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Utah Avenue West Specific Plan and Annexation Agreement

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UTAH COUNTY RECORDER
2006 Nov 13 10:16 am FEE 0.00 BY VM
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Utah Avenue West Specific Plan and Annexation Agreement

Chapter 1 – Executive Summary

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The Specific Plan and Annexation Agreement is a collaborative effort between Payson City and the proponents for annexation to create a land use pattern that results in the development of property in an orderly and efficient manner. The Utah Avenue West Annexation consists of slightly more than one hundred fifty (150) acres located generally between 900 West (3950 West, Utah County coordinate system) and 1800 West (4600 West, Utah County coordinate system), and between 600 North (9900 South, Utah County coordinate system) and Utah Avenue (10400 South, Utah County coordinate system). The Payson City Council determined that the property in the annexation located east of the railroad tracks will be designated as I-1, Light Industrial and the property included in the annexation located west of the railroad tracks will be included in the R-1-A, Residential Agriculture Zone. There are a few existing single family dwellings and some other non-residential structures within the annexation area, but primarily the property in the annexation is undeveloped land used for agricultural purposes.

It is anticipated that the property in the annexation, when developed, will include industrial properties assembled in a manner that will accommodate both large industrial users and smaller independent businesses together with low density single family residences west of the railroad tracks. However, beyond the primary uses, the development pattern will contain open spaces, parks and trails, storm water facilities and other typical amenities associated with the land uses designated by the City Council.

Section 1.1 Legislative Authority

By authority of the Utah Code Annotated, 1953, as amended, §10-2-401 et. seq. known as Annexation, and §10-9a-101 et. seq. known as The Municipal Land Use Development and Management Act, the Payson City Council determined that it was in the best interests of the citizens of Payson City to approve the petition for the Utah Avenue West Annexation and extend the municipal boundaries of Payson City. Furthermore, as set forth in Title 19, Zoning Ordinance and Title 20, Subdivision Ordinance duly adopted by the Payson City Council, the City Council found it to be in the best interest of the citizens of Payson City to approve this Specific Plan and Annexation Agreement consistent with Chapter 19.12 of the Payson City Zoning Ordinance. If any part of this Specific Plan and Annexation Agreement is found to be improper or illegal by a court of competent jurisdiction, that specific part shall be appropriately altered with all remaining language to remain in full force and effect.

Section 1.2 Amendments and Alterations

Only by a majority vote of the Payson City Council may any part, chapter, or section of this Specific Plan and Annexation Agreement be amended or altered. An amendment or alteration may be presented by any landowner in the Utah Avenue West Annexation, applicant for development approval, the Payson City Planning Commission, staff or members of the City Council. If any part, chapter, or section of this Specific Plan and Annexation Agreement is amended or altered, all other parts, chapters, or sections shall remain unchanged and in full effect. Prior to any amendment or alteration, all landowners shall be notified in writing and may submit written comment to the City Council.

Section 1.3 Background

The Specific Plan and Annexation Agreement process enacted in the adoption of the Zoning Ordinance amendment of December 19, 2001 allows the City Council to be involved in the development process at the appropriate time, in the beginning. Because densities, land use objectives, and specific features of future development have been identified, each party involved can move forward with confidence and predictability. The process will help eliminate tension between developers of the project and Payson City. Early identification of infrastructure needs will also allow developers to install utility facilities that will accommodate the entire project rather than installing inadequate facilities through a piecemeal approach that often leads to unnecessary replacement of facilities prematurely.

As the area is transformed from agricultural uses into a developed area, Payson City and the future developers should be sensitive to the needs of those who choose to continue to use property within and surrounding the annexation for agriculture. Proper communication and development layout can minimize the conflict between new

development and traditional land uses. Irrigation facilities, hours of operation, odors, dust, and noise are associated with agricultural uses and residents of the development should be notified in advance of the potential impacts. Payson City supports agricultural uses for all those desiring to continue such use of the land.

Section 1.4 Connection of Existing Homes to Utilities

As part of development approval, all existing homes and qualified structures of petitioners and non-petitioners must be connected to Payson City utility services including drinking water, pressurized irrigation, sewer, and electrical. However, due to the existing circumstances and desired future development pattern, utility connection will be completed as follows:

Property west of Railroad Tracks

Prior to the issuance of any building permit for property included in the Utah Avenue West Annexation located west of the railroad tracks, all existing residential dwellings will need to be connected to municipal services at the expense of the applicant for development approval.

Property east of Railroad Tracks

Because the anticipated future use of the property located east of the railroad tracks is industrial, encouragement of residential uses is counterproductive. Each residential dwelling is a non-conforming use in the I-1, Light Industrial Zone and connection to utility will only occur if required by State statute or in accordance with the provisions of Chapter 19.14 of the Payson City Zoning Ordinance.

Provisions Applicable to all areas of the Annexation

It shall further be the responsibility of the applicant for development approval to properly address the elimination of all individual wells, if necessary, and septic tanks on the development site in accordance with State, County and City regulations.

Section 1.5 Existing Businesses and Uses, Remedy of Existing Violations and Non-Conforming Uses

The annexation sponsor has conducted a property inventory for all properties in the proposed annexation. The existing use of each property is included in the table below. Upon annexation, the City Council determined that the property classified as permitted or non-conforming is acceptable, but that the property classified as a violation must be remedied prior to recordation of the annexation plat. If a use of the property is not included in this inventory, the use will not be recognized by Payson City at a future date and may result in a violation of the Payson City Zoning Ordinance with associated penalties.

<i>Parcel Number</i>	<i>Current Owner</i>	<i>Parcel Size</i>	<i>Current Use</i>	<i>Classification</i>	<i>Zoning Designation</i>
30:022:0025	Stotlar (sold to Coopers)	5 acres	Single family dwelling, barns, agriculture, animals (6 horses, 3 cows)	Violation – debris and refuse, inoperable vehicles	I-1, Light Industrial
30:022:0024	Hales	3 acres	Single family dwelling, workshop, agriculture animals (3 horses, 1 cow)	Violation – debris and refuse, inoperable vehicles	I-1, Light Industrial
30:022:0050	Brunson	4 acres	Agriculture, animals (4-6 horses, 1 cow)	Violation – debris and refuse	I-1, Light Industrial
30:022:0072	Jarvis	5.18 acres	Agriculture, animals (4-5 horses, 10 cows)	Non-conforming	I-1, Light Industrial
30:022:079	Taylor	5 acres	Agriculture, animals (5 horses)	Non-conforming	I-1, Light Industrial
30:022:0070	Hatfield	4 acres	Agriculture, animals (6 horses, 2 cows)	Violation – removal of inoperable vehicles define animals	I-1, Light Industrial
30:022:0023	Critchfield	8.11 acres	Construction storage yard	Violation – weed control, debris and refuse, inoperable vehicles	I-1, Light Industrial
30:022:0022	Thompson	9.55 acres	Agriculture, animals (5-6 horses)	Non-conforming	I-1, Light Industrial
30:022:0015	Wilcock	7.66 acres	Single family dwelling, agriculture, animals (5-6 horses)	Non-conforming	I-1, Light Industrial

30:022:0004 30:022:0017	Mortensen	3.6 acres	Agriculture, animals (5 horses)	Non-conforming	I-1, Light Industrial
30:022:0018	Ballard	2.27 acres	Agriculture, animals (3-4 horses)	Non-conforming	I-1, Light Industrial
30:022:0031	Moore	2.28 acres	Agriculture, animals (3-4 horses)	Non-conforming	I-1, Light Industrial
30:022:0012	Comer	1 acre	Workshop, agriculture, animals (1 horse)	Non-conforming	I-1, Light Industrial
30:022:0013	Bowles	9/10 acres	Agriculture, animals (1 horse)	Non-conforming	I-1, Light Industrial
30:022:0022	Thompson	1.98 acres	Agriculture, animals (5 horses, 1 cow)	Violation – removal of inoperable vehicles, define number of animals	I-1, Light Industrial
30:022:0033	Knuteson	3.54 acres	Agriculture, animals (4 horses)	Non-conforming	I-1, Light Industrial
30:019:0035 30:022:0052 30:022:0053	Cooper	35 acres	Two (2) single family dwellings, agriculture, animals (12 horses, 2 cows, 3 pigs and chickens)	Non-conforming	R-1-A, Residential Agriculture
30:021:0002	Tanner	5.89 acres	Single family dwelling, agriculture, animals (5 horses, 4 cows)	Non-conforming	R-1-A, Residential Agriculture
30:020:0041	Lance	2.62 acres	Single family dwelling, agriculture, animals (2 horses, 2 cows)	Non-conforming	R-1-A, Residential Agriculture
30:020:0042	Miller	13.41 acres	Single family dwelling, agriculture, animals (2 horses, 2 cows)	Non-conforming	R-1-A, Residential Agriculture
30:022:067	Van Gils (Davis)	8.66 acres	Single family dwelling, agriculture, animals (2 horses, 4 cows)	Non-conforming	R-1-A, Residential Agriculture
30:022:0037 30:022:0038	Craig Christensen	4.76 acres	Single family dwelling, agriculture, animals (6 horses, 12 cows, 3 pigs, chickens, pigeons)	Non-conforming	R-1-A, Residential Agriculture

Unless expressly permitted by this Specific Plan and Annexation Agreement, continuation of businesses or uses that are not consistent with the regulations and requirements of the underlying zone are not permitted. For the purposes of this Specific Plan and Annexation Agreement, the following businesses and uses are permitted to continue until the time of development approval for the parcel:

1. Agricultural uses including farming, ranching and pasturing, including existing animal rights for each legal parcel in the annexation, until the time of development approval for the parcel proposed to be developed.
2. Typical residential uses.

Section 1.6 Correction of Zoning Violations

All existing zoning violations were intended to be remedied prior to recordation of the annexation. If any violation of the land use ordinances of Utah County was not acknowledged prior to recordation of this Agreement, the owner of the property is not relieved of the responsibility to remedy the violation. Furthermore, failure to identify a violation shall not create a non-conforming status for any property in the annexation. Following annexation, all properties in the annexation are subject to the provisions of Chapter 19.24, City Beautification of the Payson City Zoning Ordinance and any other relevant sections of the Payson City Code.

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 2 – Introduction

The Utah Avenue West Annexation consists of slightly more than one hundred fifty (150) acres located generally between 900 West (3950 West, Utah County coordinate system) and 1800 West (4600 West, Utah County coordinate system), and between 600 North (9900 South, Utah County coordinate system) and Utah Avenue (10400 South, Utah County coordinate system). About half of the property is located east of the railroad tracks and will be developed as industrial businesses. The remainder of the property in the annexation is anticipated to contain single family dwellings on relatively large lots.

Section 2.1 Purpose and Intent

The purpose and intent of this Specific Plan and Annexation Agreement is to allow petitioners of the annexation and Payson City to agree on issues such as allowable uses, density, streetscape, amenities, and other development objectives prior to development of the area in the annexation. This process will lead to an attractive community that functions in a way that will add quality of life to future residents while allowing Payson City to provide municipal services in a cost effective and efficient manner. The Specific Plan and Annexation Agreement will clarify the requirements for future development proposals and the types of uses that will be acceptable in specific areas.

