

OUTPOST PAYSON LLC
224 S. MAIN, SUITE 205
SPRINGVILLE, UT 84663

May 31st, 2017

RE: Outpost Payson LLC
Site Plan Application
Setback Variance Request
Site: 91 South 100 East, Payson UT 84651

To: Payson City Planning & Zoning
439 W Utah Ave.
Payson, UT 84651

To Whom it May Concern:

This letter is in reference to the request for a reduced setback, as part of the site plan application for the proposed Q90 office building at 91 South 100 East.

Historically, the footprint of the original post office was approximately 65' x 66', and the building was oriented to the Southwest corner of 100 E 100 S. Now that a new building is proposed for this site, good practice (also supported by the local fire and police departments) dictates that a "view triangle" be maintained across the corner of 100 E and 100 S to provide visibility for motorists and pedestrians as they turn this corner. In order to allow for this view triangle, the current proposal is to relocate the building site to the east side of the lot. In order to maintain a standard, commercial size building that is in accordance with the previous building on this site, we therefore request a variance to exceed the minimum setback of 20 feet.

In order to mitigate any potential impacts this may have on the east side neighbor, we agree to provide a solid fence that is 6 feet minimum in height and to use only first-floor downlights on the exterior, main level, to minimize any light pollution for this neighbor. In addition, the building will be used as office space and will therefore maintain normal business hours and will generate minimal noise and virtually no foot traffic on the east side of the building, as the parking lot will be on the west side of the building. Further, the orientation of the east side neighbor's house is such that the proposed building is adjacent to the owner's side yard, not a front or rear yard.

The building on the parcel to the north of our property is situated to the west (closer to 100E), whereas the proposed building will be situated to the east side of the lot. Therefore, there are no direct adjacency issues with that property.

Also, our original site plan submittal shows a building with 2 levels above grade and 1 level below grade. Our General Contractor and Architect have made us aware of some concerns that we want to solve. As part of the variance request, we would like to adjust our building to be 3 levels above grade. The building will still be at or under the maximum height allowance. The interior space will have the same usage as is currently drawn. Here are the reasons for our adjustment:

1. Eliminate the necessity of a sewer pump system in our building. (Our basement floor would be too low to have grade out to the street, thus necessitating the pump system. We'd like to eliminate this system.)
2. Eliminate the risk of ground water in the building. (EarthTec Engineering has recommended that we build with a basement floor depth of 7 feet or less) Going 3 levels up, totally eliminates the potential for groundwater entering the basement.
3. Eliminate the need and cost for shoring during excavation. (Because of the depth of the excavation to create an accessible entrance and sufficient headroom for the basement level, we would need to shore the dig to maintain safety for the foundation crew, as well as to not encroach on the neighboring properties. The cost for this shoring alone is \$82,000 or more.)

Our goal is to build a long lasting, low maintenance, beautiful building. We believe that going 3 levels above ground eliminates future problems that could happen with ground water and sewer pump issues.

To minimize the impact on the residential property to the east, we are showing on the drawings that we will plant narrow or columnar trees along the full length of the east property line. This is in addition to the new fence and the first floor down lighting considerations.

We have submitted site proposal drawings that show our preferences in order of 1, 2, and 3. We would like to get approval for one, two, or all three of these options during the June 7th City Council meeting.

Please feel free to contact me with any questions or concerns.

Sincerely,

Rex Hale
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