



# ARROWHEAD

## RANCH

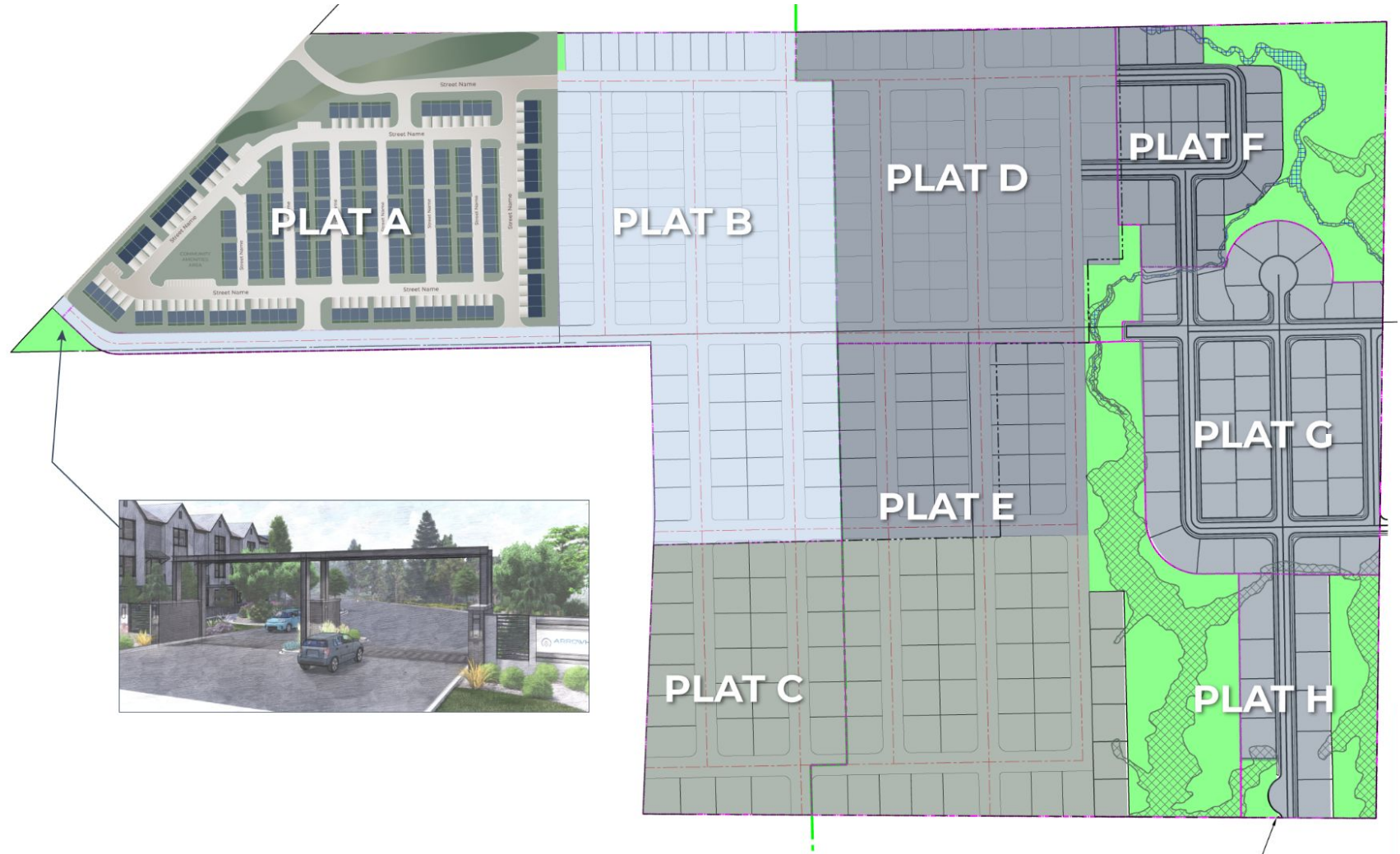
PAYSON, UTAH

Planning Commission - March 8, 2023

**126**  
TOTAL ACREAGE

**570**  
TOTAL HOMESITES

**A-H**  
PHASES



Mixed Density Neighborhood. Eight phases. Planning and development specified when annexed with regard to lot size, open space, trails, and street grid.

PHASE **A**

**50**

**TOWNHOMES**  
Rim Rear Load

**145**

**TOWNHOMES**  
Paseo Rear Load

**31**

**TOWNHOMES**  
Rim Front Load





A

# Townhome Concepts

Paseo Design  
Expansive HOA Park Area

Exceeded Parking  
Requirements

Community Amenities



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A

# Townhome Concepts

Oversized streets

Pedestrian oriented

Trail interconnectivity  
throughout the entire site



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# A

## Amenity Plan

Pickleball Court  
Swimming Pool  
Shade Structures  
Playground Area

\*Subject to final  
development  
agreement  
approval..



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# Townhome Concept



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# Townhome Concept



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# Townhome Concept



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# Townhome Concepts

Rear Load View



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# Townhome Example

Daybreak



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# Townhome Example

Rockwell Ranch  
American Fork



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# Townhome Example

Rockwell Ranch  
American Fork



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# Townhome Example

Rockwell Ranch  
American Fork



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# Townhome Example

Front Load 2-Story  
Eagle Mountain



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ACTION  
REQUESTED

# Approval of Final Plat A — Townhomes



## Annexation Agreement Requirements

- ▷ Connectivity through grid system
- ▷ Active transportation
- ▷ Active recreation and open space
- ▷ Complete streets philosophy



## General Plan

- ▷ Arrowhead Ranch Specific Plan guides development in area
- ▷ Consistent with this plan



## Standard of Review

- ▷ Satisfies the requirements of zone
- ▷ Consistent with previous approval of land use
- ▷ Reviewed with Staff
- ▷ Staff recommends approval of proposed plat



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# Thank You

Are there questions?



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