

Payson – Residence at South Have Farms

1449 East 100 South
Payson City, Utah 84651

The proposed development includes 210 apartments separated throughout 9 buildings. The property is currently zoned for residential multi-family use, where 20 Units per acre are permitted. The buildings will have a farmhouse style exterior that is a mix of stone, hardie board, brick, and an asphalt shingle roof.

Some of the amenities scattered around the buildings include:

- 2 Covered Pavilions – with Shaded BBQ area
- 1 large central Tot Lot
- 2 Dog Parks

The South Haven Farms community will also be served by a Master Clubhouse. The South Haven Farms Clubhouse will include the following amenities:

- Pool
- Hot Tub
- 2 Shaded BBQ Areas
- Fitness Center
- Indoor Kitchenette/Gathering Space

South Haven Farms is proposing that since a significant portion of the amenities will be in the community Master Clubhouse, that up to six building permits for the Residence be allowed to be issued before the Clubhouse permit and construction must start. Permits for buildings 7, 8, and 9 will not be issued until construction on the clubhouse has begun. The hope is that this would allow residents to be living there to support the maintenance of the Master Clubhouse once it is finished.

The amenities in the Master Clubhouse will be shared by the Residence, Towns, and Suite 55 at South Haven Farms (approximately 400 units). We believe we can offer a nicer amenity package by having the various residents in the different parts of the community share the cost and maintenance of the clubhouse and pool area.