Section 2.2 Approval History

The annexation petition for the Utah Avenue West Annexation was initially accepted for further review by the City Council on July 7, 2004. On March 2, 2005, the Utah Avenue West Annexation was selected to move forward in the annexation process because of the potential for low density residential development and the inclusion of industrial areas. The City Council following a public hearing for which all affected entities identified in State statute, Payson City residents within one thousand (1,000) feet, and residents in the unincorporated area within one half (½) mile of the annexation were notified, approved the annexation petition on April 4, 2006. Approval of the Specific Plan and Annexation Agreement constitutes an identification of approved densities and land use categories and other required features of development within the annexation. Approval of the Specific Plan and Annexation Agreement does not grant subdivision approval, site plan approval, or approval of any building permit, sign permit or other land use activity regulated by Titles 3, Building and Construction; 19, Zoning Ordinance; 20, Subdivision Ordinance; or 21, Sensitive Lands Ordinance of the Payson City Municipal Code. This Specific Plan and Annexation Agreement shall be binding to the present and all future owners of property within the Utah Avenue West Annexation.

Section 2.3 Limited scope of Annexation

Approval of the Utah Avenue West Annexation does not represent any intention, interest or obligation of Payson City to process or approve additional annexation in the general vicinity of the Utah Avenue West Annexation. Each annexation petition is reviewed on its own merits and is a legislative decision of the City Council of which the City Council has no obligation to approve.

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Chapter 3 – Land Use Density and Permitted Uses

In accordance with Section 19.12.11 of the Payson City Zoning Ordinance, when land is annexed into the City, the City Council will determine the appropriate zoning designation or the City Council may approve land use densities through the approval of a Specific Plan. The City Council may adopt, as part of an Annexation Agreement, a Specific Plan for any area proposed for annexation. If the City Council adopts a Specific Plan as part of an Annexation Agreement, the density approved in the Specific Plan together with any other specific requirements of the City Council must be followed as the area develops. Refer to Attachment A – Specific Plan Map for graphic representation of the Utah Avenue West Annexation Specific Plan.

Unless expressly indicated in this Specific Plan and Annexation Agreement, development of the area must satisfy all requirements of the development ordinances of Payson City including, but not limited to, the Zoning Ordinance, Subdivision Ordinance, Sensitive Lands Ordinance, and the Design Guidelines and Standard Specifications of Payson City in effect at the time of development review of the proposed development.

Section 3.1 Underlying Zoning

It is anticipated that the property in the Utah Avenue West Annexation will develop in accordance with the land use designations and densities listed in this Specific Plan and Annexation Agreement. The underlying zoning for all properties located east of the railroad tracks is hereby designated as I-1, Light Industrial and the underlying zone for all properties located west of the railroad tracks is hereby designated as R-1-A, Residential Agriculture Zone through the approval and adoption of this Specific Plan and Annexation Agreement by the City Council. If an applicant chooses to develop any property in the Utah Avenue West Annexation in accordance with this Specific Plan and Annexation Agreement, the applicant must satisfy all requirements of this Specific Plan and Annexation Agreement together with the applicable sections of the development ordinances of Payson City including, but not limited to, the Zoning Ordinance, Subdivision Ordinance, Sensitive Lands Ordinance, and the Design Guidelines and Standard Specifications of Payson City.

The Official Zoning Map of Payson City shall indicate the Utah Avenue West Annexation as Specific Plan #2006-1 and make reference to the underlying zones as described above. The Zoning Map will be kept in the Development Services Department for public reference and review.

Section 3.2 Development Concept

The property in the annexation located east of the railroad tracks is proposed to develop in an industrial fashion with interim agricultural uses. The property located west of the railroad tracks will include single family dwellings on relatively large lots and will include ecclesiastical uses, open space, parks and trails, and governmental buildings needed to serve the future residents and the general public. The residential development is intended to be a sustainable community with relatively expensive housing for high income families. It will be the responsibility of the applicants for development approval to provide appropriate transitions between the different land use designations in Payson City and the uses allowed in the unincorporated areas of Utah County.

Section 3.3 Identification of Actual Density

Industrial

The intensity of industrial development shall be regulated by the provisions of the I-1, Light Industrial Zone identified in Chapter 19.6 of the Payson City Zoning Ordinance.

Residential

In order to accommodate large lot zoning, higher end housing, the potential for animal rights, and the establishment of a development pattern that will be continued into the West Mountain area, residential building lots shall be a minimum of one (1) acre in size unless an applicant for development approval is granted approval of a Planning Residential Development and density bonus in accordance with the provisions of the R-1-A Residential Agriculture Zone and Chapter 20.10 of the Payson City Subdivision Ordinance.

Utah Avenue West Annexation Amenities

The Payson City Council determined that the annexation was appropriate if certain elements and amenities were provided to City including, but not limited to:

1. Two-car garage for single family dwellings
2. 100% hard surface exterior materials for all residential dwellings
3. An outdoor and indoor equestrian riding arena situated in a location that can be utilized by the general public
4. Non-motorized and equestrian trails in the residential areas
5. Wetland or sensitive lands enhancement or special preservation methods

Section 3.4 Setbacks, Frontage, Width, Height and Other Zoning Requirements

Development proposals shall satisfy all setback, frontage, width, height and other zoning requirements of Title 19, Zoning Ordinance and Title 20, Subdivision Ordinance unless otherwise approved by the City Council during the development review process.

Section 3.5 Commencement of Excavation and Issuance of Building Permits

In accordance with Title 20, Subdivision Ordinance and prior to commencement of excavation, including any earthwork and installation of subdivision improvements the applicant must obtain City Council approval and the Final Plat of each subdivision shall be recorded at the office of the Utah County Recorder. Prior to issuance of any building permit, even for properties not included in a subdivision, all required infrastructure must be installed, inspected, and approved including the placement of asphalt and installation of private utilities.

In order to preserve appropriate alignment for roads, the creation of a coordinated housing pattern, and the provision of proper infrastructure, building permits for new dwellings for properties west of the railroad tracks will not be issued without the completion of a conceptual plan for the entire residential area.

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 4 – Roadways and Streetscape

An advantage to an area with a Specific Plan is an organized roadway and circulation system that serves the entire area in a safe and efficient manner. Roads need to be designed with safety in mind and in a way that vehicular traffic is circulated in an efficient manner. Poor road design can lead to increased traffic on local neighborhood streets or congestion throughout the community. Although roads and streets are constructed primarily to move vehicular traffic, properly designed roads and streets can be aesthetically pleasing facilities that enhance safety and add a sense of place to the basic grid transportation pattern. Although the Specific Plan Map does not indicate all roadways in the annexation, many of the primary transportation routes have been identified. Furthermore, the potential realignment of current roadways that do not function properly has been indicated. The realignment of the roadways that do not function properly will need to be incorporated into the development improvements as property in this area receives development approval.

The roads and streets in all proposed developments shall be constructed in accordance with the Design Guidelines and Standard Specifications of Payson City, unless otherwise approved by the City Council in consultation with the Payson City Engineer. If dead end roads are necessary for development of a subdivision, the applicant will provide a turn around with not less than a sixty (60) foot radius of asphalt, or consistent with the development ordinances at the time of development approval.

Section 4.1 Access and Circulation

In order to move a majority of the traffic in an efficient manner and separate industrial developments, residential neighborhoods and pedestrian use from the more heavily used roadways, access control will be vigorously enforced along arterial and collector status roads. Applicants will need to carefully plan access to the arterial and collector status roads that will limit access while providing at least two points of ingress and egress for more than ten residential units. This may require developers to work together to provide proper ingress and egress while maintaining access control.

As a requirement of the Utah Avenue Annexation, the petitioners and future applicants for development approval understand and agree that 1100 West will be realigned to intersect with American Way at Utah Avenue. The realignment is intended to discourage perimeter development and allow properties not immediately adjacent to the truck route to gain access for industrial development purposes. Each applicant for development approval on property that will be traversed by the realigned road will be required to construct the proportionate section of the roadway.

Section 4.2 Landscaping and Streetscape

Roadways, especially the primary arterials and collector streets, should be aesthetically pleasing and add to the beauty of the development pattern. The appropriate use of fencing, landscaping, landscaped center medians, and access control can turn streets into parkways that enhance not only safety, but also property values. Streetscape for arterial and collector status roads shall be consistent with Attachment C – Street Cross Sections and Trail Standards together with the Design Guidelines and Standard Specifications of Payson City. Payson City will provide information regarding acceptable planting materials, trees, and shrubs. Developments should have landscaping requirements for the planter areas for all interior local roads.

Section 4.3 Transportation Analysis

Transportation and circulation will be a critical issue throughout the development review process for all areas of the Utah Avenue West Annexation. East of the railroad tracks, the safe and efficient movement of truck traffic along the truck route (1100 West/American Way) and through the Payson Business Park will be key to successful industrial development. The railroad tracks and limited access to the residential areas west of the tracks raise public safety concerns in terms of response time and access. In conjunction with any development approval for property located in the Utah Avenue West Annexation, the applicant will be required to prepare a transportation analysis that addresses, at a minimum, the following issues:

East of the Railroad Tracks

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1. How the proposed development will contribute or inhibit the realignment of 1100 West and American Way to create an effective truck route/frontage road to serve the industrial area within the annexation and the Payson Business Park.
2. The impact the proposed development will have on the flow of industrial traffic on the truck route (1100 West/American Way). Although the truck route will have access limitations, intersections, additional traffic volume, delivery/shipping requirements and other considerations will effect the circulation of traffic in this area.
3. Roadways and transportation facilities that will limit industrial traffic on 400 North and Utah Avenue as they enter residential areas near Interstate 15 and east of Interstate 15.
4. Roadways and transportation facilities that provide adequate access to all properties east of the railroad tracks within the Utah Avenue West Annexation without land locking or diminishing existing access to arterial and collector status streets.

West of the Railroad Tracks

1. How the proposed development will contribute or inhibit the realignment of 4400 West (Utah County coordinate system) to remove the offset intersections near 400 North (Payson City coordinate system). This roadway will serve as the primary north/south transportation route for the residential area.
2. Measures that will be taken to reduce the impact that the railroad tracks will have on the provision of public safety including remote fire fighting equipment, safety lighting, neighborhood watch programs, etc.
3. Methods of creating safe driving and walking routes through the industrial area located east of the railroad tracks to schools, shopping, and other municipal activities that occur primarily east of Interstate 15.
4. Creation of roadway alignments and transportation systems that will complement the anticipated rural development pattern of the unincorporated area of Utah County located west of the annexation (West Mountain).

Internal transportation circulation for both the industrial and residential areas will be the responsibility of the developer and will be addressed during the development review process. Alternative roadway designs, trails and pedestrian facilities, rail access, and other development specific considerations will need to be included in each transportation analysis.

Section 4.4 Future Access Considerations

The transportation and circulation pattern in the industrial portion of the annexation is insufficient to accommodate the anticipated level of traffic that will be generated by the future industrial businesses. Although the roadway pattern will be established through the development approval process, there are some basic principles that petitioners agree to address including, but not limited to:

1. 1100 West (truck route) will be relocated to intersect at a ninety (90) degree intersection with American Way. The realignment of the road will satisfy all general engineering principles for curve radius and other safety features, and conform to the Payson City Design Guidelines and Standard Specifications.
2. The off-set intersections in the residential portion of the annexation will be realigned to create proper transportation facilities. The realignment of the roads will satisfy all general engineering principles for curve radius and other safety features, and conform to the Payson City Design Guidelines and Standard Specifications.
3. Petitioners east of 1100 West agree and understand that a new public road will be constructed in the location indicated in the Specific Plan. The road will be constructed through imposition of a Special Improvement District or other similar funding method. Petitioners further understand and agree that no development approval will be granted east of 1100 West unless accommodation of the road is included in the development plans and proportional participation in the funding of the road has occurred.

