



STAFF REPORT UTILITY COMMISSION

Agenda Date: 8/5/2026
Agenda Section: Information Only

Department Origination: Public Works

Agenda Item: Evergreen Drive/Douglas Fir Drive Traffic Impact Study Monthly Update

Approval Required: No Action Required

BACKGROUND

In January 2024, SEH began studying the impacts of a proposed gas station in the southeast corner of the intersection of TH 371 and College Road. The impact study built on the findings of the of the CSAH 48 corridor study (completed in December 2022), focusing on the intersections of Trunk Highway 371 (TH 371)/College Road and College Road/Douglas Fir Drive. The study reviewed the short- and long-term impact of the proposed development along Evergreen Drive and Douglas Fir Drive.

Since the completion of the initial study in May 2024, there has been an update to the site plan, which requires the traffic impact analysis to be updated and an Intersection Control Evaluation (ICE) report be completed for the recommended roundabout at the intersection of College Road and Douglas Fir Drive.

The SEH tasks for the study update include project management, traffic forecasts, trip generation, trip distribution, and traffic operations analysis, access review, a traffic impact study report, and an ICE report for the College Road and Douglas Fir Drive intersection.

8/5/2026 Update – Justin Anibas, SEH

In June, SEH completed the trip generation estimates, access review, and traffic operations required to update the traffic impact study. SEH updated the draft traffic impact analysis report based on the findings of the study, which has been reviewed by the City Staff and is currently under review by the developer. SEH has also completed all of the safety and operations analysis needed for the ICE report at the intersection of College Road and Douglas Fir Drive, a draft of which is currently being reviewed by City staff. Once the ICE report is through City review, it will need to be reviewed and approved by MnDOT State Aid.

The findings and recommendations of the traffic impact study and ICE report will be presented to the Utilities Commission and City Council at a later date.

FINANCIAL IMPLICATIONS

No financial implications, 100% developer paid.

STAFF RECOMMENDATIONS

COUNCIL ACTION REQUESTED