EAST SIDE COMPREHENSIVE PLAN

PAYSON, UTAH

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Payson City East Side Comprehensive Plan

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Chapter 1 – Introduction

Section 1.1 – General Overview

The Payson City East Side Comprehensive Plan is intended to be a bridge between the Payson City General Plan and the development ordinances of the City which include, but are not limited to: Sensitive Lands, Subdivision, Zoning, and the Design Guidelines and Standards Specifications of Payson City. While the General Plan has been prepared to provide guidance to the Planning Commission and City Council in relation to land use decisions such as annexation and zoning designation, the development ordinances have been adopted in order to maintain predictability and encourage appropriate development. The General Plan is an overview of long range land use policy and the development ordinances are regulatory in nature addressing current development proposals.

Too often, the Planning Commission and City Council struggle with the void between the broad and even vague land use designations and policies of the General Plan and the more definite development specific regulations of the Zoning and Subdivision Ordinances. The Payson City East Side Comprehensive Plan has been developed to be more precise than the General Plan, but more flexible than the development ordinances without taking the place of either. The plan will provide direction to property owners and annexation petitioners in relation to the development goals of the City Council, while ensuring that development of property in the area included in the East Side Comprehensive Plan will be consistent with the General Plan and satisfy all regulations of the development ordinances.

The intention of the East Side Comprehensive Plan is not to add more regulation or minutia to the development approval process, but rather to distinguish and protect sensitive lands and areas of extraordinary beauty or historical significance, promote acceptable development patterns, identify development constraints, and ascertain infrastructure capacities and needs in the plan area. The Payson City Council is confident that adherence to this plan by applicants for development approval will lead to a faster, more predictable approval process that will benefit landowners, applicants for development approval and future residents alike. The plan is intended to incorporate land uses often left as an afterthought such as parks and other open spaces, educational facilities and public utility facilities and corridors.

The East Side Comprehensive Plan includes a vast area of private property and careful planning is necessary for the area to develop as envisioned. It is anticipated that it will take many years, even decades, to realize the build-out of the East Side Comprehensive Plan area. The contents of this plan do not represent encouragement of development or surety of annexation, but rather the preferred development pattern for the planning area as property is transformed from the existing rural and agricultural uses to a more intensive residential community.

The design of the plan was not haphazard or random. Higher densities and commercial uses were placed near existing transportation facilities and rural development was placed on hillsides conducive to low density residential uses. Throughout the planning process City officials, staff and stakeholders reviewed potential advantages and obstacles to development and every attempt was made to create a plan that incorporated both the art and the science of good land use planning.

Section 1.2 – Relationship with other Payson City Land Use Ordinances and Regulations

As annexation petitions and development projects are considered in the area included in the East Side Comprehensive Plan, the policies and regulations of the General Plan, the development ordinances of Payson City and this plan will be included in the review process. If a conflict between these documents arises, the most restrictive of the documents will prevail, unless otherwise explicitly indicated in one of the documents. At the time

of annexation, the City Council will assign the zoning designation anticipated to accomplish the goals of this plan. While the zoning designation assigned may reflect the density indicated in the East Side Comprehensive Plan, the City Council may choose to assign a zone that will limit density far below the density indicated on the plan until a complete development proposal has been reviewed. Premature assignment of zoning could result in inadvertently overlooking non-residential, but essential, development improvements such as parks and open spaces, schools and public utility locations.

All development in the area of the East Side Comprehensive Plan is expected to satisfy or exceed the standards established in the Design Guidelines and Standard Specifications of Payson City. These standards represent the minimum acceptable construction specifications for improvements that will be dedicated to Payson City. In the rare instance a specific improvement is not included in the Design Guidelines and Standard Specifications of Payson City, construction shall follow best construction practices as determined by the City Engineer.

It is important to note that development regulations and ordinances are routinely amended as changes and/or advances occur in construction practices, building and fire codes, or the provisions of State statute. Therefore, adoption of this plan is in no way considered vesting or estoppel against future modification of the development ordinances of Payson City. Development vesting will occur as outlined in the Payson City Municipal Code.

Much like the General Plan, the provisions of this document are intended to be used as a guide for future development. The City Council expressly reserves the ability to vary from the provisions of this plan in regard to zoning designation, density bonus provisions and other legislative actions.

Section 1.3 – Revisions or Amendments to the Comprehensive Plan

While revisions or amendments to this plan may become necessary or even preferable, the Planning Commission and City Council will consider the overall effect any request for revision or amendment will have on the proper development in the planning area. Impacts on the quality of life of future residents, the provision of public services, traffic circulation and other consequences will be key elements evaluated by the Planning Commission and City Council. Rather than create a new process, the amendment process will be consistent with the amendment procedures for the Payson City General Plan which is established in the Land Use Development and Management Act of the Utah Code Annotated, 1953, as amended. In general, the Planning Commission will hold a public hearing and formulate a recommendation to the City Council. The City Council will also hold a public hearing to consider the proposed revision or amendment together with the recommendation of the Planning Commission prior to making a final determination. Because this plan has been adopted as a legislative policy by the City Council, the City Council is under no obligation to revise or amend the provisions of the East Side Comprehensive Plan and there will be no appeal of the decision of the final decision of the City Council.

Because the premise of the comprehensive plan was to involve residents and landowners in every facet of the plan making process, it is critical to involve these stakeholders when material revisions are considered. Therefore, in additional to the typical amendment procedures identified above, each original stakeholder in the planning area will be notified and given an opportunity to provide input about the proposed amendment(s).

The East Side Comprehensive Plan is intended to be an element, or chapter, of the Payson General Plan. All legal precedent, applicable State statutes and other provisions of §10-9a-101 et. seq. Utah Code Annotated, 1953, as amended, are invoked and incorporated in the adoption of the East Side Comprehensive Plan.

