



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** November 13, 2018

From: Brad Miller, Town Engineer **Item No:** 6
Engineering Department

Subject: BUDGET AMENDMENT FOR THE CONSTRUCTION OF A NEW ROAD
SOUTH OF HIGHWAY 18 BETWEEN KASOTA ROAD AND TUSCOLA
ROAD

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

That the Town Council approve the new CIP project to construct a new access road between Kasota Road and Tuscola Road approximately 400' south of Outer Highway 18 south and approve a budget amendment in an amount of \$250,000 from Measure I funds.

SUMMARY:

On October 17, 2018 the Planning Commission reviewed Development Permit No. 2018-004 and Special Use Permit No. 2018-001 involving the demolition of existing buildings and paved parking to allow for the construction of a new 4,574 square-foot, two (2) suite commercial building, drive-thru lane, landscaping and parking.

Because the location is at the corner of Outer Highway 18 South and Kasota Road, and will generate significant traffic, engineering staff recommended as a condition of approval that the outer highway be eliminated between Tuscola Road and Kasota Road and that the Town fund a new access road south of the project. The Planning Commission unanimously approved the project contingent upon the Town Council's approval to fund a new road approximately 400' south of the intersection that would make a new connection between Tuscola Road and Kasota Road.

BACKGROUND:

On February 10th, 1998, the Town Council approved and adopted Resolution No. 98-06. The purpose of the resolution is to "...enhance the traffic safety along the outer highways..."

The resolution states in Section 3, the following:

"...any development or redevelopment of any parcel of land less than 5 acres in size located at the corner of any intersection having an outer highway along Highway 18 or Bear Valley Road, said outer highway connection will either be eliminated or moved back from the main highway connection when in the opinion of the Town Engineer it is feasible to do so."

Kasota Road and Highway 18 is one of the busiest intersections in the Town. The existing outer highway intersections at this location are in close proximity to the main highway intersection and create a challenging situation for motorists. The intersections of the outer highways along with the main highway create a multitude of potential turning movements and through movements that occur at the same time. Due to the high volume of such movements, there is an increase of potential conflicts between vehicles. High turnover restaurants, as proposed, generate a high volume of vehicles, much higher than the current uses, or most other uses. It is the opinion of the engineering staff that the outer highway be eliminated between Kasota Road and Tuscola Road to enhance traffic safety, which is consistent with the intent of Resolution 98-06. The Resolution also indicates that the outer highway be "moved back" if it is feasible to do so. As a result, it is recommended that a new parallel roadway be constructed approximately 400' south of the current outer highway to create a new connection between Kasota Road and Tuscola Road. The conditions of approval for the project include the elimination of the outer highway. However, the project is not conditioned to construct the new roadway. Though the project does generate a significant amount of additional traffic, it is staff's opinion that the construction of a new road is regionally significant and therefore, should be the financial responsibility of the Town. As indicated, the project was approved with the stipulation that Engineering staff would present the new road connection project to Town Council for review and approval and that the Council appropriate sufficient funds for its construction.

The Engineer's estimate for the road is approximately \$250,000 which includes environmental review, design, right-of-way acquisition, construction and project administration and inspection.

FISCAL IMPACT:

Total engineer's estimate for the road is approximately \$250,000. It is recommended that the Town Council approve a budget amendment utilizing Measure I funding for the construction of this safety project.

LOCATION MAP

