lots and can't find them. This is looking like Saddlebrook. The roads are curving, the exit points do not line up with anything. Trucks won't

fit here. Trucks are longer than 20 feet. The garages are not deep enough. Most of these garages are 20 feet.

Steve Gardner says that you just don't put a truck in this development. If you want a longer drive way then change the ordinance. Set backs are 5 feet on the sides of the houses.

Matt with Fieldstone said young families are buying these home and an F-350 is a pipe dream for them. If they were to increase the garage size, they would trade off in some other part of the house, like the kitchen

Commissioner Warner talked about the garages being the main feature and it needs to be pushed back. Push the homes back on the larger lots.

Commissioner Beecher stated that the streets in the front of the houses would need to be restricted to parking on one side only if they are 34 feet wide.

We keep approving smaller lots and smaller homes. Shorter driveways and smaller lots mean more cars in the road. 8-9% of the lots in this subdivision are normal lots. This is not the direction Payson wants to go. We need to start to phase in larger lots in all developments.

If the builder has to spend more on the lot then they will cut back on the quality of the house.

Matt said these houses will be priced at $340,000 to 370,000 and go up from there. These are not cheap homes by any standard.

Taresa Hiatt commented that price is not a starter home price, but for a family that is moving out of their smaller home.

Larger lot homes in Arrowhead are selling for $350,000-390,000.

There are no public parks in this development. Only HOA parks. The garage needs to be pushed back and more parks need to be added. Discussion from commission and council that the lots are too small and houses too close. This is not the type of community and people we want to bring to Payson. We need larger lots and homes to attract people with more spendable income for Payson. The developers and builders were saying this is what everyone wants and they have to do it like this to make the price points.

A mix of lot sizes were suggested to the developers. 34 foot wide streets were discussed. Questions were asked if you could still park on both sides of the street at that level and Commissioner Beecher said you can still park on both sides with good traffic flow. He suggests that we limit it to one side parking only. Most of the lots are 40 wide with about half of that being driveway. On street parking is a concern.

8. <u>Commission and Staff Reports and Training</u>
   8.1 Discussion regarding proposed density in lieu of system-wide improvements program