Section 1.4 – Historical Significance of the Planning Area

The area included in the East Side Comprehensive Plan has a rich history of productive agriculture, especially fruit orchards and various field crops, rural residential living, and recreational opportunities. An often overlooked aspect of this area is the separation of municipalities, infrastructure systems and public safety provision. This circumstance will change as these jurisdictions literally grow together through annexation and development pressure. The planning area represents an area where three municipalities, Utah County,

various irrigation companies, and the United States Forest Service will all unite to affect the development pattern and quality of life for future inhabitants in the area.

The development of this area will not occur simultaneously. The opportunity to continue agricultural pursuits, the provision of appropriate governmental services, and the continuation of a rural lifestyle should be preserved to the extent possible as the area develops. This plan is not intended to promote growth and development, but rather to carefully manage the inevitable growth expected to occur in the coming years.

Chapter 2 – Infrastructure Considerations

One of the driving forces behind the generation of the East Side Comprehensive Plan is the current lack of infrastructure in the area capable of supporting typical residential development. Although there is sparse residential development in the area, there are no integrated systems but rather a series of individual wells, overhead power lines, septic systems, open ditch irrigation and other fragmented infrastructure. Although the highest possible quality of life for residents is the ultimate goal, the efficient and effective provision of municipal services is critical. A disjointed system of infrastructure will almost undoubtedly result in unreliable service and costly maintenance.

In the preparation of the East Side Comprehensive Plan each municipal service offered by Payson City together with non-municipal utilities has been considered in relation to the development potential anticipated in the plan. The capacity of each system has been calculated to serve the density estimated in the plan and even insignificant increases in density may result in infrastructure deficiencies. Therefore, although density transfers and alternative development layout may be allowed, the overall density in the area included in the East Side Comprehensive Plan will be limited to the capacity of the infrastructure systems and the density provisions of this plan.

Development in this area will impact areas not contemplated in the East Side Comprehensive Plan both within the municipal boundaries of Payson City and within other jurisdictions. Clearly roadways, infrastructure, parks and trails and other municipal services do not cease at the boundaries of a land use plan. Therefore, the infrastructure systems of future development must be reviewed for impact on existing systems and proper sizing to allow expansion of system facilities to include undeveloped or underdeveloped areas. Linkages of roadways and trails with facilities in neighboring communities should be seamless and functional.

Section 2.1 – Infrastructure Analysis

In accordance with the Payson City development ordinances, an infrastructure analysis is required in conjunction with a petition for annexation. These provisions apply to annexations in the planning area and each petition sponsor will need to provide the information necessary for the Planning Commission and City Council to conduct a complete review. In the instance of the East Side Comprehensive Plan, it is the intention of Payson City to complete an infrastructure analysis for the planning area when finances and staff time become available. If a landowner desires to annex and/or develop property prior to Payson City completing the infrastructure analysis, the landowner, at their expense, may advance the studies and complete the analysis. Payson City will indicate the information that will be required in the analysis along with any special studies that will be necessary. For clarification purposes, even if only a small portion of the planning area is being considered for annexation or development, the infrastructure analysis must consider and accommodate the infrastructure needs of the entire planning area.

Section 2.2 – Drinking Water Distribution and Storage

Significant distribution and storage improvements are necessary to provide an adequate level of service for drinking water and fire protection for any development of land included in the East Side Comprehensive Plan. Most of the existing development within the plan area is served by individual wells or privately owned small limited drinking water systems. In order to ensure a secure and safe drinking water system, sustain reliable fire fighting capacity, maintain consistent water quality testing, and effectively manage the water rights owned and controlled by Payson City, it is imperative that the drinking water system be a single integrated layout with strict improvement standards and material requirements.

The costs associated with the installation of a drinking water system that will serve the area included in the East Side Comprehensive Plan will be significant. It is unlikely that the applicant for any single development will be able to financially justify installation of the system. However, a piecemeal approach is impracticable. Among many other reasons, the drilling of a well and construction of a storage tank cannot be completed in phases. Furthermore, the installation of distribution lines benefit properties closer to the storage facilities because extension of the facilities is a shorter distance. Obviously, the creation of an adequate drinking water system will require a concerted effort of many landowners and/or applicants. While it is possible that Payson City will participate in the creation of a water system using methods such as Special Improvement Districts, Special Assessment Areas, impact fees or other techniques, it is ultimately the responsibility of applicants for development approval to construct the water system.

In order to facilitate an integrated and adequate drinking water system to serve the area included in the East Side Comprehensive Plan, new water sources and storage facilities will be necessary. It is anticipated that a new drinking water well will need to be drilled to increase water source availability. A new well will require the transfer of water rights and a change in the point of diversion to the new well location. A storage facility will also be necessary. Efficiency would dictate that the well be located near the storage facility. The storage facility should be positioned where the drinking water system can be gravity fed rather than pumping into a pressurized system. According to preliminary studies, the Four Bay area owned by Payson City may be an appropriate location for these water facilities. The availability of a subsurface water source and the elevation of a potential tank combine to make this area ideal for drinking water source development. Although a single storage tank system may be preferable, it may be possible to have more than one storage tank. However, the number of tanks should be limited and each tank must have a minimum capacity of one half million (500,000) gallons. Because of the natural beauty of the area, it is anticipated that water storage tanks will designed to be subsurface.

As stated above, the policies of Payson City dictate that each water storage tank contain a minimum capacity of at least 500,000 gallons. The overall storage capacity needed to accommodate development for the entire planning area is anticipated to be approximately three (3) million gallons. Furthermore, it is possible that Elk Ridge City will desire to participate in the construction of the water system to increase their drinking water capacity. Payson City anticipates requests from applicants for development approval to allow a series of smaller tanks that will satisfy the needs of individual developments and is hereby expressly opposed to this type of disjointed and inefficient system. Some, but certainly not all of the reasons for such strong discouragement include, but are not limited to:

1. A series of individual tanks without integrated infrastructure is a detriment to proper fire protection with adequate volume and pressure to sustain fire fighting efforts.
2. Testing, treating, maintenance, security, and other associated costs greatly increase with each drinking water facility. New regulations related to Homeland Security, the Utah Division of Drinking Water and other precautionary requirements are significantly more complicated to implement with each additional storage tank, treatment device, and wellhead.
3. Maintenance costs such as pumping costs, pump maintenance, storage tank maintenance, etc. increase with the number of tanks feeding the water system.
4. The new well should be placed in an area found to be highly productive for the pumping of underground water. A series of wells will result in facilities with differing productivity, water quality and other disparities.

