

DEVELOPMENT SERVICES ENGINEER STAFF REPORT

To: Planning Commission

Cc: Travis Jockumsen, P.E./ City Engineer – Public Works Director

Jill Spencer, AICP/ City Planner

From: Nestor Gallo, P.E.; R.S.I./ Development Services Engineer

Date: April 22, 2021

Subject: Red Bridge Village Specific Plan Amendment

Nestor
Gallo, P.E.
R.S.I.

Digitally signed by Nestor Gallo,
DN: cn = Nestor Gallo, P.E./R.S.I.,
email = nestor@payson.org, c =
US, o = Payson City Corporation,
ou = Development Services,
Director
Date: 2021.04.22 11:30:43 -0700

This staff report is a summary of the Private Development Engineer plan review comments:

1. **Project Name**
Red Bridge Village Mixed-Use
2. **Project Address**
1950 West 800 South
3. **Developer/ Applicant's Name**
Joe Spencer
4. **Plan Review Date:**
April 22, 2021
5. **Private Development Engineer's Recommendation:**
☐ Approval ☒ Approval with conditions ☐ Denial ☐ Remanded
 - a. DEVELOPER must submit a Certificate of Compliance from the Army Corps of Engineers (USACE)
 - b. DEVELOPER must submit a Stream Alteration Permit from the Utah Department of Water Rights.
 - c. DEVELOPER must construct a sanitary sewer outfall pipe approved by the Payson City Engineer.
 - d. DEVELOPER must install water well as approved by the Utah State Division of Drinking Water.
 - e. DEVELOPER must construct the traffic signals at 800 South/ 1950 West and 800 South/ 1700 West.
 - f. DEVELOPER must secure all the necessary easements for the construction of the sewer outfall pipe.
 - g. DEVELOPER must secure FEMA approval for any impacts to the Dry Creek and Spring Creek Channels with an approved CLOMR and, after construction, an approved LOMR.
6. **The Developer/ Applicant is requesting a waiver to the following Engineering Standards:**
 - a. None
7. **Development Services Engineer Comments:**
 - a. The proposed development is located in an area with insufficient public services for culinary water, sanitary sewer, power, and access roads. The recommendation of approval is contingent on the DEVELOPER's compliance with all the conditions listed in Section 5.
 - b. The DRC plan review comments dated 1/5/2021 may reduce the total number of units.
 - c. The United States Army Corps of Engineers (USACE) Jurisdictional Delineation may reduce the total number of units.

- d. The construction of the retention/ detention ponds may reduce the total number of units.
- e. The dedication of the open space may reduce the total number of units.
- f. Proposed building Finished Floor Elevation must be the adopted BFE plus 12 inches.
- g. The DEVELOPER is responsible for the 800 South - 1700 West, 800 South – 1950 West, and 1950 West – 1130 South intersections traffic signals.

8. **Standard Conditions of Approval:**

- a. **Title Report:** The Developer shall submit an updated title report not older than 30 days old.
- b. **Property Taxes and Liens:** The DEVELOPER must pay all the property taxes for the current and previous years, liens, and agricultural land use rollover fees for the past five years.
- c. **Water Rights:** The Developer is responsible for the conveyance of water rights to the City of Payson.
- d. **Performance Guarantee Bond:** The Developer shall post a performance guarantee bond for all the necessary public improvements before requesting a pre-construction meeting and applying for a building permit.
- e. **Easements and Agreements:** The Developer must submit a Post Construction Storm Water Pollution Maintenance Agreement signed and dated by the property owner before scheduling a pre-construction meeting.
- f. **Land Disturbance Permit:** The Developer must submit a Land Disturbance Permit before scheduling a pre-construction meeting.

9. **Geotechnical Information:**

- | | |
|-----------------------------|--|
| a. Groundwater Table Depth: | It ranges from 2 feet to 6 feet deep. |
| b. Liquefaction: | High liquefaction. |
| c. Fault Lines: | No active faults pass through or immediately adjacent to the site. |
| d. Percolation Rate: | The percolation rate information was not submitted for storm drain calculations. |
| e. Basement Restrictions: | The construction of basements is not recommended. |

Source: Gordon Geotechnical report dated August 21, 2019

10. **Sensitive Land Overlay Zone:**

- | | |
|------------------------------|--|
| a. Wetlands: | The Aquatic Resource delineation letter was submitted. |
| b. USACE Permit: | A USACE Certificate of Compliance is required. |
| c. Stream Alteration Permit: | A Stream Alteration permit is required. |

11. American with Disabilities Act (ADA) Compliance:

a.	Required Parking Stalls:	<u>The City Council approved 1.9 stalls per unit ratio.</u>
b.	Provided Parking Stalls:	<u>To be determined before based on final buildable area.</u>
c.	Required ADA Stalls:	<u>To be determined before based on final buildable area.</u>
d.	Provided ADA Stalls:	<u>To be determined before based on final buildable area.</u>

Source: *2010 ADA Standards for Accessible Design; United States Department Of Justice; September 15, 2010. It was adopted on March 15, 2012.*

12. Transportation Master Plan (TMP) Compliance:

a.	Average Daily Traffic:	<u>14,094 trips per day (tpd) – It does not include M-Tech trips.</u>
b.	AM Peak Hour Trips/ day:	<u>1,121 trips per hour (tph) – It does not include M-Tech trips.</u>
c.	Noon Peak Hour Trips/ day:	<u>551 trips per hour (tph) – It does not include M-Tech trips.</u>
d.	PM Peak Hour Trips/ day:	<u>1,176 trips per hour (tph) – It does not include M-Tech trips.</u>
e.	Compliance with the TMP:	<u>The proposed development complies with the TMP.</u>
f.	Compliance with AASHTO:	<u>The proposed road design complies with AASHTO guidelines.</u>

