

EXHIBIT O

June 24, 2022

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS

6655 S.W. HAMPTON STREET, SUITE 210
PORTLAND, OREGON 97223

MEMORANDUM

TO: Ms. Emily Meharg, Sr Planner
City of Sandy

FROM: CURT McLeod, PE
CURRAN-McLEOD, INC

KMM
for CJM

RE: CITY OF SANDY
THE RIFFLE FOOD CART POD REVIEW
FILE No. 22-012 DR/VAR/TREE/DEV

We have reviewed the Riffles Food Cart Pod and have a few comments for the City to consider:

1. A fee in lieu charge or a non-remonstrance agreement should be required for development of the street frontage on Kate Schmitz Avenue. The property frontage is 76 feet long and the developer would be responsible for improving the roadway to local residential standards. The additional cost to construct the roadway to collector standards would be an SDC eligible expense. The engineer should provide a cost estimate for this frontage.
2. The developer should provide confirmation of the right to access the tax lots 1000 and 1200. The assessor map appears to indicate a 5.5' strip of land on Lot 9 separates tax lot 1000 from the 25' access easement. Verify the developer has the legal right to cross this 5.5' strip on Lot 9.
3. I anticipate all utilities are private, so we have no comment. If they are public, we would recommend the CDS manhole at detention pipe No. 1 be relocated from under the food cart No. 8 to ensure access for maintenance.
4. The stormwater report is acceptable, however, the developer needs to also verify the capacity of the existing stormwater system. Even though the post developed runoff is less than the predeveloped runoff, the post developed runoff enters the conveyance system whereas the predeveloped flow does not.
5. Regarding the traffic impact study, the driveway to the shopping center operates at a LOS F with existing conditions and at buildout, which is typically an unacceptable service level. Is this acceptable because it is a private shopping center or is that typical for a commercial center?
6. Regarding lighting, if the path to Kate Schmitz will be built with the development, then path lighting should be installed, or a conduit installed to add lighting when the path is put in service.

Let me know if you have questions.