Private water systems will not be allowed for new development. The water rights used to provide water to the development must be transferred into the name of Payson City in accordance with Title 10, Water Ordinance of the Payson City Code.

Section 2.3 – Electrical Distribution

The existing development in the area included in the East Side Comprehensive Plan is currently served by the South Utah Valley Electric Service District (previously known as Strawberry Electric Service District and also doing business as SESD). In accordance with State statute and Payson City policy, the Payson City Power Department claims the right to provide electrical service to all areas within Payson City. However, this does not mean that an agreement between the two entities to provide electrical service in the most efficient manner cannot be reached. Payson City and SESD should explore the potential of shared systems during the review of each annexation or development request. Regardless, in order for either entity to provide additional electrical service to the anticipated

number of patrons in the area included in the plan, additional power transmission and distribution facilities will need to be constructed.

In an oversimplified statement, the provision of electrical service entails securing generation, the transmission of power to substations, and the distribution of power to individual structures and meters. Although Payson City has enacted impact fees to offset some of the costs associated with providing power to new areas, there are costs that are not included in the impact fee calculation. These higher maintenance costs, system inefficiencies and increased administrative costs must be factored into power rates. However, to the extent possible, it is the policy of Payson City for new growth to pay for itself through the imposition of impact fees, covering the cost of installing power lines and associated facilities, and providing the property necessary to place power facilities.

Although some flexibility is possible in relation to the location of electrical substations and other power facilities, the placement of these facilities should be identified in consideration of transmission facilities, visual impacts, and compatible land uses in the vicinity. The locations identified on the Power Facilities Map are indicative of appropriate locations for electrical substations. Variation in the placement of the facilities indicated on the Power Facilities Map will be carefully scrutinized for aesthetic impacts and the potential affect on property values.

A majority of the power lines in the area included in the East Side Comprehensive Plan will be placed underground. However, the location for high voltage transmission lines which are not cost effective to place underground will need to be identified. Due to noise and aesthetic reasons, the transmission line utility corridor should be located a reasonable distance from residential uses. Walking trails, greenways, storm drainage facilities and other similar uses are appropriate land uses beneath these transmission lines. These uses are not only compatible but also provide a buffer between the transmission lines and unsuitable land uses such as residential dwellings.

The location, size and type of electrical facilities can vary greatly depending on the land use pattern. The location of substations, transmission lines and other facilities indicated on the Power Facilities Map are subject to change upon detailed development review. Each applicant for development approval will be required to indicate both the facilities necessary for the proposed development as well as the impact the development will have on the overall electrical plan.

A unique feature of providing electrical service is that developers are not able to purchase power generation or construct primary electrical facilities such as transmission lines or substations. Therefore, it must be stated that although Payson City will make every effort to secure generation and construct transmission facilities, development approval will not be granted unless power facilities are in place to serve the proposed development.

Section 2.4 – Irrigation Facilities

Despite the beautiful natural surroundings, the area included in the East Side Comprehensive Plan requires irrigation to sustain most of the desirable planting and landscaping materials. Due to limited water resources, careful selection of planting materials that are appropriate for the climatic region and drought tolerant will be required in each development. Furthermore, many areas included in the plan are adjacent to lands operated by the United States Forest Service. Invasion of non-native species can be detrimental to the flora and fauna of the forest as well as wildlife in Payson Canyon.

Where possible, properties in the plan area should be irrigated using the Payson City pressurized irrigation system using surface water sources and gravity powered systems with the exception of agricultural uses which tend to impact the system at an unacceptable level. There will be distinct differences between those properties located above the High Line Canal and those below the facility that transports water from Strawberry Reservoir to project lands located in south Utah County. According to the provisions of the federal processes used to construct the reservoir, only lands included in the project area can be irrigated using this water source. Therefore, the only surface water source for the area above the High Line Canal is the water that flows or is stored in Payson Canyon. The water in Payson Canyon is already used to capacity and expectations of using this water for properties in the plan area may be speculative and impractical.

In areas where it can be demonstrated that a project cannot be served with surface water sources, a single source system may be approved by the City Council. In these areas the use of turf grass and other water consuming

landscaping must be limited to conserve water resources. A limits of disturbance plan will be required for each parcel served by a single source system and the property owner must provide evidence that water consuming landscaping has been kept to a minimum.

In order to operate an effective gravity operated system, locations for settling and stabilization ponds must be identified. In order to properly place these facilities, calculations of pressure generated at certain elevations must be created. It is possible that at least one of the ponds could be placed below the Highline Canal to provide service to the areas of lower elevation near Salem Canal road and State Route 198. However, it is likely that a pond at a higher elevation will be necessary to serve the area above the canal or the water will need to be pumped into the system. With proper planning the ponds can be aesthetic features that add to the built environment.

Section 2.5 – Parks, Trails and Open Space

A primary appeal of residency in the area included in the East Side Comprehensive Plan is the pastoral setting created by mountain vistas, existing agriculture, open spaces, and recreational opportunities in the immediate vicinity such as golfing, hiking and birding. Filling this area from one end to the other with residential dwellings without regard to parks, trails and open space would greatly reduce, if not eliminate, the allure for many potential future residents. Recognizing the importance of these elements, the City Council hired Cooper Roberts Simonson Associates (CRSA) to conduct an open space study and prepare an open space and recreation plan for the planning area. The contents of the plan and the implementation strategies included therein are adopted as a portion of this plan and will be implemented during the annexation and development approval processes for project approval in the East Side Comprehensive Plan area.