Section 4.5 Existing Road Conditions

In accordance with Chapter 19.12 of the Payson City Zoning Ordinance, a pavement evaluation has been conducted on each of the existing roadways in the annexation. Applicant agrees to improve each road in the annexation in a manner that satisfies the Design Guidelines and Standard Specifications of Payson City in conjunction with any type

of development approval. At a minimum, the petitioners for annexation and all subsequent applicants for development approval hereby understand and agree to the following:

1. In conjunction with development approval or within one (1) year of the effective date of this Specific Plan and Annexation Agreement, whichever occurs first, the existing roadways will be improved as recommended in the pavement evaluation prepared by the annexation sponsor as follows:
 - a. 4400 West between 400 North and Utah Avenue will be improved by adding at least a one and one half (1½) inch asphalt overlay on the existing road. However, if the improvements are completed in conjunction with development approval, the roadway shall be improved in a manner that satisfies the Payson City Design Guidelines and Standard Specifications including, but not necessarily limited to, the installation of all infrastructure, curb, gutter and sidewalk.
 - b. 10000 South west of 4400 West will be improved by adding at least a one and one half (1½) inch asphalt overlay on the existing road. However, if the improvements are completed in conjunction with development approval, the roadway shall be improved in a manner that satisfies the Payson City Design Guidelines and Standard Specifications including, but not necessarily limited to, the installation of all infrastructure, curb, gutter and sidewalk.
 - c. 1100 West (4050 West Utah County coordinate system) between 400 North and Utah Avenue will be improved by adding at least a one and one half (1½) inch asphalt overlay on the existing road. However, if the improvements are completed in conjunction with development approval, the roadway shall be improved in a manner that satisfies the Payson City Design Guidelines and Standard Specifications including, but not necessarily limited to, the installation of all infrastructure, curb, gutter and sidewalk.
 - d. 10000 South between 4400 West and 1100 West (4050 West Utah County coordinate system) will be improved by adding at least a one and one half (1½) inch asphalt overlay on the existing road. However, if the improvements are completed in conjunction with development approval, the roadway shall be improved in a manner that satisfies the Payson City Design Guidelines and Standard Specifications including, but not necessarily limited to, the installation of all infrastructure, curb, gutter and sidewalk.
2. Any approval required by Payson City including, but not limited to, issuance of a building permit, subdivision approval, site plan approval, zone change, or conditional use permit shall not be granted until the roads within the annexation have been approved in accordance with the pavement evaluation prepared by the annexation sponsor and the regulations of the Payson City Design Guidelines and Standard Specifications.

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 5 – Specific Design Criteria

The Utah Avenue West Annexation will incorporate specific design criteria that will apply to all proposed development within the annexation. Landscaping, streetscape and other non-residential features can also add to the feel or ambiance of the community.

Section 5.1 Building Styles, Colors, Materials and Characteristics

An advantage to a planned community is that forethought can be given to compatibility of the built environment. Building styles, color, the use of materials, and detailed characteristics can lead to the creation of a community rather than simply a collection of structures. In an effort to create a well-planned development pattern, the City Council has imposed the following minimum design standards for all structures in the annexation.

Housing Styles

At a minimum, all residential development shall satisfy the following standards. The standards are a minimum requirement of the annexation. An applicant for development approval may suggest additional upgrades to housing styles and materials in order to enhance the residential development.

4. Each dwelling shall satisfy the minimum standards of Section 20.10.4 of the Payson City Subdivision Ordinance.
5. Each single family dwelling will include at least 2,200 square feet of finished floor space on the main level.
6. Each dwelling will be constructed with hard surfaced materials such as brick, stone, stacked stone, and concrete siding. Stucco will be limited and used only to accent the architectural features of the dwelling.
7. Each applicant will be required to submit for review and receive approval of housing elevations, materials, colors, and sizes of dwelling units. The units will be designed consistent with the housing styles, elevations, building materials and other architectural features included in Attachment B – Acceptable Housing Styles as proposed by the applicant during the annexation review process.
8. The address for every dwelling unit in each development shall be either backlit or lighted with a photocell light to allow public safety vehicles to identify each dwelling unit.

Industrial Buildings

While the City Council recognizes that industrial building are intended to provide function over form, industrial buildings should be constructed with attractive architecture and quality building materials. Each structure will be required to satisfy the design guidelines established by the City Council for the I-1, Light Industrial Zone. Outside storage must be located behind a sight obscuring fence and employee parking areas must be hard surfaced. The address for each structure shall be either backlit or lighted with a photocell light to allow public safety vehicles to readily identify each building.

Section 5.2 Landscaping Standards

Landscaping will be an important element of development approval within the annexation. Industrial projects must satisfy the landscaping requirements of Chapter 19.8 of the Payson City Zoning Ordinance. Each single family dwelling will need to landscape the front yard and any side yard facing a street prior to issuance of a Certificate of Occupancy according the development ordinances of Payson City. As stressed by the City Council, project landscaping will be an important element of development approval. Therefore, prior to approval of any Final Plat in the residential area of the annexation, Applicant agrees to provide covenants, conditions and restrictions (CC&R's) that require abundant landscaping prior to the issuance of a Certificate of Occupancy. The landscaping plan will significantly exceed the minimum requirements of City ordinance in terms of trees and shrubs required for each building lot. Deciduous trees shall be at least two (2) inch caliper and evergreen trees shall be no less than six (6) feet in height.

Section 5.3 Streetscape

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Roads and streets are an important part of any community. Although the movement of vehicular traffic is the primary purpose for roadways, they can serve other functions. In many instances, the aesthetic design of roadways can leave lasting impressions that serve to increase property values and the quality of life in the development. It is the intention of Payson City to create parkways along the arterial and collector roads in the annexation in order to add beauty and interest to the project and remove some of the harshness created by concrete and asphalt.

Roadways in the Utah Avenue West Annexation shall be designed consistent with Attachment C – Street Cross Sections and Trail Standards. The roadways shall be attractively landscaped, but sensitive to water conservation and ease of maintenance. Native and drought tolerant trees, shrubs, turf and other planting materials may be used.

Lighting is another critical aesthetic element of streetscape. All lighting along the arterial and collector roads shall be consistent with the lighting standards of Payson City. Lighting should be designed to create safe intersections and provide enough light to adequately protect pedestrians while being sensitive to light pollution impacting adjacent properties.

Section 5.4 Connection with Utility Investigation

One of the most important elements of creating a Specific Plan and Annexation Agreement is to encourage a development pattern that is sustainable and attractive, but another, sometimes overlooked feature, is the installation of infrastructure capable of serving the development in a proper manner without unnecessary or premature upgrades. In connection with this Specific Plan and Annexation Agreement, an infrastructure plan has been prepared indicating the anticipated types and sizes of infrastructure services. The infrastructure study is available in the Development Services Department of Payson City. However, the infrastructure plan completed to indicate the anticipated types and sizes of infrastructure services is not intended to replace specific project engineering. Staff will review the proposed infrastructure in each development to ensure that the facilities are capable of providing adequate service to the entire area, not just the area proposed for development.

The applicant will be responsible to satisfy any and all financial obligations for the proportionate share of the annexation including, but not limited to, special improvement assessments, impact fee reimbursement, or special assessment district payments.

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 6 – Parks and Trails, and Other Public Uses

Important aspects to any community are areas set aside for public use and enjoyment. Parks and trails should be incorporated into the development pattern that are accessible and appropriate for the number of residents and contain the types of amenities that improve the quality of life for the residents of the community. These public facilities are designed to link to one another as well as other public facilities in the City. Other areas set aside for public use include facilities used to provide utilities to residents of the community. It is likely that development of the park and trail facilities will be completed by applicants for development approval.

Section 6.1 Park Trail Reservations

Due to the distance from previously established open space and park areas in the residential areas of Payson City, it is anticipated that developers will provide public park areas west of the railroad tracks. This agreement is not intended to prohibit the provision of private parks, but private park areas must be approved by the City Council and may not replace the need for public open space.

Section 6.2 Public Trails

The installation of a public trail is critical to link future development with existing City facilities. In particular, the trail system should contemplate the connection of the trails in the development to the regional trail facility planned for the Spring Creek corridor. Trails will be ten feet in width and constructed consistent with established City guidelines. The areas adjacent to all trails should be appropriately landscaped, and incorporated into the development design to promote safety, access, and usability. The trails are meant to be more than a recreational facility, it is anticipated that the trails will be an integral part of the transportation and circulation system of the community. The trail facilities will be provided in accordance with Attachment C – Street Cross Section and Trail Standards.

Section 6.3 Transition Areas

As part of the development review process, each development that borders a different type of land use, including the low density residential zoning in the unincorporated area of Utah County shall provide a transition area to eliminate future concerns in relation to incompatible uses. The transition areas should be at least fifty (50) feet in width and included on both sides of the different types of land use creating at least a one hundred (100) foot transition area. The transition area shall be improved by providing heavily landscaped areas and improved by other means acceptable to staff to create a separation of non-compatible land uses.

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 7 - Subdivision and Development Review Issues

Approval of an annexation is not considered development approval and does not vest any petitioner, applicant, or other party for any future development. All development specific information will be reviewed upon submission of a Preliminary Plan or Site Plan, as the case may be, and must satisfy all regulations of the Payson City development ordinances. There are several issues that are directly, and specifically, related to the property included in the Utah Avenue West Annexation. In order to ensure that the property in the annexation is developed as indicated by the sponsors of the annexation and as envisioned by the City Council, this section has been included in this Specific Plan and Annexation Agreement. As each proposed subdivision is prepared for review and consideration by the City Council, staff will review the application for consistency with the development ordinances of Payson City including, but not limited to, Title 19, Zoning Ordinance, Title 20, Subdivision Ordinance, Title 21, Sensitive Lands Ordinance, and the Design Guidelines and Standard Specifications of Payson City. In particular, staff will concentrate on the following items, in no particular order, as unique concerns of proposed development in the annexation:

1. Each applicant for development approval will need to satisfy the conditions of agreement reached between Payson City and the Strawberry Electric Service District on March 25, 1998 regarding reimbursement for existing facilities and lost generation of electrical facilities. Payson City shall be held harmless for any cost related to reimbursement to the Strawberry Electric Service District. Applicants for development approval in areas served by Utah Power will also need to hold harmless Payson City for any costs associated with the transfer of electrical service to Payson City power.
2. Each applicant for development approval must receive written approval from any affected irrigation company, the owner of any private irrigation facility, the Strawberry Water Users Association and the United States Bureau of Reclamation prior to any approval by the City Council. Furthermore, the applicant will need to provide information and written approval from any downstream user of a private irrigation facility.
3. Each applicant for development approval shall be required to transfer an adequate amount of water shares into the name of Payson City, together with an approval of the transfer from the State Water Engineer and the approval of the change in point of diversion to a location approved by City. Further, each applicant will need to supply City with the water certificates in the name of Payson City prior to recordation of any Final Plat. The Final Plat of any subdivision or phase of any subdivision shall not be recorded until the transfer and diversion has been completed.
4. Each applicant shall obtain a demolition permit from Payson City prior to the demolition of any structure. All fees associated with the demolition of a structure shall be the responsibility of the applicant for development approval.
5. Each applicant developing property adjacent to a proposed trail will be required to provide an adequate easement for access and maintenance of the trail or dedicate the facility to Payson City.
6. Each proposed development will be reviewed to ensure that all appropriate steps have been taken in regards to environmental protection and protection of environmentally sensitive areas. Structures should complement the natural environment not detract from the natural environment.
7. Each applicant for development approval will need to identify all springs, watercourses, wetlands and water facilities on the parcel(s) proposed for development.
8. At a minimum, the following amenities will be provided by the sponsors of the annexation through the regular development processes of Payson City:
 - a. The non-motorized trails constructed consistent with the design standards listed in the Trails Element of the General Plan as indicated on the mapping provided by the applicant and attached hereto as Attachment C – Street Cross Sections and Trail Standards.
 - b. Equestrian facilities including an outdoor arena, indoor arena and equestrian paths consistent with the photographs and information included in Attachment D – Annexation Amenities.
 - c. Fencing and landscaped buffering along railroad tracks to be completed concurrent with development improvement for both industrial and residential development. These areas must be heavily landscaped and include concrete walls or block fences.
9. Each development project will include streetscape provisions consistent with the roadway improvement plans attached hereto as Attachment C – Street Cross Sections and Trail Standards.

