

Kelly Hines

Transportation Impact Study

Study Reference	Questions/Comments
(ITE) Trip Generation - 2021 Edition	A 2021 edition was used to determine post 2025 trips in the neighborhood? In 2021 only a few SFH had been built in Phase I of the Meadow Creek Development and the condos off of Dutton Meadow didn't exist. This also doesn't take into account that Elsie Allen will be grades 7-12 starting in the Fall of 2026. Clearly no one has observed the traffic coming in and out of the area in the morning or evening hours when school starts and ends. There are cars lined up and down all the residential streets waiting for kids to get out of school.
CHP SWITRS Report - 1/1/18 to 12/31/22	You've used a 5-year study that includes a time before Phases I and II of the Meadow Creek development were even started in the area or the condos off Dutton Meadow and Bellevue were built AND a time when people were sheltering in place due to COVID as a means to determine Pedestrian safety in the area???? I think this study is outdated and not an accurate depiction of the risk and the current pedestrian environment.
CHP SWITRS Report - 1/1/18 to 12/31/22	Same comment above regarding bicycle study - outdated study and the period used is not an accurate depiction of current situation in the area
CHP SWITRS Report - 1/1/18 to 12/31/22	Collisions, same comment as above but you should add that the intersection of Bellevue and Burgess is currently used almost daily as a place for reckless drivers using it to do donuts with their cars.
Warrants Evaluation Left-turn lane	Clearly no one has observed the traffic that occurs on Burgess Drive while school is in session in the mornings and afternoons or the number of vehicles in the residential streets across from the high school. This will only get worse once the school starts taking in 7th and 8th graders who's parents will most likely need to drive them to school. The methodology was based on a study done in Washington State in 1997 and work done in 1961 and work conducted in 1967 and updated in 1991????

Signal Warrants	A traffic signal at Burgess and Bellevue is warranted now. A traffic signal may also be a deterrent for the donuts and excessive speed happening on Bellevue and Burgess currently. Again, this report cites that conditions were recorded in April 2023. This is before Phase I or Phase II of Meadow Creek were even completed or the condos on Dutton Meadow and Bellevue.
Emergency Access & Response	If the same 5-year study was used to determine this, again, its outdated and not indicative of current conditions in the neighborhood
Parking	Has anyone walked around the first two phases of Meadow Creek or looked at the number of cars lining the street of the condos to the east of the proposed townhome project? The SFH's have at least 3-4 cars per house on some streets. There are cars lining Common Way. This is not a walkable area and everyone has a car.
Peak Hour Volumes and Delay	This report was conducted in April 2023. At this point Phase I of the Meadow Creek development was not complete. The last street to be sold and occupied, Flapjack Way only had 3 occupied homes at that time and Phase II construction had barely been started. The condos on Dutton Meadow/Bellevue also were under construction at this time and had were not occupied or had any vehicles other than construction vehicles at this time. This report is OUTDATED

Stormwater Control Plan	
Plan Reference	Questions/Comments
Best Management Practices (BMP)	Based on a City of SR Storm Water Low Impact Development (LID) Technical Design Manual dated 2017 and revised in 2020
Hydrology	A mean seasonal precipitation of 28 inches was used for treatment flows. The past 3 years, rain totals have been: 2022-2023 = 41.64 inches, 2023-2024 = 37.57 inches and 2024-2025 = 42.59 inches. Have you not considered climate change or the increased rainfall that the area has experienced in the last few years?
Mean Seasonal Precipitation Map	Is dated "revised June 1983" ??? Are you really using a 42 year old map to determine stormwater control?

BMP Maintenance Requirements

"The applicant accepts the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity. Treatment BMP's require minimum maintenance similar to that for any landscape areas.

BMP's must be regularly maintained to ensure that they continue to be effective and do not

cause flooding or other harmful nuisances." The applicant has currently exhibited a lack of responsibility in maintaining the field in its current state. They mow the perimeter once a year but residents have had to submit multiple requests to Ryder to remove the weeds growing above their fence lines and only until a fire broke out and lawsuits were threatened did they send someone out to remove the weeds and brush growing along the fenceline.

Such provisions shall include audible and visual alarms on the control panel for the pump that will alert the **HOA** in the event of a pump failure. The pump may also be equipped with communication abilities / an off-line portal (via phone/internet/radio signals) to notify the designated HOA personnel of any maintenance needs.

<https://www.slwvd.com/about-us/pages/local-weather-rainfall#:~:text=Below%20you%20will%20find%20historical%20rainfall%20information,is%20from%20October%201%20%2D%20September%2030.>

There is no HOA