The open space and recreation plan (attached hereto) identifies areas that should be protected from future development and includes implementation strategies to preserve these features. The open space plan includes more than undeveloped properties. Trail corridors, recreational facilities, view sheds and parks are combined with large areas of property left in a more natural state creating a comprehensive network of open space.

In particular, a high degree of importance has been placed on preserving a large majority of the Allred Orchard. This goal was highly supported by the current residents in the area as well as the Allred family who are the current owners of the orchard. There are ramifications associated with preservation of the orchard. Some of the areas of the orchard are not as productive as others and may be more conducive to development. Another issue is long term maintenance of the orchard. If, at a future date, the Allred family chooses to cease operations, the orchard must be properly maintained. Due to the nature of fruit orchards, they cannot be simply left to nature without potential negative impact to other orchards in the area by pests, disease and other factors.

Connection or links to major recreational facilities is important. The city owned Gladstan Golf Course, the Four Bay preserve (a five hundred (500) acre area in the foothills owned by the City), and the Uinta National Forest are all within walking distance of all areas included in the plan. Accommodation for equestrian access should also be addressed in the development review process.

An important open space element is the greenbelt/pedestrian facility identified along State Route 198 which provides an entrance feature, utility corridor, safe walking route, aesthetic feature among other purposes. The greenbelt will include a trail that will meander and be removed from the flow of traffic. The facility should be fifty (50) feet wide, but may vary in width depending on the specific development proposals provided the intention of having the greenbelt can be maintained. The greenbelt should be multi-functional and designed to conserve water, accommodate storm drainage and locate public utilities.

Section 2.6 – Public Safety Provision and Facilities

The primary function of government is to preserve the health, safety and general welfare of citizens. Therefore, having the appropriate resources to provide effective ambulance, fire and police services is a critical element in the creation of the East Side Comprehensive Plan.

The planning area is somewhat removed from the current heart of the City and response time is crucial in the provision of public safety services. While Payson City has a full-time police department, many of the ambulance and

fire department personnel are volunteers. Therefore, response time is partially dictated by the location of the ambulance and fire vehicles. A properly situated public safety station will be needed within the area included in the East Side Comprehensive Plan.

The City Council is confident that proper land use planning can improve resident safety. Creating traffic patterns that reduce neighborhood traffic and encourage the use of limited access arterial roads to traverse the area can improve traffic safety. Proper street and individual dwelling lighting can increase safety levels. The creation of sustainable neighborhoods that encourage long term residency can also decrease crime rates.

Section 2.7 – Roads, Streets and Circulation

There is a lack of a consolidated and efficient transportation system in the area included in the East Side Comprehensive Plan. The challenge is to develop a system that will provide convenient access to destinations within Payson City and Interstate 15 that leads to adjacent communities, without funneling traffic through existing residential neighborhoods. At the present time, most of the roads that lead from this area into Payson City, with the exception of State Route 198, connect directly to residential areas with inadequate transportation facilities to accommodate the amount of traffic anticipated to be generated in the plan area.

The Roadway and Circulation Plan attached hereto will provide guidance in the location and design of vehicular transportation facilities in the planning area. Typical neighborhood streets will be laid out in a manner that best serves each individual development and creates proper access to the system of arterial and collector status roads. While flexibility will be necessary for neighborhood streets, modification of the arterial and collector system is expected to be rather static and must be approved by the City Council after a determination that the alternative layout is preferable to approved roadway and circulation plan.

Roadways with capacities in excess of local roads will be designed to reflect the lower density, naturally beautiful environment of the planning area. Landscaped medians, separated traffic lanes, offset pedestrian facilities and attractive streetscapes will complement and even enhance the built environment and maintain the atmosphere anticipated in the area. These details will be determined at the time of annexation to address site specific opportunities and challenges.

Regional transportation facilities will be designed in coordination with neighboring communities and regional government agencies. These planning processes are ongoing in order to identify and protect appropriate corridors. These potential transportation routes will be considered to ensure that the overall circulation plan for south Utah County can be realized. In many instances, corridor preservation is necessary in advance of development so that roadways align and anticipated traffic can be accommodated in the appropriate locations. These larger facilities also need to be coordinated to limit access, provide safe pedestrian crossings and efficient internal circulation patterns.

It will be the responsibility of applicants for development approval to complete any upgrades necessary to the existing roadways and bridges so that the facilities are consistent with the Design Guidelines and Standard Specifications of Payson City or the appropriate jurisdiction. Specifically relating to existing roadways, applicants for development approval should not design primary access onto Goosenest Drive because the facility is inadequate to accommodate any significant increase in traffic volume.

The major transportation routes in the planning area are anticipated to include more than just roadways. These locations are appropriate for aesthetic features, trails, parkways, utility corridors, view sheds and other features necessary to create the built environment envisioned by this planning effort. In particular, the pedestrian facility along State Route 198 should meander and be removed from the flow of traffic protected by significant landscaping and a raised berm. The facility will likely serve as a primary connection from the planning area and Salem Hills High School.

Section 2.8 – Solid Waste Collection

An often overlooked service that can have a significant effect on the aesthetics and convenience of a community is the collection and transport of solid waste. The area included in the East Side Comprehensive Plan is significantly farther away from the Payson City Landfill than a majority of the current municipal boundaries. Transport costs and

employees hours will be increased at disproportional levels due to the location of the East Side planning area and will have an effect on the current efficiency of the solid waste collection system. Therefore, even considerations of solid waste collection must play a role in the creation of an effective land use system.

Well designed and efficient transportation facilities will improve the efficiency of the solid waste collection and transport obligations. Garbage trucks are large and cumbersome vehicles that are difficult to maneuver through roadway facilities that are too narrow due to construction standards or inefficient circulation patterns such as cul-de-sacs. Another factor is the allowable amount of on-street parking that can narrow the travel lanes on the roadways and inhibit the ability of garbage truck drivers to access the solid waste receptacles.

