

From: [Jim Jewett](#)
To: [Jenah Thornborrow](#)
Subject: Fwd: Request for analysis
Date: Monday, November 9, 2020 10:12:37 AM

Here are some additional information for tonight's hearing

Sent from my iPhone

Begin forwarded message:

From: Josh Beach <josh@sawtoothls.com>
Date: November 9, 2020 at 9:20:34 AM MST
To: Jim Jewett <me@mauijim.realtor>
Subject: FW: Request for analysis

Jim,

This is what I got back from Chhang Ream of CR Engineering regarding Ulmer Lane.

Josh Beach
Land Use Planner
Sawtooth Land Surveying, LLC
Land Surveying | Planning | 3D HDS Scanning | UAV
D: 208.963.5042
Office Locations: Emmett, ID | Coeur d'Alene, ID | Jerome, ID
Idaho | Oregon | Nevada | Washington | Montana | California

From: Chhang Ream <chhream@gmail.com>
Sent: Sunday, November 8, 2020 10:13 PM
To: Josh Beach <josh@sawtoothls.com>
Subject: Re: Request for analysis

Hi Josh,

I cannot make the meeting but would like to provide some information on the development impacts to the adjacent streets and subdivisions. Based on the existing roadway network adjacent to the site and the size of the proposed development, we can conclude that Perch Meadows Subdivision is anticipated to have minimal impacts to the surrounding subdivisions with and without direct access to Ulmer Lane:

- The existing local streets adjacent to the site are carrying low volumes (less than ACHD threshold of 1,000 vehicles per day)
- The proposed development is anticipated to generate approximately 217 trips per day
- Approximately 117 trips per day from the site is anticipated to use the Duncan Avenue connection

Approximately 110 trips per day from the site is anticipated to use the Osprey Meadows Drive connection

- With the additional site traffic, Osprey Meadows Drive, Stoneham Drive, and Wakefield Street are anticipated to carry less than 500 vehicles per day, which is less than the ACHD threshold of 1,000 vehicles per day for local streets.
- Direct connection to Ulmer Lane would provide an alternative route to the transportation system for the surrounding subdivisions, but it is not needed based on the anticipated traffic volume

Please give a call if you have additional questions.

Thanks,

Chhang Ream
CR Engineering, Inc.
181 E 50th St
Garden City, ID 83714
208-841-4996

Total Control Panel

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