

COUNCIL DECISION REQUEST

SUBJECT: Chilson Ranch Phase 1 Interim Grading Plan

MEETING DATE: 01-22-09

PAYSON GOAL: NEW: EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett, Pub. Works Dir.

AMOUNT BUDGETED: \$0

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$0

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$0

EXHIBITS (If Applicable, To Be Attached): Proposed Grading Plan

POSSIBLE ACTION

I move to grant permission to Hulburt Development, Inc. and their contractors to construct the American Gulch Drainage Channel on a portion of the Town of Payson property located at 804 S. McLane Road in accordance with the "Interim-Offsite Channel Improvements for Chilson Ranch" improvement plans prepared by Turner Design Group sealed on 1-21-09

SUMMARY OF THE BASIS FOR POSSIBLE ACTION:

The Chilson Ranch Phase 1 subdivision is a condominium subdivision located on W. Main Street. The first phase consists of channel improvements to the American Gulch, roadways, utilities, and 59 residential condominium units. The construction plans for the project within the Chilson Ranch property were approved in October, 2008. The final subdivision plat was also approved in October, 2008.

Part of this development includes modifying the FEMA flood plain for American Gulch that covered a large portion of the Chilson Ranch site. The developer submitted the American Gulch channel modifications to FEMA and received a Conditional Letter of Map Revision (CLOMR) for their project. This meant that once the channel construction had been completed that the developer could request a final Letter of Map Revision (LOMR) from FEMA that would remove their property from the flood plain. The CLOMR approved by FEMA also included channel improvements upstream approximately 1100 feet from the Chilson Ranch Property. The developers engineer is currently working on the improvement plans for that additional 1100 feet that will include pathways along the American Gulch between the Chilson Ranch Property and McLane Road and a bridged crossing at McLane Road. However, there are several utility conflicts and grading issues that are still going to take a substantial amount of time to resolve.

The developer currently has funding available to move forward now with the Phase 1 Construction. Delaying the project until the final upstream improvement plans are complete may cause them to lose their financing. Therefore, they have submitted an interim grading plan for the improvements to American Gulch. This interim grading plan will work as a temporary transition between the Chilson Ranch Phase 1 improvements and the final upstream American Gulch improvements. The interim plans are acceptable from an engineering stand point. However, since the proposed construction improvements are located on Town property, the developer needs approval from the Town Council. The Town property to be used for the proposed American Gulch channel is currently encumbered by the FEMA flood plain.

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Constructing this interim channel with Chilson Ranch Phase 1 has a number of benefits. Some of those benefits are: (1) This construction allows a major construction project to move forward to help stimulate the economy; (2) The Humane Society property, the Dr. Drew Justice property and those properties located on the southwest corner of Main Street and McLane Road are completely removed from the flood plain; (3) The remainder of the Town owned parcel is mostly removed from the flood plain increasing its value. (Once the construction from the final plan is completed, the Town's property will be completely removed from the flood plain.)

The cost to construct this interim channel is included in the Chilson Ranch "Agreement to Construct Subdivision Improvements" financial assurances.

Staff recommends that the Town Council grant permission to Hulburt Development, Inc. and their contractors to construct the American Gulch Drainage Channel on the Town of Payson property located at 804 S. McLane Road in accordance with the "Interim-Offsite Channel Improvements for Chilson Ranch" improvement plans prepared by Turner Design Group sealed on 1-21-09.

PROS: This will remove several properties from the existing FEMA flood plain. This includes the remainder of the Town's parcel.

CONS: A portion of the Town's property will be used for this channel. However, that property is currently encumbered by a FEMA flood plain.

PUBLIC INPUT (if any): N/A

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): N/A

FUNDING:

Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
		Total Cost: \$

CFO: _____ Date: _____