Expansion of the current green waste recycling program into additional forms of household recycling needs to be included in the planning process. A reduction in the amount of solid waste permanently placed in the landfill extends the life of the facility and reduces the need for property purchase. The environmental ethic of Payson City is evident in the protection of Payson Canyon and other pristine areas and should be expanded into recycling efforts.

Section 2.9 – Storm Drainage Facilities

As development occurs the amount of impervious cover will increase significantly. Instead of storm water naturally percolating into the ground, rainfall and melting snow will simply run off of rooftops, roadways, sidewalks and other solid surfaces. This water must go somewhere and that location is logically downhill. Careful calculation of storm water generation, the facilities necessary to collect and convey the water, and facilities to detain or retain the storm water need to be planned and constructed in advance. Waiting until the storm water is generated and flooding occurs is not acceptable.

Storm water facilities can be used as multi-purpose opportunities. For instance, areas used for storm water detention or retention can be used as buffers, open space and even parks with active recreation facilities. The relatively dry climate will allow detention and retention areas to be constructed in a manner that will accommodate storm water and turf areas despite the fact that these areas may occasionally be under shallow water.

There are areas of jurisdictional wetlands in the vicinity of the planning area. If properly planned and designed, it is possible that the storm water generated in this area could be used to augment or improve these wetland areas. However, many of these areas are privately owned and the creation or improvement of wetland areas can have the affect of limiting or even eliminating development potential. Therefore, it is possible that these areas will need to be purchased prior to using them for accommodation of storm water.

As south Utah County continues to grow, water resources do not. The amount of water in this area, both above and below ground is a finite resource. Therefore, exploration of the potential to reuse storm water for irrigation purposes, ground water recharge, and other similar uses will be expected of each applicant for development approval.

Section 2.10 – Wastewater Collection

The lack of development in the area included in the East Side Comprehensive Plan can be partially attributed to the absence of wastewater facilities in the vicinity. The Payson City Council, working with the communities of Elk Ridge and Woodland Hills, caused a comprehensive wastewater study to be conducted that resulted in the identification of a collection system that will serve a significant portion of the area included in the East Side Comprehensive Plan as well as neighboring communities. The project commenced in late 2006 and construction was completed in the summer of 2007. Existing dwellings and development proposals in the unincorporated area of Utah County will not be allowed to use this system to provide wastewater services.

It should be noted that all parcels located north of Salem Canal Road in the planning area cannot be served by the new sewer trunk line so an alternative method of wastewater collection will need to be implemented. The new facility will need to serve all remaining parcels between Salem Canal Road and State Route 198 and preferably property north of State Route 198. Small self-contained systems or individual lift stations will not be allowed. Property owners will need to coordinate efforts to provide regional facilities.

Similar to the earlier statements about the reuse of storm water, the reuse of effluent will be a common practice in the future. At the current time, Payson City does reuse treated effluent in the cooling towers of the Nebo Power Station. However, the City is also seeking approval to reuse treated effluent for irrigation purposes. It is likely that this will become an important resource as the area continues to grow.

Section 2.11 – Non-Municipal Public Utilities

A comfortable living style will include services not provided by Payson City. Residents in the area included in the East Side Comprehensive Plan will obtain cable television, natural gas, telephone and potentially other services from privately owned public utility companies. Inclusion of the facilities necessary to provide these services in the planning process will lead to more efficient and effective systems saving future residents money.

The non-municipal services are provided using a network of public utility easements that surround each dwelling lot, as well as placement in major transportation corridors. Each applicant for development approval will be required to plan for and accommodate non-municipal utilities in the design of the project.

Chapter 3 – Land Use Considerations

Proper development results from the identification of a proper mixture of appropriate infrastructure systems and consideration of land use opportunities and constraints. The Planning Commission and City Council must navigate a complex series of technical processes including annexation, capital improvement programming, development review and finally construction. Compatibility with development patterns in Payson City as well as in surrounding jurisdictions, consideration of existing uses, and contemplation of geographic opportunities are important factors in the future land use pattern in the East Side Comprehensive Plan.

Section 3.1 – Compatibility with Surrounding Communities

Creating a high quality of life for the future residents in the planning area requires more than focusing on just the property included in the East Side Comprehensive Plan. Transportation systems, compatible and complementary land use patterns and connectivity with areas beyond the boundaries of the planning area will significantly impact the living environment of the residents living within the boundaries of the East Side Comprehensive Plan. Therefore, a coordinated effort between Payson City, the communities of Elk Ridge and Salem, and Utah County is necessary to ensure successful implementation of the planning ideals of this document.

Payson City claims no land use jurisdiction within the boundaries of other government entities. However, this plan has been prepared after seeking input from the appropriate planning authority in an effort to increase the predictability and successful outcome of the East Side Comprehensive Plan. Some of these planning authorities include, but are not limited to:

1. Elk Ridge City shares a common boundary with Payson City. Each of the two cities benefit from the positive relationship established by previous leaders. Payson City and Elk Ridge are engaged in a partnership for the treatment of wastewater and work together on many other municipal issues. Most notably, the location of Gladstan Golf Course and the land uses that surround the Payson City owned facility is an important issue to each community.
2. The Highline Canal Company provides irrigation water to several properties in the planning area and operates the largest water course in the area, the Highline Canal. Urban encroachment will affect the ability of the Highline Canal Company to operate and maintain irrigation facilities. Development and crossings (bridges) near the canal will need to be coordinated with the Canal Company.

