

March 29, 2024

**Subject:** Concerns Regarding Angel View Development and Road Design

Dear Salida City Council Members,

I am writing to express significant concerns regarding the proposed Angel View development on the west side of our city, situated between County Roads 120 and 140. While the development plans include 115 new dwelling units along with 20 Auxiliary Dwelling Units (not accounted for in traffic calculations), there are several critical issues regarding road access and safety that must be addressed.

Primary access for the proposed lots will be via CR120 and CR140, with two new access points slated for construction along CR120, on the southern boundary of the development. However, concerns have been raised about the potential increase in traffic generated by this development.

According to the developer's traffic study, once both Angel View developments are complete, they will generate an estimated 1,296 daily trips. This estimate is based on the Institute of Traffic Engineers (ITE) trip generation manual, a national standard for such calculations. However, during discussions at the Salida Planning Commission, when concerns were raised by citizens regarding the amount of traffic generated, they were dismissed by the Commission. Commissioner Kriebel suggested that the ITE estimates did not apply to Salida, while Commissioner Bush dismissed the entire traffic study.

The Planning Commission's skepticism about the ITE estimates could be construed as negligence on the part of the City, particularly considering the absence of governmental immunity for poor road design. Should accidents occur on CR120 and CR140 due to increased traffic volume, the City may face legal action.

Data from the County indicates that CR120 already experiences 2,078 trips per day. If the developer's predictions hold true and 80% of Angel View trips utilize CR120, this would represent a nearly 50% increase in traffic on that road. Such a significant increase would typically trigger a detailed traffic analysis according to Chaffee County standards including traffic volume measurements, yet the City remains reluctant to require this of the Angel View developer.

Furthermore, concerns have been raised about the adequacy of road design within the Angel View development itself.

1. The existing intersection at Dezi and CR140 in Angel View is an issue due to its narrowness.
2. The proposed alley way between Emma Lane and Tenderfoot Drive is a narrow 12.5 feet wide and 800 feet long. There are 37 garages and 10 ADU's that empty onto that alley raises concerns about traffic obstruction and safety.
3. The proposal to implement parallel parking on CR120 raises additional concerns about traffic obstruction and safety.

Regarding the need for turn lanes on CR120, the developer's revised traffic study suggests they are unnecessary based on CDOT standards for Non-Rural Arterial roads. However, it's crucial to note that CR120 does not fit this classification. Instead, it more closely resembles a Rural Highway, which would, according to CDOT standards, requires left and right turn lanes at the Tenderfoot and Shepard intersections with CR120 to ensure safety.

In conclusion, it is imperative that the City of Salida takes these concerns seriously and conducts a thorough review of the Angel View development plans, particularly regarding their impact on road design and traffic safety. Neglecting these issues could expose the City to significant legal and safety risks. I urge the City Council to prioritize the safety and well-being of our community in all decision-making processes.

Sincerely,  
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