



July 23, 2024

Shane Turner
3756 W 1800 N
West Point, UT 84015

RE: South Weber, Cooper's Landing, 475 E Traffic Generation Letter

Below please find the results of a trip generation analysis provided by Reeve & Associates for a townhome project located near the intersection of 475 E and Old Maple Road in South Weber, UT. To assess the traffic impact of the proposed changes to include the development of ten (10) townhomes adjacent to an existing single-family residence, trip generation estimates were developed using the ITE *Trip Generation*, 11th Edition for both the existing and proposed on-site uses.

PROJECT DESCRIPTION

The project consists of the development of ten townhomes on a lot with an existing single-family residence. The new townhomes will be configured such that the access will provide service to both the single family residence and the proposed townhome and will be reconstructed in its existing location. Access will be to 475 E, a collector roadway with a center left hand turn lane and bike lanes striped on the shoulders. Sidewalk is installed to the south of the proposed project and a right turn lane exists for those turning onto Old Maple Road.

TRIP GENERATION ANALYSIS

The Institution of Transportation Engineers (ITE) maintains an informational report, *Trip Generation*, based on trip generation studies submitted to ITE by public agencies. The data in this report is periodically updated, and is currently in its 11th Edition, published in September 2021.

Based on the compiled trip data, daily (weekday) and one-hour peak (AM/PM) period trip generation can be estimated based on similar facilities using an independent variable specified in the ITE report (fitted curve or average demand rate methods). The independent variable selected for this analysis is the number of units. Below, we estimate the trips generated (and peak period trip generation) for both the current and proposed uses, total number of units for each use and the corresponding demand rates from the ITE report.

Table 1 provide summaries of estimated trip generation for the current and proposed uses. The current and proposed residential uses are complimentary to the existing uses around the property. 475 East has an average daily traffic load of 4,100 vehicles per day in accordance with available traffic data provided by UDOT. This equates to 259 trips during the AM peak hour and 351 trips during the PM peak hour. The proposed developments will add ~5 trips in the AM peak hour and ~6 trips in the PM peak hour which will have negligible impact to the traffic on 475 E.

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Table 1 – Trip Generation Estimate

ITE Land Use Code	Independent Variable	Rate Type	Size	AM	PM
210– Single-Family Detached Housing *Existing	Dwelling Units	Average Rate	(1)	(1)	(1)
215-Single-Family Attached Housing	Gross Floor Area	Average Rate	10	0.48/Unit 4.8 Total	0.57/Unit 5.7 Total
Totals			11	6	7

Source: Trip Generation, 11th Edition, Institute of Transportation Engineers, September 2021.

SUMMARY OF RESULTS

It is Reeve and Associates' professional opinion that the proposed townhome development with access to 475 E will have no detrimental effects on the adjacent roadways and should be allowed. If you have any questions, or if we can be of further assistance, please let us know.

Sincerely,

A handwritten signature in blue ink that reads 'Jeremy Draper'.

Jeremy Draper, PE, MBA
Civil Engineering Manager
Reeve & Associates, Inc.
jeremy@reeve.co