3. Mountainland Association of Governments is a regional government agency organized to assist the communities in Summit, Utah and Wasatch counties with aging services, economic development, land use planning, transportation planning and water quality. Each of these services will be affected by the East Side Comprehensive Plan although land use and transportation planning will be of specific concern.
4. The Salem Canal Company provides irrigation water to several properties in the planning area and operates a primary irrigation facility, the Salem Canal. As property develops, it will be important to ensure that irrigation water can be delivered to down stream users without interruption caused by inappropriate development practices.
5. Salem City is located east of the planning area, and although Payson City and Salem City abut for a short distance at the current time, the two cities will share a common boundary in the future. Even without the need for long range comprehensive planning, Payson and Salem already face issues that require coordination. For instance, the cities share students at various education facilities and the need for effective and safe transportation routes will be important.
6. South Utah Valley Electric Service District (dba SESD) is responsible for providing power services to the property included in the East Side Comprehensive Plan prior to annexation into Payson City. A coordinated effort between Payson City and SESD will result in a more efficient and cost effective power system with limited redundancy of effort and facilities.
7. The United States Forest Service (USFS) shares a boundary with Payson City and many of the trails planned in the East Side Comprehensive Plan are intended to allow residents to access the facilities in the Uinta National Forest. Important issues include the management of off-road vehicles, non-motorized access to the forest,

implementation of the principles included in the Payson City wildland fire interface zone, and existing municipal facilities adjacent to USFS property including Payson Canyon Park and the Four Bay property.

8. Utah County is the governmental agency with jurisdiction over all unincorporated areas in the county. Careful coordination with Utah County can reduce the possibility of impatient land owners developing property in manner that is inconsistent with the tenants of the East Side Comprehensive Plan. A disorganized development pattern can result in roads and other infrastructure in improper locations and of inadequate capacities.

It is the intention of the Payson City Council to obtain a resolution of support from each of the entities listed above in association with the adoption of the East Side Comprehensive Plan. Without their support, long range planning of this area by Payson City would be a futile effort. On the other hand, working together these agencies can create a land use pattern that will benefit land owners, improve the quality of life of current and future residents, and ensure the efficient and effective provision of the services provided by each entity.

Section 3.2 – Continuation of Agriculture and other Existing Uses

The area included in the East Side Comprehensive Plan will not develop all at once and development of these areas may be inconsistent with existing uses. Therefore, development of the planning area will need to occur in a manner that continuation of existing agricultural pursuits and other incompatible land uses will not affect the living environment of the residents, and likewise that the habits of the residents or complaints about the existing uses will not impede the livelihood of those choosing to engage in agricultural activities, including the keeping of animals.

It is the intention of Payson City to allow and even promote agricultural uses as long as landowners choose to pursue these activities. There may even be some opportunities for non-farming and non-residential activities such as Farmer's Markets and agri-tourism. Protective measures such as agricultural protection overlay zones, buffer areas and other similar procedures will be used to defend agricultural efforts. However, when these pursuits are discontinued, proper elimination of fruit trees or other crops will be completed prior to the commencement of project construction to avoid the introduction of undesirable pests and disease. Furthermore, in coordination with the current landowners and in order to protect the current farming operations, the planting of non-commercial fruit trees will not be allowed in the planning area. Payson City will coordinate with the Utah State University extension service to protect the commercial orchards in the planning area.

Where appropriate, vast buffer areas wide enough to separate residential and agricultural uses will be required in the development layout. These areas can be used as parkways, trails, open space, large lot zoning with building envelopes or for other active and passive recreational purposes but must be provided in an effort to reduce conflict between incompatible land uses. These buffer areas have been identified on the East Side Development Concept Plan as "Sensitive Development Area."

Animal rights are enjoyed by many residents and landowners in the East Side planning area. Future zoning and development should consider the social nature of animals and provide adequate area for habitation in appropriate locations in the planning area. It is the intention of the plan to include areas with lots large enough to accommodate domesticated animals in an atmosphere conducive to their instinctive lifestyle.

Section 3.3 – Unique Development Opportunities

The property included in the East Side Comprehensive Plan is a rare mix of beauty, undeveloped land, and is located near suburban settings with high potential for fiscal return because of development opportunities. View sheds, grade separated roadways, use of non-reflective materials, rooflines, and other unique and appropriate design controls and specific project details must be used to ensure that development in this area is different from the traditional development pattern found in communities up and down the Wasatch Front.

Some of the more unique opportunities include:

1. The introduction of housing options that will bring balance to the housing opportunities available in Payson City. At the current time, Payson City has a vast array of relatively low and moderately priced residential dwellings. However, there are very few high end housing options available for those able to construct larger more expensive homes and maintain larger lots.
2. Streetscape and the "feel" of this area will be influenced by design and improvement of the major transportation corridors. The rural character can be retained by creating parkways with tree lined streets, attractive landscaping and fencing separating the road from adjacent development, center medians, and appropriate lighting standards. These aesthetic controls should be employed along State Route 198 as well as the other major transportation routes.
3. The mountain views and pastoral setting of the planning area should be preserved for future generations. Given the likelihood that much of the land will be developed in the future, it will be important to identify areas where the mountain views can be enjoyed in perpetuity along major transportation routes. These locations were identified by a consultant hired by the City Council and have been included as an attachment hereto. The preservation of orchards and other agriculture from similar important vistas must be an important factor in development layout.
4. The area is traversed by a major irrigation facility, the Highline Canal. Rather than viewing the canal as a development obstacle, the facility should be integrated into the fabric of the development pattern. The canal can serve to separate development from agriculture, delineate differing types of residential densities, and for other practical purposes. Moreover, the canal should be protected from urban encroachment and beautified during the development process. Both of these goals could be accomplished through appropriate and attractive fencing and landscaping.
5. Agricultural preservation will be a key component of development in the planning area. Despite the challenges of preserving orchards due to the need for constant care (insecticides, pruning, replacement of aging trees, etc.), this area is geographically well suited for the production of orchard fruit. Other field crops such as corn, grain and hay is also viable in the planning area. Careful development layout can assure the potential for agricultural vitality for generations to come. Appropriate ancillary uses are also encouraged such as fruit stands or marketplaces.
6. Because this large area is mostly undeveloped, the opportunity to create effective trail systems, integrated transportation systems, efficient infrastructure facilities is possible. However, none of these systems can be economically created after development is in place. Therefore, each development proposal, regardless of size, will be reviewed in consideration of how the development will impact the potential of realizing these important facilities.
7. The potential for excellent school facilities, coordinated public safety services and other non-municipal services that affect the quality of life of residents is possible through proper land use planning. Jurisdictional boundaries are secondary considerations for these and other services needed by residents.