10. Each applicant shall provide to Payson City a copy of any Conditions, Covenants, and Restrictions (CC&R's) for each proposed development. The CC&R's shall be recorded in the office of the Utah County Recorder and deed restricted so that the CC&R's shall run with the land regardless of ownership. The CC&R's shall contain information about the homeowner's association organized to provide maintenance of all open space held in common ownership, acceptable building styles and standards for the project and other development standards, specific landscaping standards, and any other requirements deemed reasonably necessary by Payson City or the applicant.
11. Each applicant agrees to submit an engineer's estimate of the costs associated with completion of the improvements required for the development. The applicant agrees to provide City with financial assurance, in the form of a cash bond or irrevocable line of credit from a financial institution approved by Payson City, for the completion of the development improvements. The City Council shall determine the duration of the financial assurance.
12. All existing roads in the annexation will need to be improved to satisfy the Design Guidelines and Standard Specifications of Payson City prior to the issuance of any building permits in any development approved within the boundaries of the annexation. Additionally, if deemed necessary applicants for development approval may need to complete off-site improvements to improve poor intersections such as Utah Avenue and 4400 West.
13. The lift station necessary to serve development west of the railroad tracks will be privately owned and maintained by the homeowners located west of the railroad tracks.
14. Each applicant for development approval will be required to satisfy the requirements and regulations of any affected entity that owns or maintains facilities in the annexation area (i.e. Union Pacific, Utah County, Highline Canal Company).

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 9 – Legal Considerations

Section 9.1 Reserved Legislative Powers

Payson City recognizes that the Utah Avenue West Annexation has been approved by the City Council and recorded in the office of the Utah County Recorder. Nothing in this Specific Plan and Annexation Agreement shall limit the future exercise of the police power by Payson City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement.

Section 9.2 Subdivision Plat Approval and Compliance with Payson City Design and Construction Standards

The petitioners expressly acknowledge and agree that nothing in this Specific Plan and Annexation Agreement shall be deemed to relieve an applicant from the obligation to comply with all applicable requirements of Payson City necessary for approval and recordation of subdivision plats for the project, including the payment of fees and compliance with all other applicable ordinances, resolutions, regulations, policies and procedures of Payson City.

Section 9.3 Agreement to Run With the Land

This Specific Plan and Annexation Agreement shall be recorded against all properties in the Utah Avenue West Annexation and shall be deemed to run with the land. The Specific Plan and Annexation Agreement shall be binding on all successors and assigns of any parcel in the annexation in the ownership or development of any portion or phase of the property.

Section 9.4 Assignment

Neither this Specific Plan or Annexation Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Specific Plan and Annexation Agreement and without the prior written consent of Payson City, which shall not be unreasonably withheld.

Section 9.5 No Joint Venture, Partnership or Third Party Rights

This Specific Plan and Annexation Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor shall it confer any rights or benefits to third parties.

Section 9.6 Integration

This Specific Plan and Annexation Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind of nature and may only be modified by a subsequent writing duly executed by the parties hereto.

Section 9.7 Severability

If any part or provision of this Specific Plan and Annexation Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this agreement, except that specific provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

Utah Avenue West Specific Plan and Annexation Agreement

Chapter 10 – Definitions

The definitions listed below are intended to provide clarification to this Specific Plan and Annexation Agreement. If a term or word is not defined below, the most common meaning of the phrase, term or word shall apply. For the purposes of this Specific Plan the terms listed below shall be defined as follows:

1. **Annexation** – Inclusion of property within the municipal corporate limits of Payson City.
2. **Annexation Agreement** – An agreement reached between the proponents for annexation and Payson City indicating conditions of annexation and future allowable land use.
3. **Corporate Limits or Municipal Boundaries** – The geographic area included as part of the Payson City Municipal Corporation for which Payson City provides municipal services to the residents therein.
4. **Density** – The number of dwelling units per acre in a given development.
5. **Non-Conforming Use** – A land use that is inconsistent with the uses allowed under Title 19, Zoning Ordinance of the Payson City Code that legally existed prior to annexation. Non-conforming uses shall be subject to the provisions of Chapter 19.14 of Title 19, Zoning Ordinance of the Payson City Code.
6. **Non-Petitioner** – An owner of property within the annexation that is not a proponent of the annexation. A non-petitioner is not necessarily opposed to an annexation.
7. **Petitioner** – A proponent of annexation as evidenced by a signature on the annexation petition presented to the Payson City Council.

DATED this 30 day of October 2006.

By:

ENT 151367:2006 PG 18 of 42

Petitioners

Jeffrey D Cooper
Jeffrey D. Cooper

Margaret O. Cooper
Margaret O. Cooper

Darrell K Miller
Darrell K. Miller

Ramona Miller
Ramona Miller

Michael D Tanner
Michael D. Tanner

Leslie P. Tanner
Leslie P. Tanner

James Mortensen
RYAN REMKES

Carol S. Mortensen
Carol S. Mortensen

Gareld L. Wilcock just another

Donna R. Wilcock
Donna R. Wilcock

Lawrence Thompson
Lawrence Thompson

Ruth A. Thompson
Ruth A. Thompson

Carol Critchfield
Carol Critchfield

Timothy U. Hale
Timothy U. Hale

Jeffrey D Cooper
~~Jeffrey D Cooper~~
Jeffrey D Cooper

Margaret O. Cooper
~~Margaret O. Cooper~~
MARGARET O COOPER

Brent A. Jarvis
Brent A. Jarvis

Blake Jarvis
Blake Jarvis

Brunson Family Trust
Reed A. Brunson

Floral E. Brunson
Floral E. Brunson

Richard Davis
Richard Davis

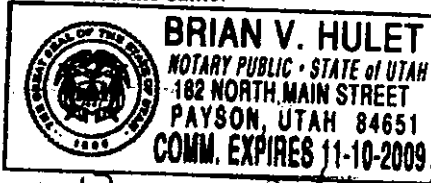
Mae R. Van Gils
Mae R. Van Gils

Ronald L. Hatfield
Ronald L. Hatfield

Gloria L. Hatfield
Gloria L. Hatfield

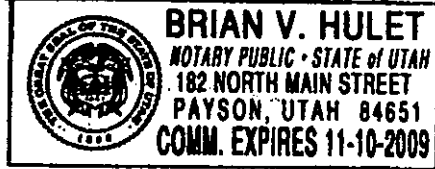
Lois Knuteson
Lois Knuteson

On this 17 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, MICHAEL D. TANNER, the signers of the above instrument, who duly acknowledged to me that they executed the same.



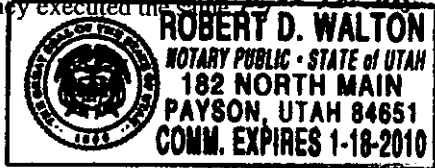
Brian V. Hulet
NOTARY PUBLIC

On this 17 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, LESLIE P. TANNER, the signers of the above instrument, who duly acknowledged to me that they executed the same.



Brian V. Hulet
NOTARY PUBLIC

On this 18 day of October, 2006, personally appeared before me, a Notary Public in and for the State of Utah, JAMES MORTENSEN, the signers of the above instrument, who duly acknowledged to me that they executed the same.



Robert D. Walton
NOTARY PUBLIC

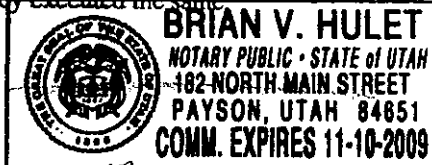
On this _____ day of _____, 2006, personally appeared before me, a Notary Public in and for the State of Utah, CAROL S. MORTENSEN, the signers of the above instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

On this _____ day of _____, 2006, personally appeared before me, a Notary Public in and for the State of Utah, GARELD L. WILCOCK, the signers of the above instrument, who duly acknowledged to me that they executed the same.

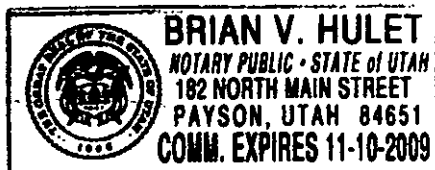
NOTARY PUBLIC

On this 17 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, DONNA R. WILCOCK, the signers of the above instrument, who duly acknowledged to me that they executed the same.



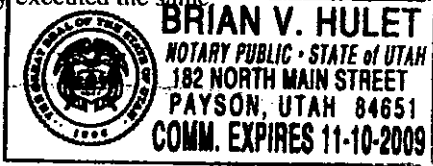
Brian V. Hulet
NOTARY PUBLIC

On this 5 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, LAWRENCE THOMPSON, the signers of the above instrument, who duly acknowledged to me that they executed the same.



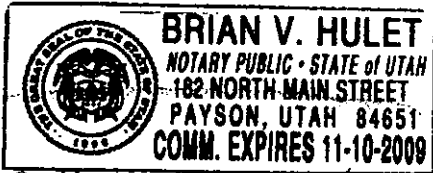
Brian V. Hulet
NOTARY PUBLIC

On this 5th day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, RUTH A. THOMPSON, the signers of the above instrument, who duly acknowledged to me that they executed the same.



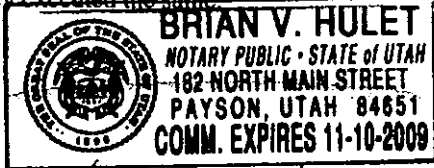
Brian V. Hulet
NOTARY PUBLIC

On this 6th day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, CAROL CRITCHFIELD, the signers of the above instrument, who duly acknowledged to me that they executed the same.



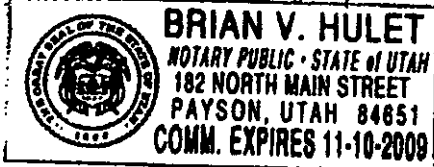
Brian V. Hulet
NOTARY PUBLIC

On this 16 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, TIMOTHY U. HALE, the signers of the above instrument, who duly acknowledged to me that they executed the same.



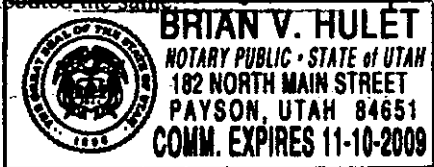
Brian V. Hulet
NOTARY PUBLIC

On this 4 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, ~~MARK W. STOLLAR~~, the signers of the above instrument, who duly acknowledged to me that they executed the same Jeffery D Cooper.



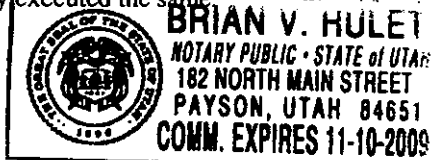
Brian V. Hulet
NOTARY PUBLIC

On this 16 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, ~~SANDRA STOLLAR~~, the signers of the above instrument, who duly acknowledged to me that they executed the same Margaret D Cooper.



