

Address Concerns

From John D wright <johndwright13@gmail.com>

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To Michael Bryant <michaelb@paysonutah.gov>; Keven Ririe <bikedays365@yahoo.com>; kentririe@gmail.com <kentririe@gmail.com>; darin4@comcast.net <darinh4@comcast.net>; Gary Winterton <wintertongl@gmail.com>; Guy Williams <Gwilliams@fawkesconsultants.com>; Ivy L. Kushner <iv4k@aol.com>; Aaron Cook <aaron@coreutah.com>; John Hadfield <jdhadfield@hadcoconstruction.com>

 1 attachment (16 KB)

Dear Michael.docx;

Dear Michael,

I found the recent meeting to be productive and informative, with thoughtful input from the neighbors. As the developer, I take these comments seriously and would like to briefly address the key concerns and offer practical solutions.

Traffic Concerns (Neighbor One):

There was concern that fourteen additional homes would increase traffic and speeding on Gladstan Drive. Based on my observations, the golf course already generates significantly more traffic than this small addition would. Even so, I am willing to proactively address this concern by installing appropriately sized speed bumps at my expense, subject to city approval and permits, to help ensure safe driving conditions.

Trail Connection Request (Neighbor Two – Mayor of Elkridge):

The request to extend a trail connection through the property is understandable and appreciated. However, because the subdivision will consist of privately owned lots, unrestricted public access may conflict with homeowners' privacy. That said, I am open to exploring a thoughtful design solution—once the road and lot layouts are finalized—that attempts to accommodate this request while respecting private property rights.

Road Design and Slope (Neighbor Three):

Concerns were raised about the road grade. The road has been designed by a highly experienced local engineer with extensive expertise in hillside developments. He has reviewed the design and stands behind its safety and functionality. Additionally, the City of Payson's

engineering staff will independently review and confirm that all plans meet applicable codes and standards. I am confident the final design will be both safe and appropriate for the terrain.

Project Support (Neighbor Four):

One neighbor expressed support for the project, particularly noting the benefit of one-acre lots and the low-density design. She also appreciated the commitment to building envelopes and suggested allowing the process to move forward for further review by the City Council.

Additional Consideration – Gate Location:

After further review, I believe the proposed gate location on Gladstan Drive would be more effective if placed at the entrance to the golf course parking lot. This location would better control access, is situated on flat ground, and allows for proper gate operation. I am willing to have my architect research and propose the most suitable design and installation approach.

In summary, the concerns raised are valid and appreciated. I believe they can be effectively addressed through practical solutions while preserving the integrity and intent of the project. I remain committed to working collaboratively with the City and neighboring community to ensure a successful outcome.

Thank you for your time and consideration.

Sincerely,
John Wright
Hillside Views Development, LLC
Concord 99, LLC
