ENGINEERING STAFF REPORT

To: **Planning Commission**

Cc:

From: **Travis Jockumsen, P.E.**

Date: **10-18-2021**

Subject: **Hiatt Creek Subdivision Staff Report**

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

1. Project Name
   Hiatt Creek
2. Project Address
   1150 South 1950 West
3. Developer/ Applicant's Name
   White Horse Developers
4. Plan Review Date:
   10/18/2021
5. Private Development Engineer's Recommendation:

   ☐ Approval ☒ Denial ☒ Remanded

   a. The proposal is asking for 49 units on the west side of Spring Creek and the South Meadows plan would only allow 24 in the eight acre parcel.

   b. Private roads are currently not allowed anywhere in the City and staff recommends only using them for infill lots and not for subdivisions as this request is asking.

   c. When the density being asked for increases with each development the capacity of the utility infrastructure is reduced and cannot handle the increase being requested. The sewer north of here cannot handle this project without being upgraded.
6. The Developer/ Applicant is requesting a waiver to the following Engineering Standards:

   a. The road cross section.

   b. Following the South Meadows Area Specific Plan

   c.
7. Vicinity/ Site Map:

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:** All the property taxes for the current and/ or previous years, liens, and agricultural land use roll over fees for the past five years must be paid in full.

   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/ or 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: This section will need addressed as they get farther along.**

a. Groundwater Table Depth: _____

b. Liquefaction: _____

c. Fault Lines: _____

d. Percolation Rate: _____

e. Basement Restrictions: _____

Source: _____

10. **Sensitive Land Overlay Zone:**

a.	Wetlands:	There are wetlands and a delineation will need to be completed and approved by the Army Corp.
b.	USACE Permit:	Will be required with the crossing of the roadway.
c.	Stream Alteration Permit:	Will be needed with any modifications to the channel and the roadway crossing.

11. **American with Disabilities Act (ADA) Compliance: Not Required-garages are provided**

a. Required Parking Stalls: _____

b. Provided Parking Stalls: _____

c. Required ADA Stalls: _____

d. Provided ADA Stalls: _____

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

12. **Transportation Master Plan (TMP) Compliance: Traffic Study will be required.**

a. Average Daily Traffic: _____

b. AM Peak Hour Trips/ day: _____

c. Noon Peak Hour Trips/ day: _____

d. PM Peak Hour Trips/ day: _____

e. Compliance with the TMP: _____

f. Compliance with AASHTO: _____

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: Not applicable**

a. State Road ID Number: _____

b. Approved Access Width: _____

c. Approved Access Layout: _____

d. New Road Permit: _____

e. New Driveway Permit: _____

f. Traffic Signal Warrants: _____

g. Right of Way Dedication: _____

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

14. **Sanitary Sewer Master Plan Compliance:**

a. Proposed Pipe Diameter: This will be figured out as the design progresses, but the sewer capacity that is north of here is out of capacity with the existing flow and what Redbridge is using in the existing 21" line and the line will need upsized to accommodate development south of Redbridge.

b. New Sewer Laterals: _____

c. Sewer Lateral Diameter: _____

d. Sewer Lateral Slope: _____

f. Sanitary Sewer Easement: _____

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

15. **Culinary Water Master Plan Compliance:**

a. Proposed Pipe Diameter: This area has no source capacity until the well is completed and active sometime towards the end of 2022.

b. New Water Meters:

c. Water Meter Size:

d. DDW Model Report:

e. Culinary Water Easement:

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

16. **Pressurized Irrigation Master Plan Compliance:**

a. Proposed Pipe Diameter: The area will need to be modeled into the current Lateral 20 zone to determine line size and capacity to serve this area.

b. New PI Meters:

c. PI Meter Size:

e. PI Easement:

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

17. **Storm Drainage Master Plan Compliance:**

a. Proposed Pipe Diameter: Perc tests will need to be performed and the storm water evaluated to determine how to store and dispose of the storm water. Spring Creek is not an option for discharge.

b. Allowable Release Rate:

c. Required Storage Volume:

d. Storm Drain Easement:

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

18. **Flood Irrigation System Impact: Not Applicable**

a. Type of Irrigation Channel:

b. Ditch Master Approval:

c. Flood Irrigation Easement:

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

19. **Wastewater Treatment Plant Master Plan Compliance**

a.	Grease/ Trap Requirement:	Not required.
b.	Sample Manhole Required:	
c.	Type of Facility:	
d.	DEQ Permit:	
e.	Wastewater Easement:	

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

20. **Power and Telecommunication Utilities**

a.	Power Company:	This will need to be designed as the project moves forward.
b.	Gas Company:	
c.	Telephone Company:	
d.	Cable Company:	
e.	Fiber Optic:	
f.	P.U.E. Required:	

21. **Storm Water Pollution Prevention Compliance:**

a.	Area Disturbed:	An NOI and SWPP will need to be completed and provided before construction can occur.
b.	Common Development:	
c.	Notice Of Intent (NOI):	
d.	Type of NOI:	
e.	Low Impact Development:	

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

22. **FEMA Flood Hazard Information**

a.	Zone:	This area is currently not in a mapped flood zone but Spring Creek runs through it so no basements should be allowed and the finish floor elevations should be above the top of the bank so that when

FEMA models this area into the flood plain it will not be a problem for the new homes.

b. Definition of Zone: _____

c. Community Panel Number: _____

d. Effective Date: _____

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