Source: *Trips Generation 10th Edition; Institute of Transportation Engineers.*

Source: *A Policy on Geometric Design of Highways and Streets, 2020 Edition.*

Source: *2020 Payson City Transportation Master Plan; Avenue Transportation Engineers.*

13. Utah Department Of Transportation (UDOT) Access Management Compliance:

a.	State Road ID Number:	<u>The proposed development does not include a state road.</u>
b.	Approved Access Width:	<u>N/A</u>
c.	Approved Access Layout:	<u>N/A</u>
d.	New Road Permit:	<u>N/A</u>
e.	New Driveway Permit:	<u>N/A</u>
f.	Traffic Signal Warrants:	<u>N/A</u>
g.	Right of Way Dedication:	<u>N/A</u>

Source: *Utah Department Of Transportation website: <http://www.udot.utah.gov>*

14. Sanitary Sewer Master Plan Compliance:

a.	Proposed Pipe Diameter:	21-inch diameter sewer outfall and 8-inch diameter for each lot.
b.	New Sewer Laterals:	914 residential plus commercial, retail, hotel, and M-Tech
c.	Sewer Lateral Diameter:	6-inch diameter for commercial and 4-inch diameter for residential
d.	Sewer Lateral Slope:	See Payson City Design Guidelines.
f.	Sanitary Sewer Easement:	A sanitary sewer easement is required for the outfall sewer line.

Source: *2020 Payson City Sanitary Sewer Master Plan, Bowen and Collins Engineers.*

15. Culinary Water Master Plan Compliance:

a.	Proposed Pipe Diameter:	12-inch diameter
b.	New Water Meters:	914 residential meters plus commercial, retail, hotel, and M_tech
c.	Water Meter Size:	Varies
d.	DDW Model Report:	A Hydraulic Model report must be submitted to the Utah DDW.
e.	Culinary Water Easement:	A culinary water easement is required for main lines up to the meter.

Source: *2020 Payson City Culinary Water Master Plan, Hansen Allen and Luce Engineers.*

16. Pressurized Irrigation Master Plan Compliance:

a.	Proposed Pipe Diameter:	10-inch diameter
b.	New PI Meters:	To be determined with each site plan or subdivision.
c.	PI Meter Size:	Varies.
e.	PI Easement:	A pressurized irrigation easement is required for main lines.

Source: *2020 Payson City Pressurized Irrigation Master Plan, Hansen Allen and Luce Engineers.*

17. Storm Drainage Master Plan Compliance:

a.	Proposed Pipe Diameter:	15-inch RCP pipe minimum.
b.	Required Storage Volume:	The retention pond storage must be estimated for each parcel with a measured perc rate in the calculations. Water must be detained and pre-treated before entering the wetlands, with no direct discharge. USACE permit required for release in the wetlands.
c.	Storm Drain Easement:	A storm drain easement is required.

Source: *2020 Payson City Storm Drain Master Plan; Bowen and Collins Engineers.*

18. Flood Irrigation System Impact:

a. Type of Irrigation Channel:	<u>Not applicable.</u>
b. Ditch Master Approval:	<u>N/A.</u>
c. Flood Irrigation Easement:	<u>N/A.</u>

Source: *2020 Payson City Storm Drain Master Plan; Bowen and Collins Engineers.*

19. Wastewater Treatment Plant Master Plan Compliance

a. Grease/ Trap Requirement:	<u>A grease trap is required for non-residential development.</u>
b. Sample Manhole Required:	<u>A sample manhole is required for non-residential development.</u>
c. Type of Facility:	<u>Residential, commercial, retail, hotel, and college campus.</u>
d. DEQ Permit:	<u>Not applicable</u>
e. Wastewater Easement:	<u>Not required</u>

Source: *2020 Payson City Sanitary Sewer Master Plan; Bowen and Collins Engineers.*

20. Power and Telecommunication Utilities

a. Power Company:	<u>Payson Power and Light.</u>
b. Gas Company:	<u>Dominion Energy.</u>
c. Telephone Company:	<u>Century Link.</u>
d. Cable Company:	<u>Utopia, Comcast.</u>
e. P.U.E. Required:	<u>A 10' wide Public Utility Easement is required around each parcel.</u>

21. Storm Water Pollution Prevention Compliance:

a. Area Disturbed:	<u>It exceeds a one-acre disturbed area, so an NOI is required.</u>
b. Common Development:	<u>Includes common development, so an NOI is required.</u>
c. Notice Of Intent (NOI):	<u>A Notice Of Intent is required.</u>
d. Type of NOI:	<u>Construction Activity.</u>
e. Low Impact Development:	<u>LID is encouraged.</u>

Source: *Payson City Code – Title 22 Storm Water Management and Discharge Control*

22. FEMA Flood Hazard Information

a.	Zone:	<u>AE</u>
b.	Definition of Zone:	<u>Base Flood Elevations (BFE) Determined.</u>
c.	Community Panel Number:	<u>49049C0744F</u>
d.	Effective Date:	<u>1/30/2018</u>
e.	FEMA Requirements:	<u>DEVELOPER must secure FEMA approval for any impacts to the Dry Creek and Spring Creek Channels with an approved CLOMR and, after construction, an approved LOMR.</u>

Source: *FIRM, Flood Insurance Rate Map, National Flood Insurance Program, Federal Emergency Management Agency, Federal Insurance Information*