Section 3.4 – Previous Approvals and Uses

The area included in the East Side Comprehensive Plan is currently a portion of the unincorporated area of Utah County. The current and past land use authority in this area is Utah County and previous land use approvals such as subdivision of land, conditional use permits, zone changes, etc. may have been granted by the legislative body of Utah County or the governing statutes of the County. It is the intention of the City Council to require each petitioner for annexation to provide information about the existing uses, including animal rights, in an annexation petition that are anticipated to continue following inclusion of the property in the corporate boundaries of Payson City. The City Council may, but is not obligated to, allow these uses to continue. However, any use not identified in a Specific Plan and Annexation Agreement will not be granted non-conforming status upon annexation.

Improper division of land, existing uses that are not in compliance with the provisions of the Utah County Zoning Ordinance or violation the land use regulations of Payson City will not be recognized by the Payson City Council. The City Council reserves the right to take necessary legal action to remedy land use violations upon annexation.

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 that 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.

Chapter 5 – Approval Procedure

The creation of an additional land use ordinance, the East Side Comprehensive Plan, could potentially complicate the development approval procedure. While this is not the intention of the City Council, it is important to clarify, to the extent possible, the anticipated development approval procedure. It should be reiterated that the regulations of this plan are in addition to, and not intended to replace, the provisions of the Payson City General Plan or the development ordinances of Payson City.

Section 5.1 – Annexation

The first step toward development approval from Payson City for property included in the East Side Comprehensive Plan is annexation. Annexation is a process of extending the municipal boundaries of Payson City to include property previously unincorporated and governed by Utah County. The specific details of the Payson City annexation process can be found in Chapter 19.12, Annexation of the Payson City Zoning Ordinance. In general, annexations will be at least one hundred (100) acres in size and be accompanied by a Specific Plan that identifies how municipal services will be provided to the area and the anticipated development pattern. Annexations that create peninsulas or islands of unincorporated property are not allowed by State statute. Furthermore, annexations that isolate properties or inhibit a proper development pattern will be denied by the Payson City Council.

Annexation is perhaps the most important and effective land use planning tool available to municipalities. The City Council is not obligated to approve annexations and will not annex properties unless it can be demonstrated that the inclusion of the property will be beneficial to the existing residents of the City. Owners of property in unincorporated areas should not view annexation as a right, but rather a privilege and an opportunity to connect to municipal infrastructure systems that existing residents have spent tens of millions of dollars to construct and operate.

Finally, annexation is often a matter of timing rather than a reflection on the quality of development. Annexation should occur in a manner that disjointed or leap-frog development patterns are minimized and the logical extension of municipal boundaries and infrastructure results. The City Council will consider annexations on the overall benefit to the community rather than the financial benefit to individual property owners. As stated above, it is likely that development of the planning area will take several years and even decades to complete.

Section 5.1.1 – Special Considerations South of Salem Canal Road

Annexation petitions are typically generated by landowners that recognize the benefits of being included within the boundaries of the municipality such as access to municipal utility services, provision of public safety and other services provided by the City. Therefore, input from landowners and residents within an area proposed for annexation is weighed heavily by the City Council. In relation to the East Side Comprehensive Plan, the amount of citizen participation in the planning process was remarkable and the Planning Commission and City Council evaluated numerous suggestions presented by the landowners and residents in the East Side planning area.

From the early stages in the planning process, many of the landowners and residents south of Salem Canal Road suggested that the minimum acreage for annexations in this area be increased to protect agricultural pursuits, and to discourage disjointed development patterns and piecemeal development. The City Council determined by consensus that any portion of an annexation that extends south of Salem Canal Road will need to include at least three hundred (300) acres. In other words, if an annexation includes property both north and south of Salem Canal Road, the portion south of the road will need to contain at least three hundred (300) acres. Furthermore, each annexation sponsor seeking annexation south of Salem Canal Road will need to demonstrate how the proposed annexation will address the primary concerns of agricultural preservation and a cohesive development pattern.

Section 5.2 – Zoning Designation

Upon annexation, the Payson City Council will designate the zoning of the property. Zoning will identify the allowable use (including animal rights where applicable), density and configuration or development layout of new

projects. There will likely be several zoning designations implemented in the planning area. The City Council will consider many issues prior to the designation of zoning including geotechnical issues, visibility, access, and conformance with the provisions of this planning document.

While zone changes are possible, they are highly discouraged because the infrastructure planning for the property included in the East Side Comprehensive Plan was prepared in anticipation of the development pattern indicated on the Development Concept Plan attached hereto. Therefore, alterations in density and infrastructure layout would have a significant impact on the development pattern. When a zone change is considered, it will be the responsibility of the applicant to demonstrate that the zone change will not affect other properties in the planning area, or that any properties affected support the proposed zone change.

Section 5.3 – Subdivision Approval

Any division of land, even the division of one parcel into two parcels, requires the approval of a subdivision in accordance with the provisions of Title 20, Subdivision Ordinance of the Payson City Code. Subdivision approval is contingent upon the ability of Payson City to provide municipal services, compliance with the development ordinances of Payson City, and compatibility with this planning document.

The most important factor of subdivision approval in this area is the availability of adequate public facilities to serve the proposed development. The levels of service adopted by the Payson City Council can be found in Chapter 20.15 of the Payson City Subdivision Ordinance. Prior to subdivision approval, each applicant must be able to demonstrate that public facilities are available to serve the development or how the applicant will extend infrastructure systems to provide adequate services.

Section 5.4 – Density Transfer Provisions

There are many methods of density transfer intended to protect more sensitive areas from development pressures while allowing the owners of these properties to realize some financial benefit from their property. When these areas are included in a larger development, clustering of dwelling units in the most suitable locations can be an effective means of preservation. However, when protection of these areas is not included in a development layout, other preservation tools such as low density zoning, fee simple purchase of property, or the transfer or purchase of development rights may need to be implemented.

