

Case C14-2007-0065

Vicki Garcia

8402 Moccasin Path

- 1) Improvement to existing road between Massford 44 and Smokey Hill not widen the street greater than current 20 feet, no new gutters, curbs, or sidewalks
- 2) Speed pillows along Moccasin Path and an equal distance down Smokey Hill towards Sage Mountain Trail
- 3) Speed bump on existing road between Massford 44 and Smokey Hill closer to Massford 44 If speed bump not allowed, then a speed pillow
- 4) If signage is installed, it not be elevated, limit height to four feet, placed no farther than 1/3 distance of stub on Massford 44 end, and on only one side

This is in regards to the rezoning of the "Massford 44" from RR to SF-2-CO

Our requests for amendments to the zoning approval are as follows

1) Keep the "stub" of Moccasin Path between Smokey Hill and the Massford 44 at the existing width. As an existing road, the stub is 20 feet wide with no curbs, gutters or sidewalks. We ask that the improvements to this section NOT include widening or adding curbs, gutters, or sidewalks. The purpose of this request is twofold: 1) keep this section compatible with the surrounding streets that are all 20 feet wide with no curbs, gutters, or sidewalks, and 2) communicate to the drivers exiting through this access point that they are entering pedestrian streets. This access point will remain a viable access for emergency vehicles. This would also presumably marginally reduce the expense of developing roads on the property, as the "stub" will likely need to be resurfaced, but would not have to be widened or furnished with curbs and sidewalks.

2) The developer has conceded that building a sidewalk along one side of Moccasin Path would be tolerable to him. We feel any money devoted to the safety of the street would be better served in funding the installation of speed pillows along Moccasin Path and an equal distance down Smokey Hill. In addition, the reduced expense of developing the stub could be applied to the cost of speed pillows. A reasonable time frame for installation of these would be at approximately 50% build out of the property.

3) Install a speed bump on the stub closer to the property line. This will slow down the traffic exiting the property that will be entering the narrower pedestrian streets of the surrounding neighborhood. If a speed bump is not allowed, then a speed pillow.

4) We also would ask there not be any signage at the edge of the property being developed that would disrupt the character of our neighborhood.

#### Background

We are not fundamentally opposed to the rezoning, but our concern is primarily centered around the additional traffic that Moccasin Path would see once the entire property is developed. Your packets show an almost 8 to 10 fold increase from approximately 50 to 500 trips per day on Moccasin Path. We understand it is difficult to pin down the exact number of trips until they can actually be measured in 1-3 years time, but anything approaching this increase would be a big jump in traffic.

Our goal is to encourage traffic to primarily use the Nadia street exit, and to distribute the traffic as much as possible out of the Moccasin Path exit. These exits out of Moccasin Path are to turn right on Smokey Hill to Red Willow (a wide street with curbs), left on Smokey Hill to Sage Mountain Trail or continuing to Silvermine, or straight through on Moccasin Path. To that end, we do not want any alterations made to the existing street widths on any of the roads in Valley View Acres. Upgrading Moccasin Path alone would only encourage additional traffic. We also understand that Covered Bridge will have a light by the time the first houses are completed on the property. This should help considerably.

An additional goal wrapped up in all of this is maintaining the character of our street and neighborhood. The streets are narrow, winding and have a rural feel to them that we have

come to appreciate Altering the streets would alter the character of our neighborhood  
This area has only been developed for about 30 years, but we feel it has a unique  
sensibility among the surrounding neighborhoods that is worth preserving

There is a consensus among a good portion of the residents of Moccasin Path that this is  
an effective way to address the rezoning

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