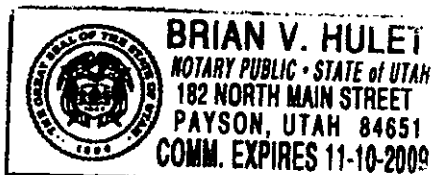
Brian V. Hulet
NOTARY PUBLIC

On this 27 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, BRENT A. JARVIS, the signers of the above instrument, who duly acknowledged to me that they executed the same.



Brian V. Hulet
NOTARY PUBLIC

On this 27 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, BLAKE JARVIS, the signers of the above instrument, who duly acknowledged to me that they executed the same.

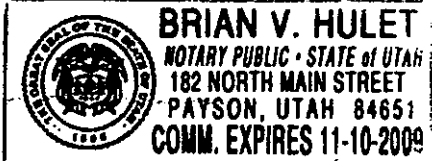


Brian V. Hulet
NOTARY PUBLIC

On this _____ day of _____, 2006, personally appeared before me, a Notary Public in and for the State of Utah, REED A. BRUNSON, the signers of the above instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

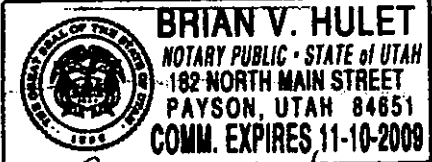
On this 6 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, ~~FLORAL E. BRUNSON~~, the signers of the above instrument, who duly acknowledged to me that they executed the same. *Rebecca W. L.*



Brian V. Hulet

NOTARY PUBLIC

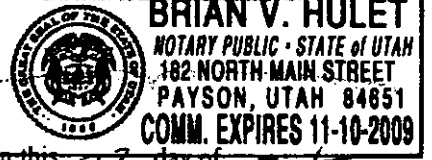
On this 20 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, ~~DIRK VAN GELS~~, the signers of the above instrument, who duly acknowledged to me that they executed the same. *Richard J Davis*



Brian V. Hulet

NOTARY PUBLIC

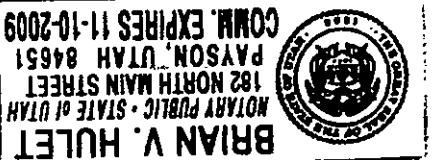
On this 20 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, ~~MAE R. VAN GELS~~, the signers of the above instrument, who duly acknowledged to me that they executed the same. *Sheela J Davis*



Brian V. Hulet

NOTARY PUBLIC

On this 23 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, RONALD L. HATFIELD, the signers of the above instrument, who duly acknowledged to me that they executed the same.



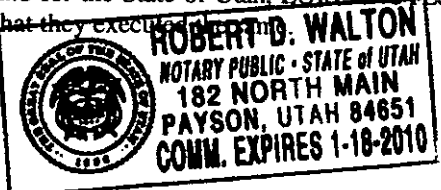
Brian V. Hulet

NOTARY PUBLIC

On this _____ day of _____, 2006, personally appeared before me, a Notary Public in and for the State of Utah, GLORIA L. HATFIELD, the signers of the above instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

On this 5 day of Oct, 2006, personally appeared before me, a Notary Public in and for the State of Utah, LOIS KNUFFESON, the signers of the above instrument, who duly acknowledged to me that they executed the same.



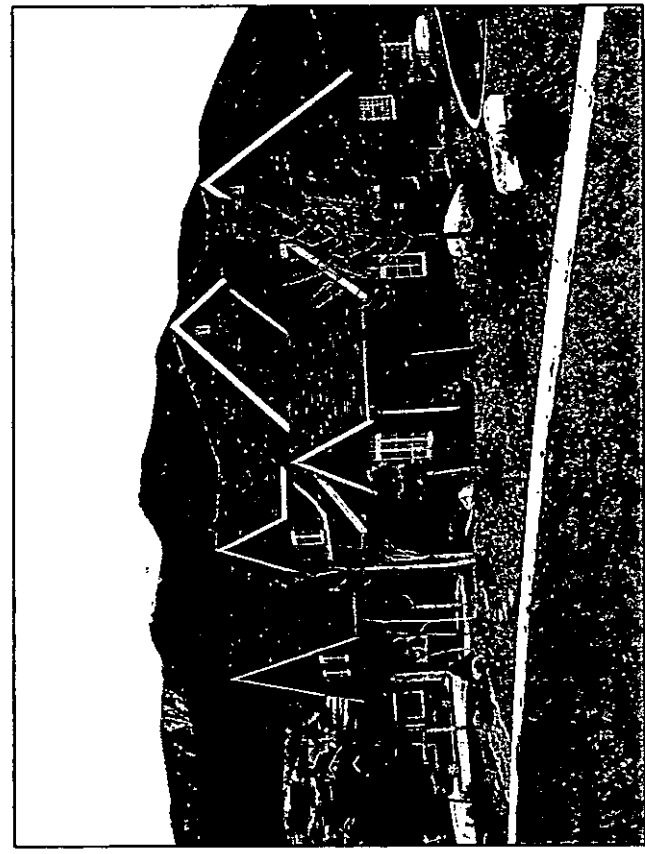
Robert D. Walton

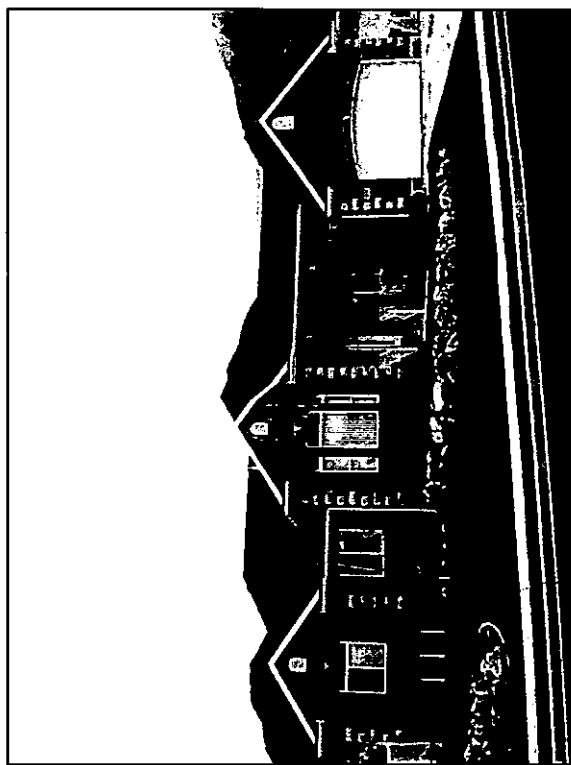
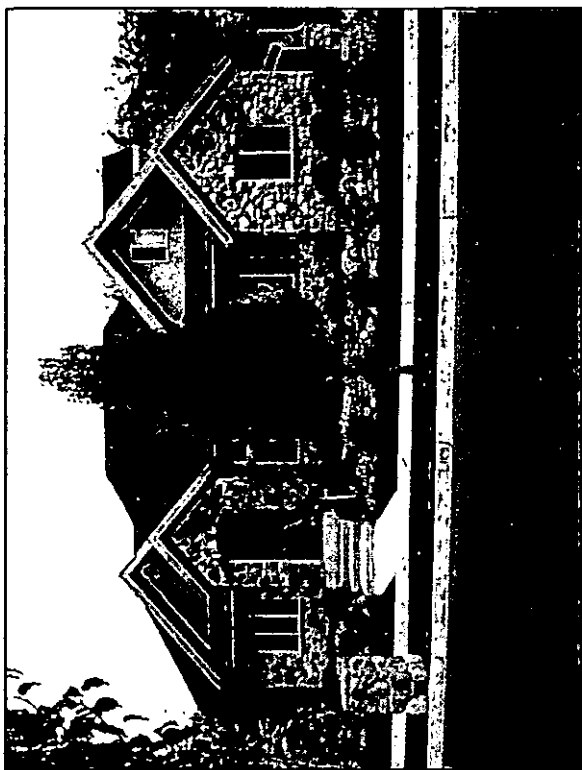
NOTARY PUBLIC

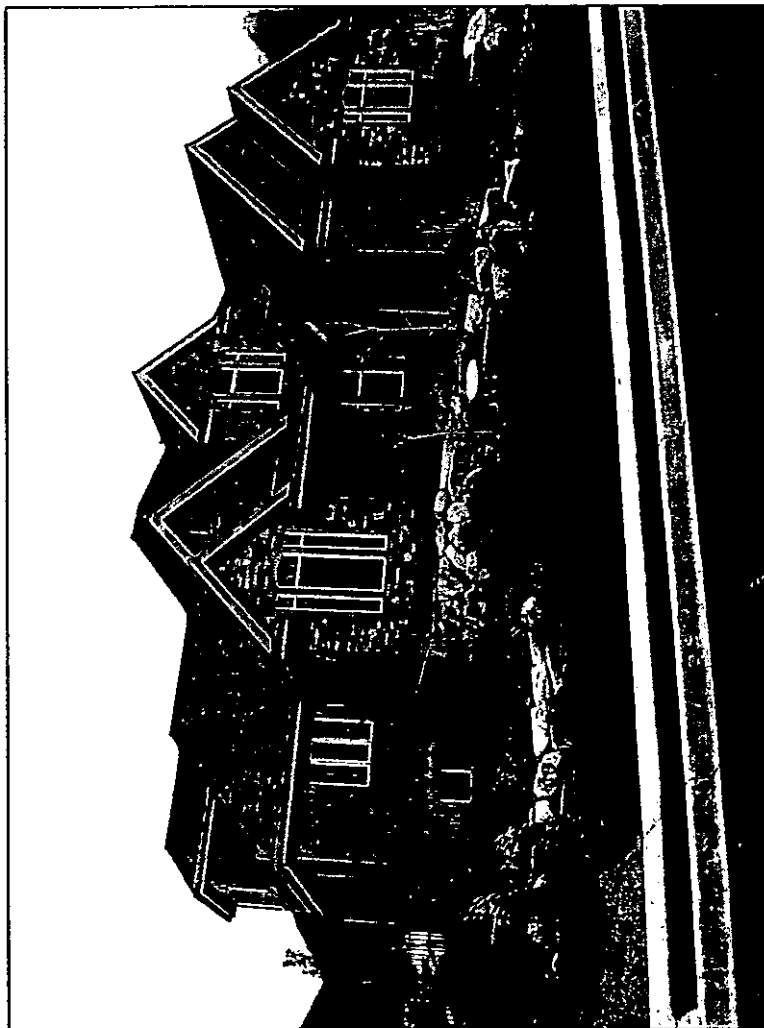
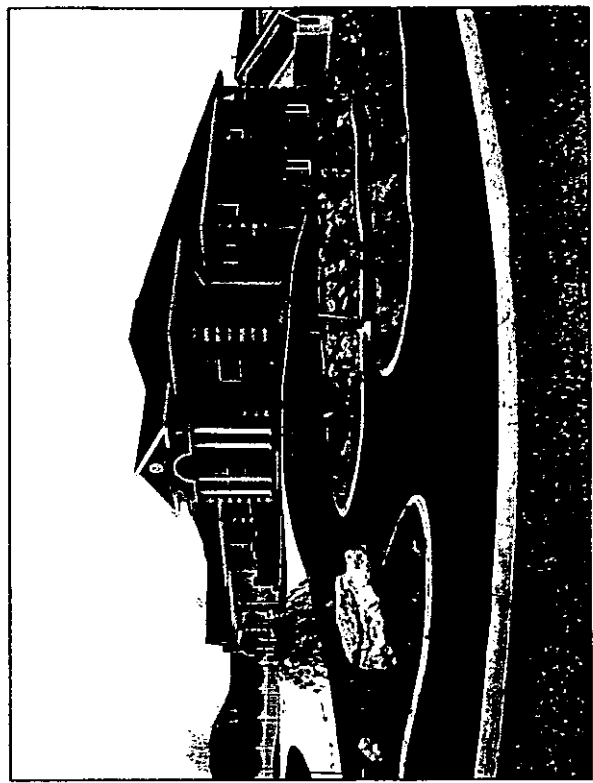
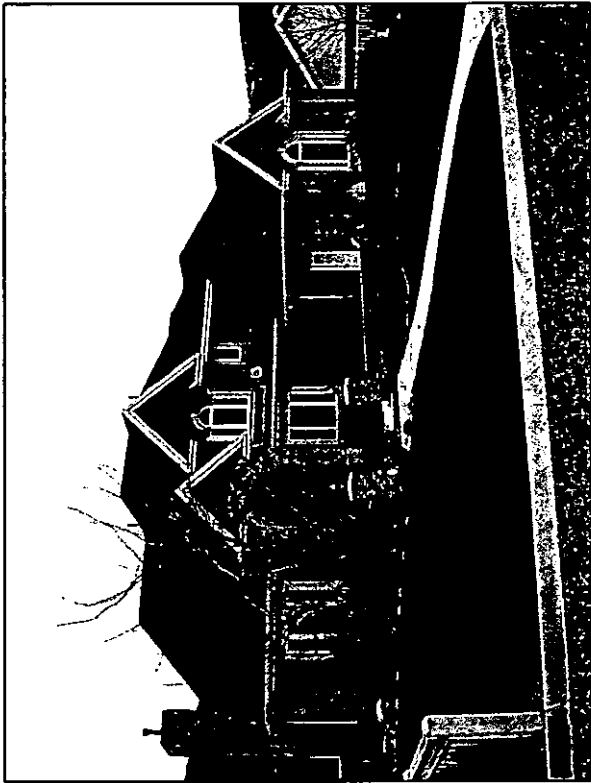
Attachment A
(Specific Plan Map)