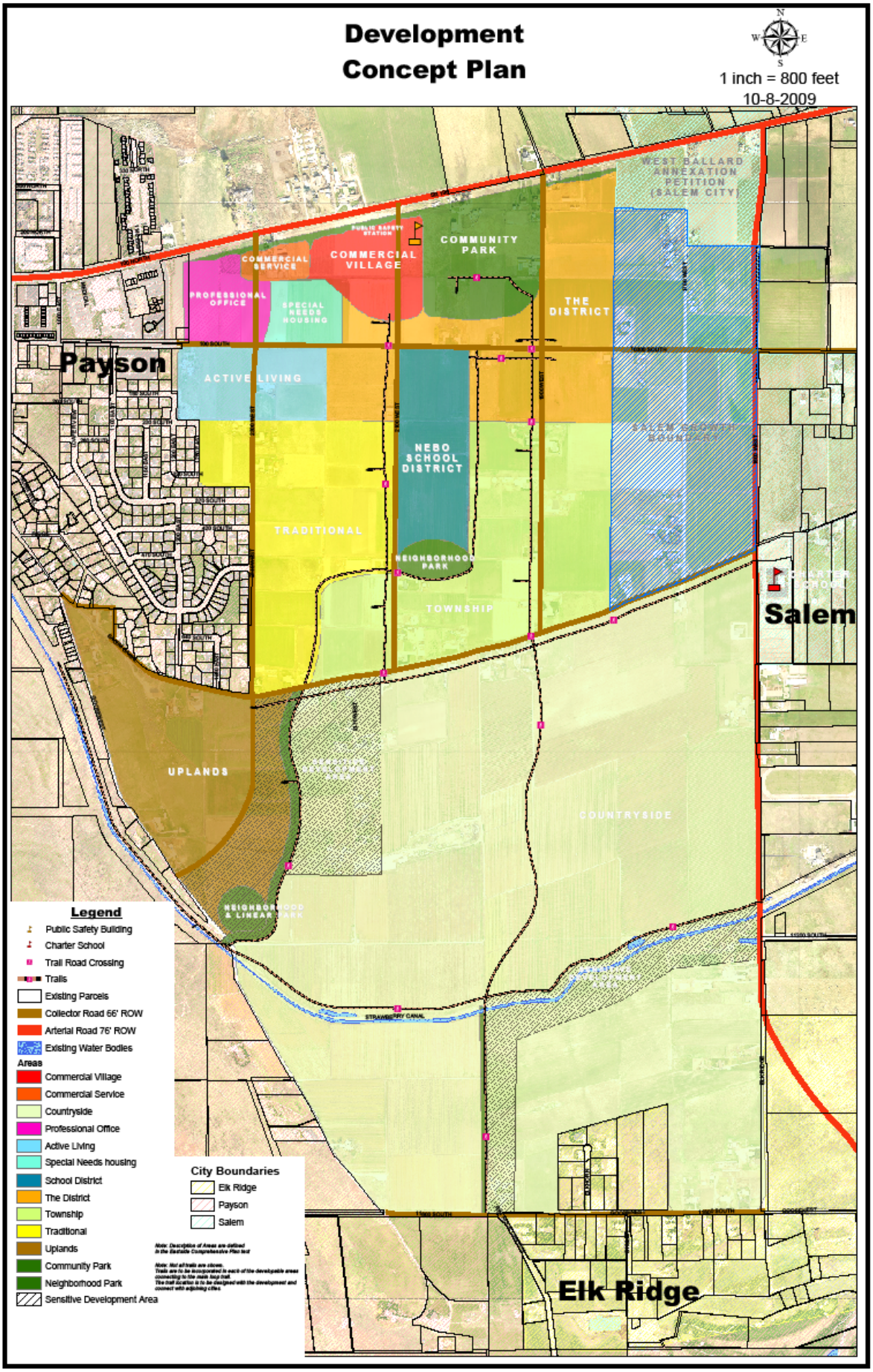
Summary

The East Side Comprehensive Plan represents the very best of collaborative land use planning. Working together, the residents, landowners, municipal employees, appointed officials and elected officials have created a plan that considers the current uses and conditions, potential development patterns, and the future atmosphere of the planning area. Productive debate and sharing of ideas have served to improve the plan and all participants have been given the opportunity to address specific and general concerns.

In order to accomplish the task, it was necessary to take more time, hold more hearings than legally required, and incorporate some non-traditional land use strategies. The outcome is a healthy compromise between the City and the landowners that will serve future residents as well.

The unique planning process began with staff looking into the development potential in the area, obtaining input from the stakeholders, obtaining a recommendation from the Planning Commission and finally approval from the City Council. A series of maps, documents and supporting materials were created that evolved into a hybrid version of the initial concept that ended in a plan acceptable to all.

The East Side Comprehensive Plan will result in an area of Payson that recognizes and celebrates rural development with an emphasis on agricultural preservation and environmental quality. The plan provides guidance to prospective investors and future residents to avoid future conflict and misrepresentations. Recognizing that growth will occur in south Utah County, this plan allows the landowners and City officials to identify and take the elements that make this area so unique and desirable in their present condition and protect them for the enjoyment by current and future residents and visitors to the community.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Payson
ACTIVE LIVING
SALEM SOUTH BOUNDARY
NEBO SCHOOL DISTRICT
TRADITIONAL
NEIGHBORHOOD PARK
TOWNSHIP
Salem
UPLANDS
COUNTRYSIDE
NEIGHBORHOOD & LINEAR PARK
STRAWBERRY CANAL
Elk Ridge
Legend
Public Safety Building
Charter School
Trail Road Crossing
Trails
Existing Parcels
Collector Road 66' ROW
Arterial Road 76' ROW
Existing Water Bodies
Areas
Commercial Village
Commercial Service
Countryside
Professional Office
Active Living
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City Boundaries
Elk Ridge
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