

Responses to redlines:

Area Specific Plan Amendment #2

Page 3 line #3 – The acreage should be included. **Ken added the acreage in his new submittal.**

Page 4, 5, & 6 – Any increase in density will require a new utility modeling analysis for sewer, culinary, and PI. This is to be paid for by the development. If the existing 21" line will now be over capacity then the development will need to pay to upsize 7,500 feet of sewer line at the cost of the development to allow the higher density. Before any phases can be approved the line sizes for all of these utilities need to be determined. **See attached redline response from HAL**

Page 15, & 17 – HAL to verify water line sizes and update the analysis based on the increase in density request. To be paid for by the development. **See attached redline response from HAL.**

Page 19 – HAL to verify onsite and offsite sewer capacity and line sizes. This is at the cost of the developer due to an increase in density. There is the possibility that the 7,500 ft. of existing 21" sewer line is near capacity and may need upsized to accommodate the density request. **See attached redline response from HAL.**

Page 23 – This comment has been made on every plan set and never addressed. Direct discharge into the wetlands is not permitted and must be detained at the pre-development flow rate on the discharge. This must be addressed and approved for approval on all outflow locations. **We have been told by USACE that a direct discharge into the wetlands is permitted. Ken Berg is meeting with Travis Jockumsen March 3, 2022 to discuss details.**

Page 24 – The traffic study will need to be updated due to the increased request for higher density. **We have a new traffic study that was done by Wall Consultant Group. See attached.**

Page 28, & 29 – 850 South and 1950 West are collector roads and the bulb outs should be okay but staff will need to approve this concept since this is the first time it has been presented. **This is not a collector road according to Ken Berg. We're Urban local road because it is expanded in width.**

Super pads application

Title report

Page 10, #20 – This needs to be shown on the plans and labeled. It might be but I was just pointing that out. **It is labeled on Ken Berg's construction drawing and the plat.**

Exhibit A

Page 1 – A drawing showing this area to go with the description would be great for the Exhibit. **See attached area map**

Geo tech report

Page 3 – What are they? **Gordon Geo Tech is currently working on the final geo tech reports that give further detail. Should be final end of next week, 3/11/22.**

Page 4 – If the buildings go to four or five stories this will need revised. **Will include 5 level stories in the MU-1 areas.**

Page 7 – List the CBR value. **Currently being updated by Gordon Geotech Engineering.**

Page 15 – An update to this report is required for final approval addressing this and other concerns in the report. **In the works.**

Page 20 – 5" required for all collector and arterial roads. **Will let Gordon Geo tech know.**

Page 26 – Report should be updated with change in road layout and project changes. **Being updated, should have end of next week. 3/11/22.**

C2.1 Super Pad utility drawing

Several studies and permits are going to be required for this development. A floodplain development permit is going to be required to build in the floodplain. A CLOMR/LOMR is going to be required to modify the floodplain. A 404 permit and wetland Mitigation Plan is going to be required to do anything with the wetlands. **We are working with Bowen and Collins on the CLOMR & LOMR for FEMA, and with Western Environment on the wetland mitigation issues.**

Where are the utility stubs for this property? **Ken has answered this in the drawings.**

What is the plan for the overhead power? We have contacted Strawberry Electric Service District to discuss moving the power lines along the road. The approval work is in progress.

These properties will need to have sewer in 1130 South to tie into. We require sewer along all roads that front the property and show the installation of an 8" sewer main to the east edge of the Erik Huff property. Spring Creek townhomes is already sewer. Ken has answered this in the drawings.

C2.2 Super pad utility map

Coordinate power relocation with Payson Power. Ken has answered this in the drawings.

Utility stubs lot 12. Ken has answered this in the drawings.

C2.3 Super pad utility map

PI sizing for trunkline needs addressed. Ken has answered this in the drawings.

C2A Overall water map

Provide plan with over all fire hydrants with proposed and existing within 1000 feet. Ken has answered this in the drawings

29' 4" at roundabout. Ken has answered this in the drawings

C2B Overall PI map

Ken Berg to coordinate with katie at Hansen, Allen, and Luce on the main PI trunk line location from the tie in to the Highline Canal lateral 20 line. This connection serves a much larger area and an 8" line is not sufficient for serving the area. Ken has answered this in the drawings.

C2C Overall Storm drain map

The pretreatment system needs to be installed upstream of the required detention system. Ken has answered this in the drawings.

Direct discharge into the wetlands is not allowed because it flows into Spring Creek and the Dry Creek channel and will flood people downstream. A pre-development flow must be calculated and the release rate will match that release rate. A detention pond or some other form of storage is required before discharge into the wetlands. This applies at all locations. There is a deep clay layer all over this site so LID or sumps will not work but detention is required. This has been mentioned multiple times before and has not been addressed. This requirement is in the design guidelines. **Ken is meeting with Travis Jockumsen 3/2/22 to discuss details.**

MU-1 Overlay application

Overall summary map

Provide storm water management plan. **Ken will provide this before start of construction.**

The increased unit request requires a new traffic study and utility modeling to determine on and offsite impacts. **Traffic study is attached. Ken has answered this. (See attached)**

MU-1 lot coverage map

The dark color shows the coverage area. Lot 7 will be partially used by MTEC for their culinary arts program. The site is 3% over the requested 85% coverage limit due to the loading dock and a large outdoor dining area. We will request an exception from city council. **The large outdoor dining area on the west side is 3,306 Sq. Ft. It is built with decorative permeable, brick pavers with trees scattered throughout; it adds 4.6% of open space. (See revised plan.)**

The lots shown in green are included in the MU-1 overlay zone application. **Don't think there is a question here, just a comment??**

MU-1 open space calculations map

Any changes to or development within a jurisdictional wetland will require a 404 permit from the USACE. Any potential to utilize wetland area as open space must provide an improvement that gives residents access to the wetlands and turns them into an amenity. **Currently working with Western Environment on wetland mitigation and permits. Wetlands will have a boardwalk trail through them to a gazebo located on the island. This will provide residents access to the wetlands.**

Payson City code does not allow the wetlands to be counted as open space because no one is allowed to use them or modify them. **We have discussed this at length with the city planners, including Robert Mills on 3-2-2022. It was confirmed that we are able to provide up to 1/3 of the open space requirement with this wet lands credit.**

MU-1 set-backs map

A 0' setback along 800 South will not be allowed because this corridor has not been designed for construction and some area needs to be there if any changes are required. **This has been changed to a 10' set back along 800 south.**

MU-1 Summary map

Any increase in the number of units will need to be modeled and determined if any onsite or offsite utility sizing will change. **Ken has answered this.**

The original roadway dedication will need to be amended and a new plat with the updated road configuration and lot layouts so that they can individually be developed. **An application to vacate the original roadway has been submitted and a new plat has been included in the submittal for the new road and lot layouts.**

Need an updated traffic study addressing the new road layout and stacking distance on 1700 West. **See attached traffic study. Ken said the current traffic study shows that we comply with requirements.**

Provide the Army Corp wetland delineation and identify on a layout. **The wetlands have been overlaid over our site map and the impact areas have also been crossed hatched.**

Text Amendment to the MU-1 Overlay application

Page 8 – The reason we have a one-year window is because specifications and standards change and ten years is much too long to give approval. **This project is the largest project Payson City has had. It's a very complex project that takes a lot of time to work out. The build out of this project is going to be 10 plus years, and it would be disastrous for us, our investors, our lenders for financing if we are a couple years in and our overlay expires because timing for building permits. Our lenders alone are asking that we have at least a 5-year timeline.**