



December 17, 2020

Chad Meyerhoffer
 Weber County Engineering
 2380 Washington Boulevard, Suite 240
 Ogden, UT 84401

RE: Falcon Crest Subdivision-Traffic Generation Letter

Mr. Meyerhoffer,

At the request of Weber County, Reeve and Associates is analyzing the trip generation impact for the Falcon Crest Subdivision existing 13 lots located at 8900 East Street/Falcon Way in Huntsville. The proposed amended subdivision map changing the use of one lot from a Stable, Corrals and Training Center for equestrian purposes (Equestrian Center) to a buildable residential lot. The connecting roadway providing access to the subdivision, 8900 East has been identified as a sub-standard roadway by Weber County and requires this evaluation prior to the change in use of the lot.

The total number of trips generated by the Falcon Crest subdivisions 13-lots including the Equestrian Center is 140 average daily trips. The Equestrian Center is anticipated to provide an average daily trips demand of 27 trips. In contrast to this, the use change of that lot to a single-family detached housing would result in an average daily trip generated of 9 trips. Comparatively, the change in use will reduce the number of average daily trips on the sub-standard roadway from 140 trips to 123 trips

Table 1 – Trip Generation

<i>12 Lots Plus Equestrian Park</i>	<i>Generated Trips/Peak Hour</i>	<i>Trips Entering</i>	<i>Trips Exiting</i>
<i>Average Daily</i>	<i>140</i>	70	70
<i>AM Peak</i>	<i>14</i>	3	11
<i>PM Peak</i>	<i>22</i>	14	8

<i>13 Lots</i>	<i>Generated Trips/Peak Hour</i>	<i>Trips Entering</i>	<i>Trips Exiting</i>
<i>Average Daily</i>	<i>123</i>	61	62
<i>AM Peak</i>	<i>10</i>	3	7
<i>PM Peak</i>	<i>13</i>	8	5

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By reducing the impact of trips on the sub-standard road, it is our professional opinion that the lot utilization from a community Equestrian Center to a residential single-family lot should be granted. Please let us know if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Jeremy Draper".

Jeremy Draper, PE
Development Manager
jdraper@reeve-assoc.com

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