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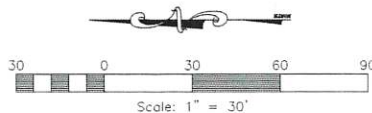
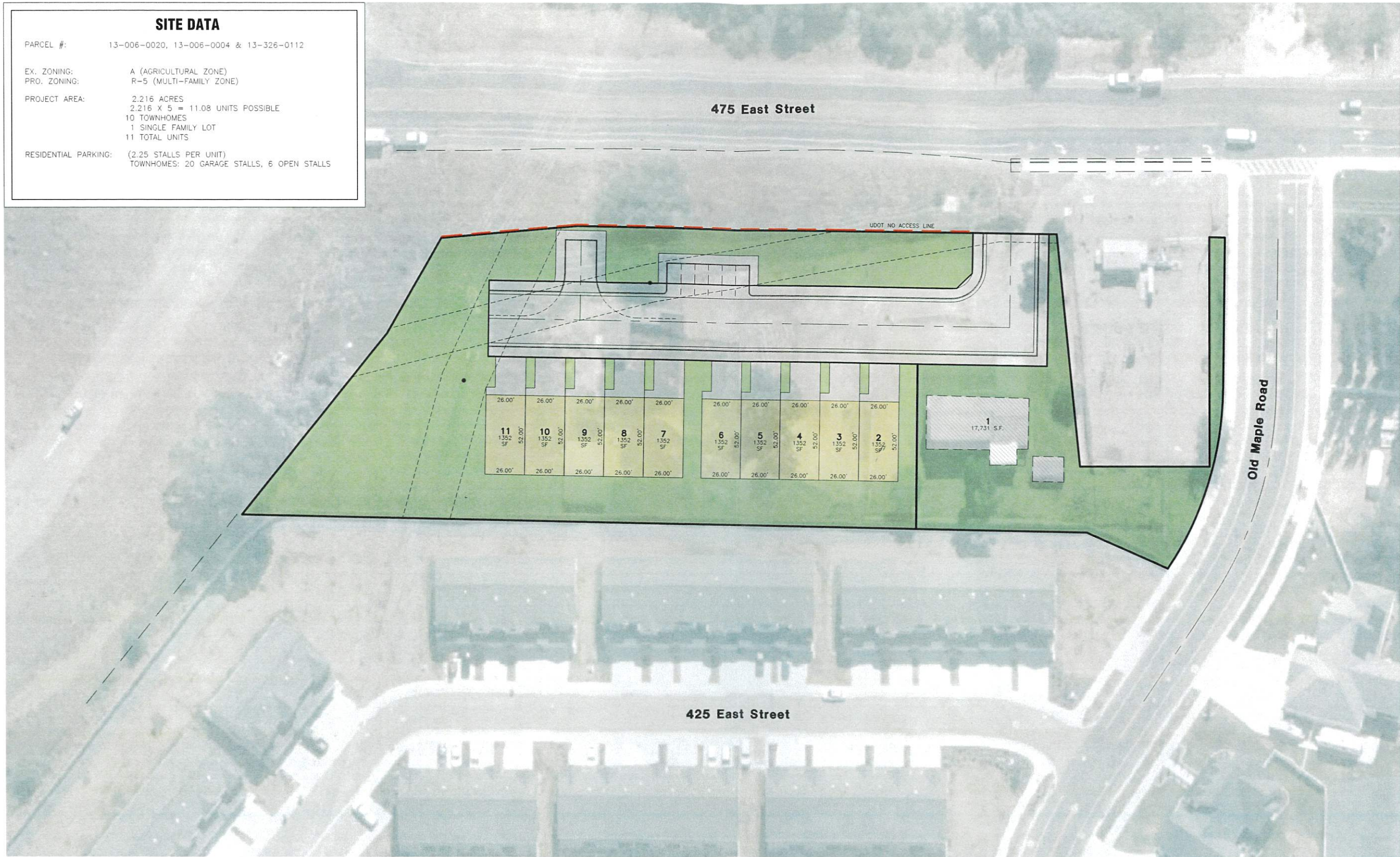
SITE DATA

PARCEL #: 13-006-0020, 13-006-0004 & 13-326-0112

EX. ZONING: A (AGRICULTURAL ZONE)
PRO. ZONING: R-5 (MULTI-FAMILY ZONE)

PROJECT AREA: 2.216 ACRES
2.216 X 5 = 11.08 UNITS POSSIBLE
10 TOWNHOMES
1 SINGLE FAMILY LOT
11 TOTAL UNITS

RESIDENTIAL PARKING: (2.25 STALLS PER UNIT)
TOWNHOMES: 20 GARAGE STALLS, 6 OPEN STALLS



Cooper's Landing

South Weber City, Davis County, Utah

Developer:

Shane Turner
3756 W 1800 N 84015
West Point, UT.
(801) 668-6026



REVISIONS
DATE DESCRIPTION

Cooper's Landing
PART OF THE SE 1/4 OF SECTION 20 T.5N. R.1W. S.1B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Zoning Exhibit

Project Info.

Engineer: N. Reeve
Planner: C. Cave

Date: 6/3/2024

Name: COOPER'S LANDING

Number: 5102-02

Sheet
1

1
Sheets