



EXHIBIT R

DATE: July 05, 2022
REQUEST: The Riffles Food Carts, Transportation Review
FILE NO: 22-012 DR/VAR/TREE/DEV
REVIEWER: Dock Rosenthal, PE, DKS Associates

DKS Associates has reviewed the traffic impact analysis¹ and site plan for the Riffles Food Carts. The proposed development application includes 18 food cart pods, a 3,600 square foot building for shared dining space, and off-street parking. The project site is located north of US 26, east of Industrial Way and west of Kate Schmitz Avenue within the Twin Cedars Center.

The general comments and listing of recommended conditions of approval are based on a review of the impact study and site plan.

DEVELOPMENT TRANSPORTATION IMPACT REVIEW

Key comments and issues related to the proposed development's transportation impact analysis include:

Existing

- Study Intersections
 - Industrial Way and US 26
 - Shopping center access at US 26
- Both study intersections operate at an acceptable volume to capacity ratios during the 2021 AM and PM peak hours
- Crash data from January 2015 to December 2019 was analyzed, no systemic safety issues were identified.

Future (2023) Background Condition

- A growth rate of 1.9476 percent per year was applied to the existing 2021 volumes to account for background growth.

¹ The Riffles Food Carts, Lancaster Mobley, March 7, 2022.

- Both study intersections operate at an acceptable volume to capacity ratios during the 2023 AM and PM peak hours

Future (2023) Project Condition

- Due to a low volume of studies for ITE Trip Generation Code 926, the trip generation information was supplemented using code 930, Fast Casual Restaurant, 932, High-turnover (sit-down) restaurant, and 934, Fast-food restaurant with drive-through window.
 - A pass-by rate of 46 percent is used for the AM peak period and a rate of 49 percent is used for the PM peak period.
- The proposed project would result in additional vehicle trips: 12 (6 in/6 out) AM peak hour vehicle trips, 57 (34 in/23 out) PM peak hour vehicle trips and 566 weekday trips.
- 2023 Total Traffic Conditions - All study intersections would operate at an acceptable volume to capacity ratios with the addition of vehicle trips from the proposed project.
- An evaluation of traffic signal warrants at the shopping center access onto US 26 found that they were not met.
- Sight distance from the proposed parking lot driveway to the shopping center access road was not evaluated.

Parking Stalls Response

The applicant provided a response to concerns surrounding the 10 parking stalls on the north side of the proposed parking lot at 37115 US 26. Vehicles would enter and exit these stalls directly from the drive aisle. The City has requested the removal of these 10 parking stalls and the applicant’s response does not demonstrate that the inclusion of the 10 stalls will not result in issues identified by the City.

RECOMMENDED CONDITIONS OF APPROVAL

The following conditions of approval are recommended based on a review of the traffic impact study and site plan:

1. The development shall contribute System Development Charges toward citywide impacts.
2. The development shall remove the 10 parking stalls on the north side of the proposed parking lot at 37155 US 26. The parking layout shall be designed so that all parking maneuvers will be internal to the parcel.
3. Bicycle parking shall be provided per Sandy Development Code 17.98.20.
4. Page 20 of the study states that alternate mobility standards apply along US 26 between Orient Drive and Ten Eyck Road. No alternate mobility standards have been adopted and typical mobility standards apply. The study shall be updated as needed.