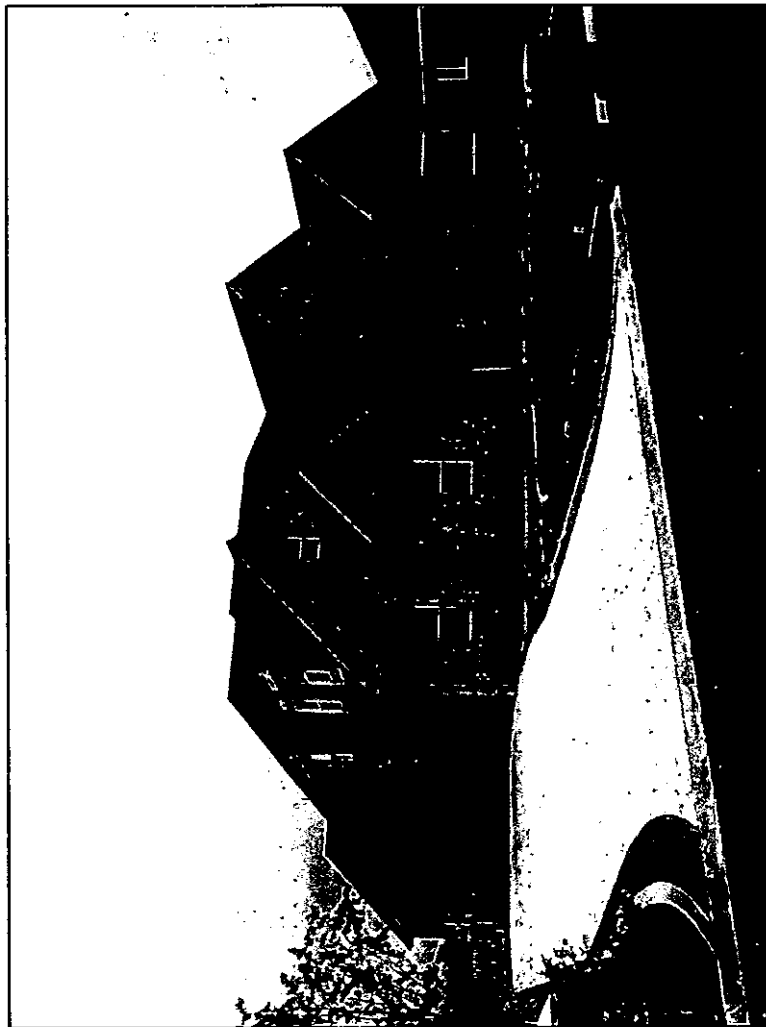
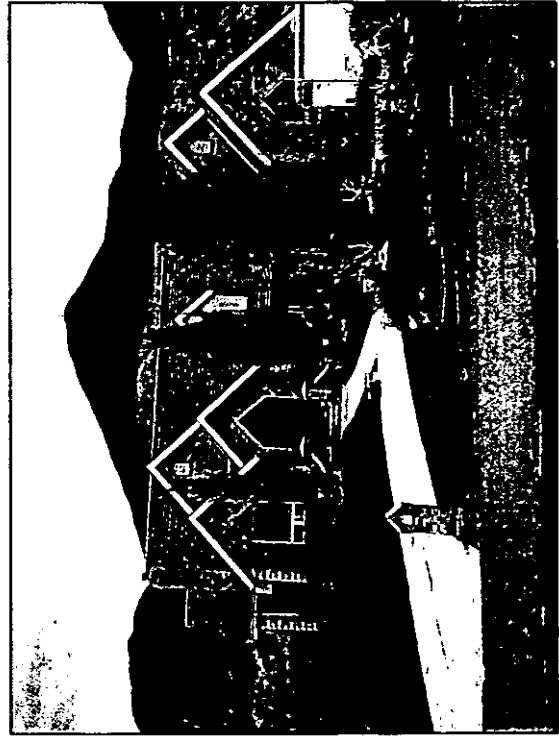
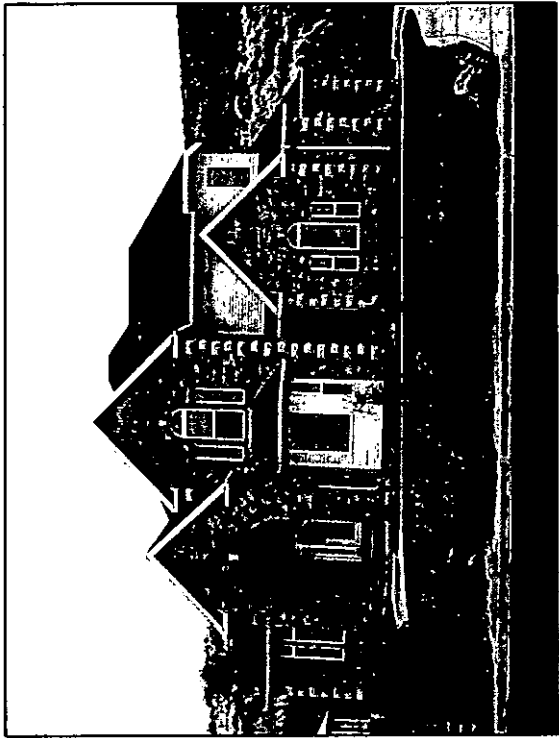
Attachment B
(Acceptable Housing Styles)

Typical Size, Styles and
Materials for Dwelling Units



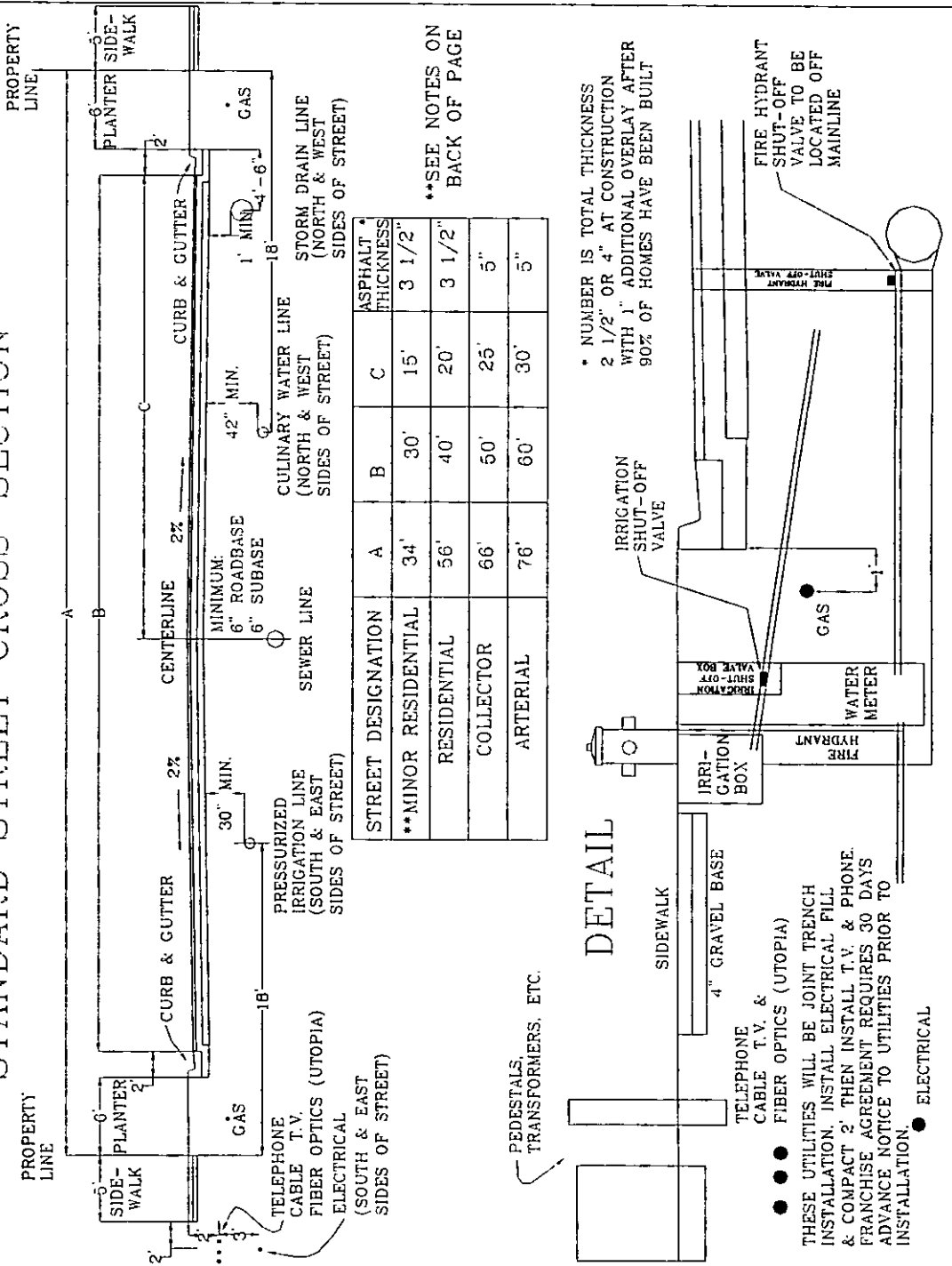






Attachment C
(Street Cross Sections and Trail Standards)

