

June 29, 2020

Hello Neighbor,

We are excited to bring you initial details regarding our proposed improvements on three properties along 100 North and centered around 500 West here in Payson!

As you may have noticed over the years these lots have deep and vacant backyards that have mostly been maintained to the best of our, and the previous owners, abilities. We have always considered the possibility of utilizing this open space for homes to be built on, and are a bit closer to realizing that dream.

Payson City has an Ordinance that allows for Infill Zones, titled the “RMO-1 Two Family Residential Overlay.” This is a carefully considered piece of City Code that is exceptionally strict, and for good reason. Payson City recognizes that infill projects are necessary, but these projects need to come with improvements that add value and beautification to the existing neighborhood where they are being proposed.

In working closely with city staff over the last 8 months we have developed a proposal that closely follows this “RMO-1” Ordinance in terms of housing product, amenities, open space, and setbacks. But more importantly, this time spent has given us the opportunity to understand the perspective of the existing neighborhood and carefully consider a project that is a low impact use of the space. We are pleased with the final results and aesthetic of this extension designed to complement our existing community.

We are currently still in the early phases of this project, but look to formally submit an application to city staff, which would then be reviewed by the City’s Planning Commission, and City Council members for approval. There will be formal correspondences sent from Payson City directly to you at that time.

In the meantime, as your neighbors we want to inform you directly as we are essentially partners in this endeavor. This addition to our community brings an opportunity to benefit from street improvements, a centralized park with additional open spaces, and new neighbors and families to enjoy.

We have attached our proposed layout, and a conceptual image of our housing product. If you are interested, you can read the ordinance we are following, the “RMO-1 Two-Family Residential Overlay” found in section 19-6-8 page 19-40 of Payson City Code at the following link:

https://paysonutah.org/storage/2016/05/Title-19-Zoning_Adopted-05-06-2020.pdf

And lastly, you may have questions, please email us directly at ElmHollowPayson@gmail.com

Sincerely,

The Elm Hollow Team

Proposed Housing Product