STANDARD STREET CROSS-SECTION



STREET DESIGNATION	A	B	C	ASPHALT THICKNESS
**MINOR RESIDENTIAL	34'	30'	15'	3 1/2"
RESIDENTIAL	56'	40'	20'	3 1/2"
COLLECTOR	66'	50'	25'	5"
ARTERIAL	76'	60'	30'	5"

**SEE NOTES ON BACK OF PAGE

* NUMBER IS TOTAL THICKNESS
2 1/2" OR 4" AT CONSTRUCTION
WITH 1" ADDITIONAL OVERLAY AFTER
90% OF HOMES HAVE BEEN BUILT

DETAIL

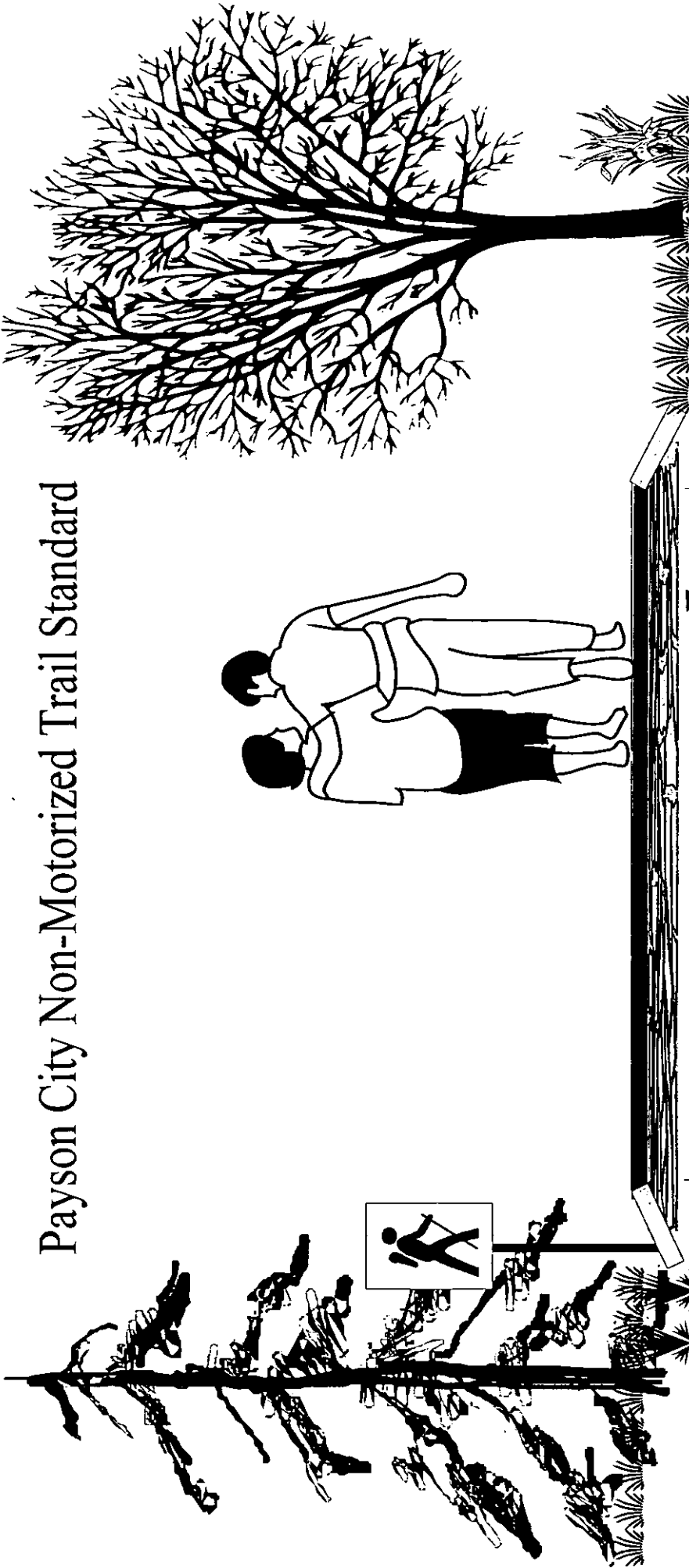
● ● ● FIBER OPTICS (UTOPIA)
● ● ● THESE UTILITIES WILL BE JOINT TRENCH INSTALLATION. INSTALL ELECTRICAL FILL & COMPACT 2' THEN INSTALL T.V. & PHONE. FRANCHISE AGREEMENT REQUIRES 30 DAYS ADVANCE NOTICE TO UTILITIES PRIOR TO INSTALLATION. ● ELECTRICAL

PAYSON CITY CORPORATION
FEBRUARY 2005

STANDARD STREET CROSS-SECTION

STANDARD PLAN
201
SHEET 1 OF 2

Payson City Non-Motorized Trail Standard



Typical Trail Surface

2 inches of asphalt or 4 inches of concrete on 6 inches of road base, unless modified by the City Engineer.

Typical Shoulder

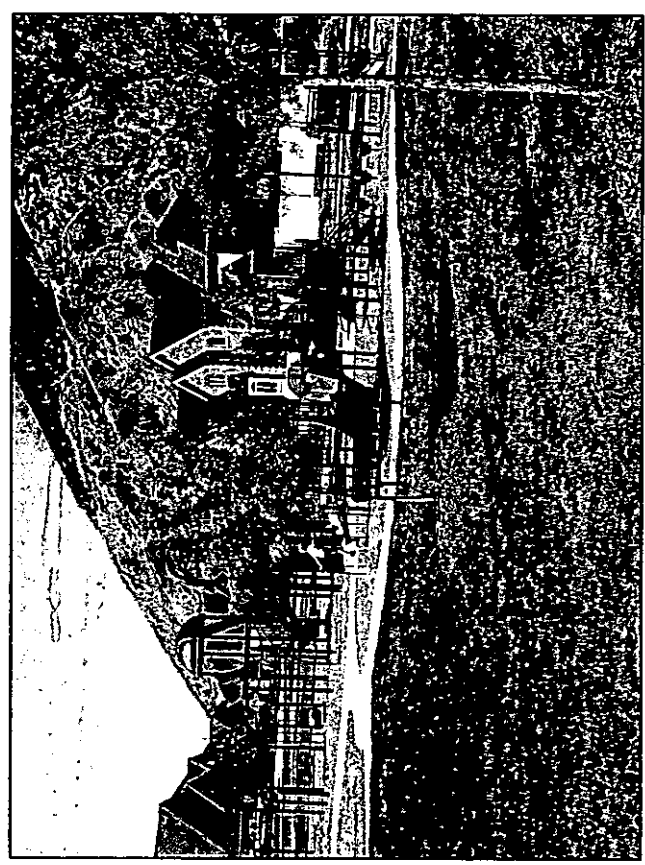
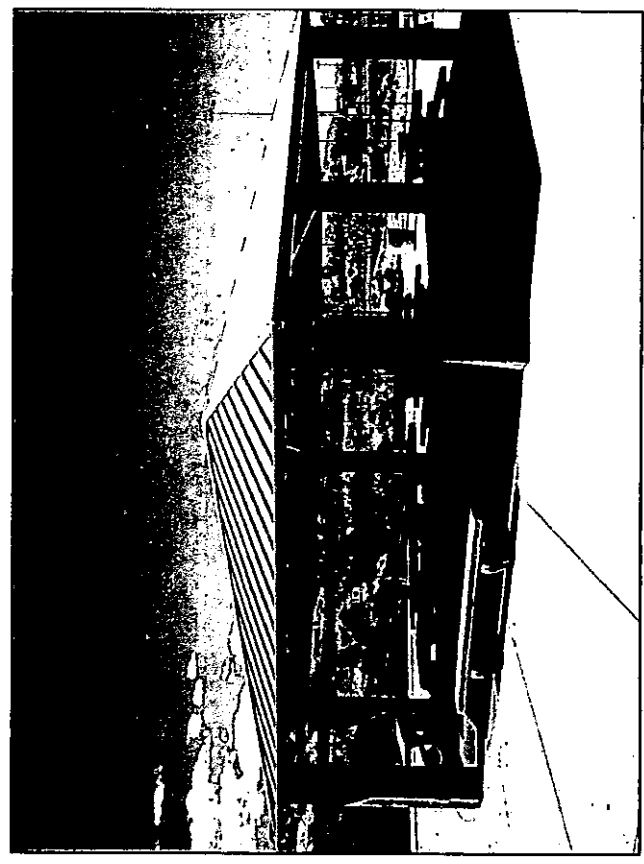
2 inches of crushed gravel on 4 inches of road base sloped to adequately drain water from trail.

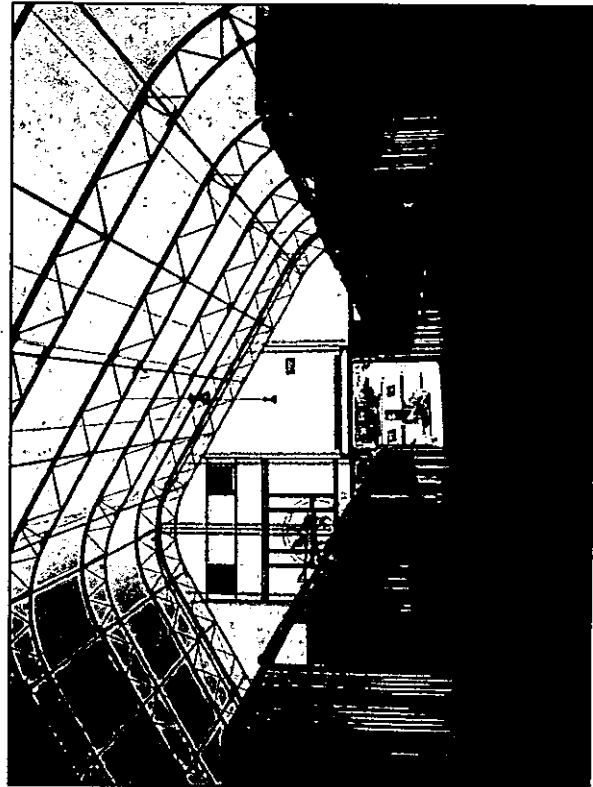
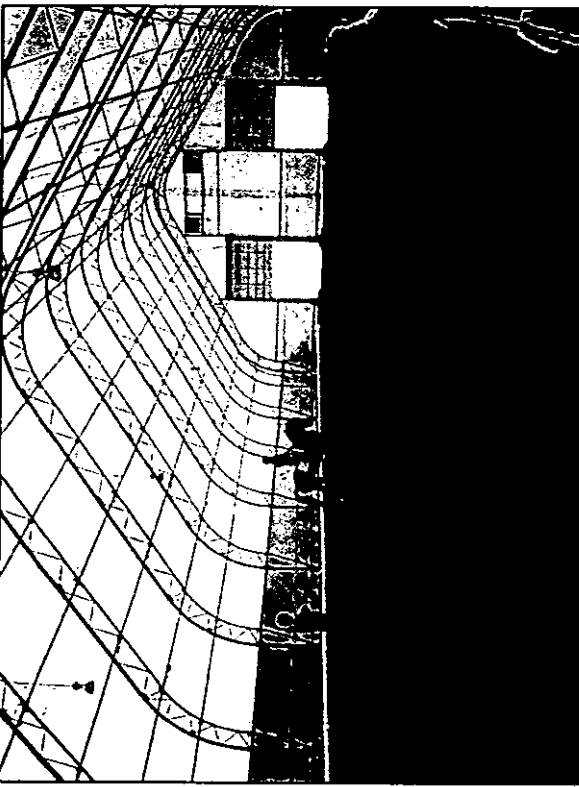
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Depending on the type of facility, anticipated user and trail location, the surface materials and other attributes may be modified. Any modification of the typical surface or shoulder materials must be approved in conjunction with development approval or by the City Engineer.

Attachment D
(Annexation Amenities)

Annexation Amenities



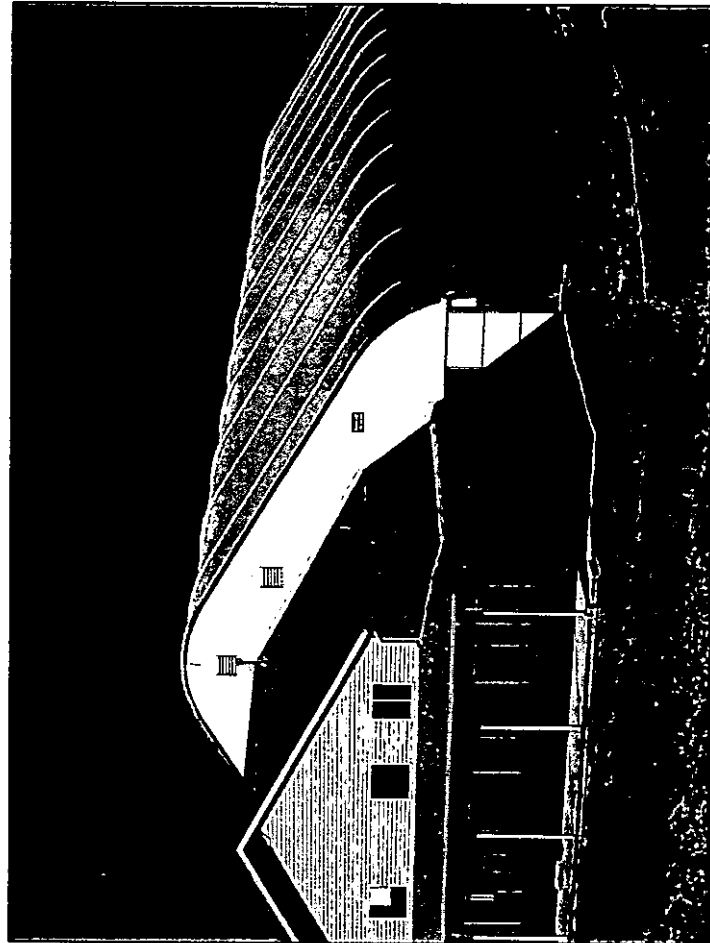


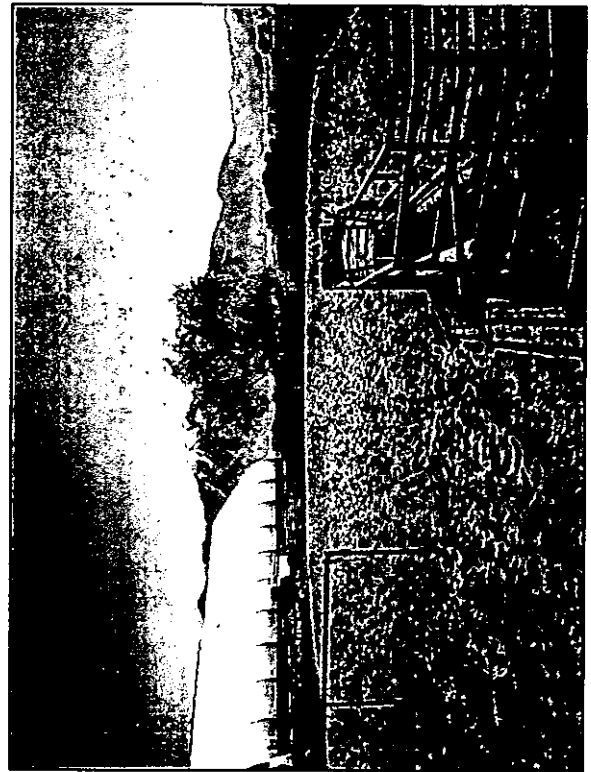
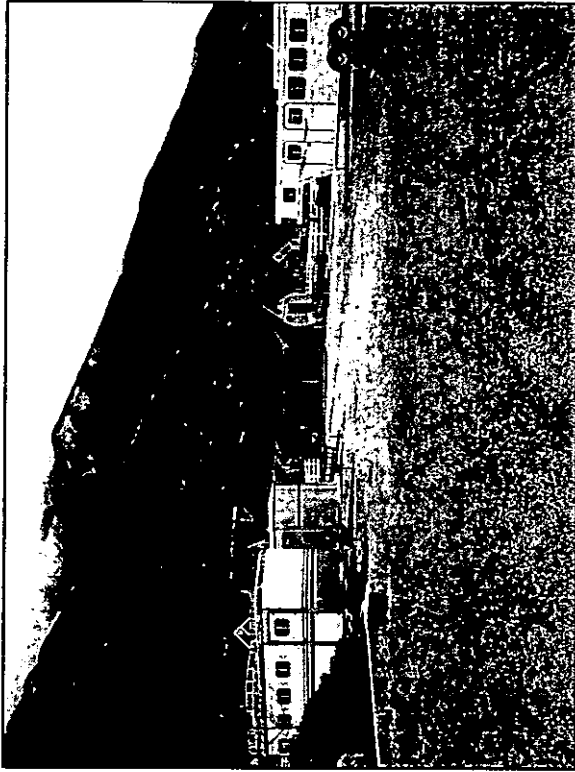
Indoor Equestrian Facilities

-Riding Arena

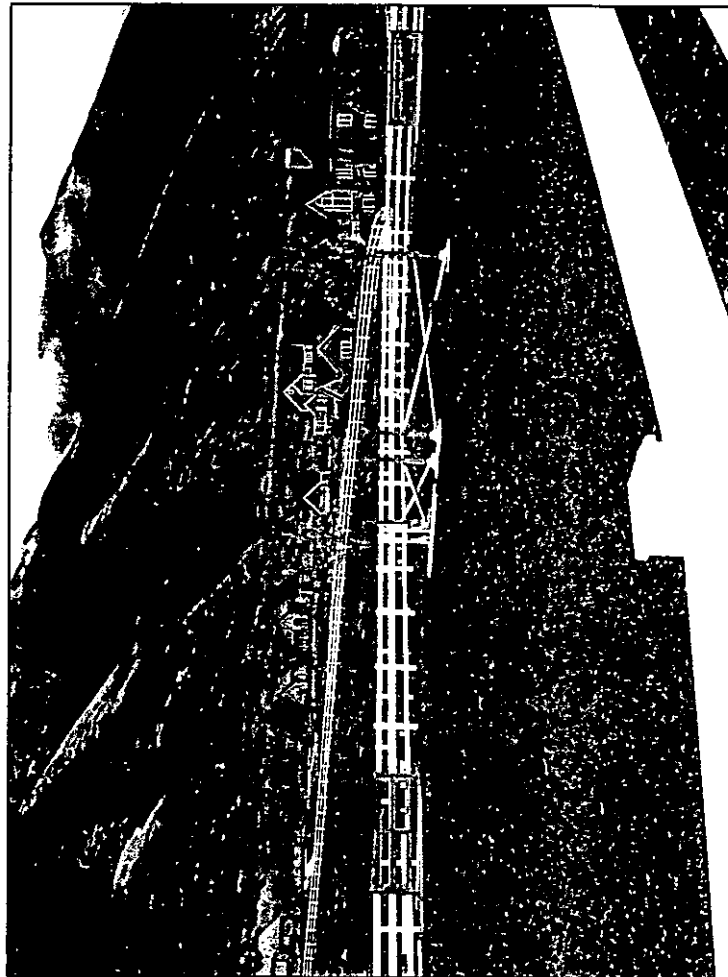
-Boarding Stalls

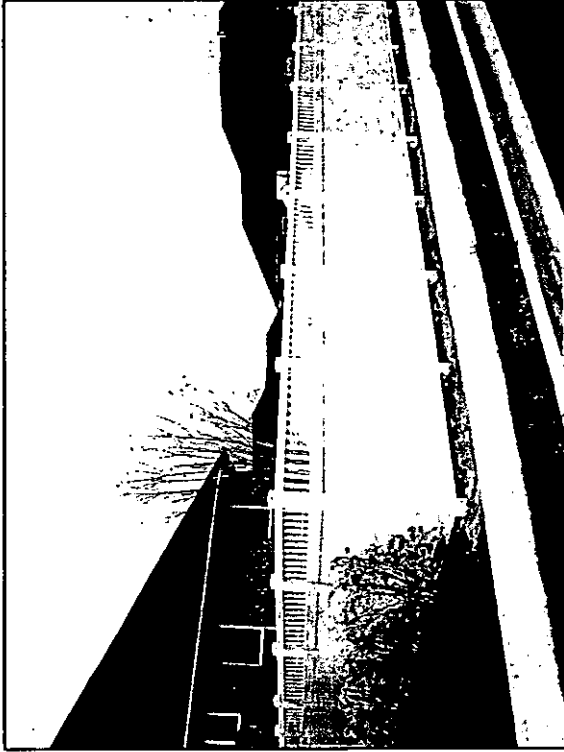
-Office Space and Management Area





Outdoor Equestrian Facilities





Fencing Standards



Variety of Trail Facilities



Tree Lined Streets

Attachment E
(Legal Description)

Legal Description

BEGINNING AT A POINT SOUTH 0°38'53" 606.52 FEET ALONG THE SECTION LINE FROM THE EAST ¼ CORNER OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

SOUTH 0°38'53" EAST 1141.62 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 89°30'52" 119.23 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 1°00'00" EAST 612.81 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 89°00'00" WEST 123.75 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE SOUTH 1°00'00" WEST 613.92 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 89°30'52" WEST 2523.61 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 36°10'01" EAST 418.47 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 85°53'49" WEST 398.02 FEET ALONG THE EXISTING CITY BOUNDARY LINE; THENCE NORTH 2°32'27" EAST 549.14 FEET; THENCE SOUTH 89°22'45" WEST 1248.50 FEET; THENCE NORTH 0°01'39" EAST 786.67 FEET; THENCE NORTH 89°47'16" EAST 240.55 FEET; THENCE NORTH 0°26'03" WEST 608.94 FEET; THENCE NORTH 89°45'56" EAST 950.23 FEET; THENCE NORTH 79°00'47" EAST 36.66 FEET; THENCE EAST 293.00 FEET; THENCE NORTH 368.52 FEET; THENCE SOUTH 89°32'00" EAST 316.47 FEET; THENCE SOUTH 0°30'05" EAST 30.74 FEET; THENCE NORTH 89°34'12" WEST 17.98 FEET; THENCE SOUTH 0°30'05" EAST 848.85 FEET; THENCE SOUTH 89°41'51" EAST 850.78 FEET; THENCE NORTH 88°50'39" EAST 75.01 FEET; THENCE SOUTH 89°56'18" EAST 703.41 FEET ALONG THE EXISTING CITY BOUNDARY; THENCE SOUTH 2°52'46" WEST 661.86 FEET ALONG THE EXISTING CITY BOUNDARY; THENCE SOUTH 89°00'00" EAST 710.19 FEET ALONG THE EXISTING CITY BOUNDARY TO THE POINT OF BEGINNING.

Contains 150.966 Acres

BASIS OF BEARING: UTAH COORDINATE BEARINGS, CENTRAL ZONE.