

October 23, 2021

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Eagle ID 83616-7210

Eagle Planning & Zoning Dept.  
PO Box 1520  
Eagle , ID 83616

Re: Benari Estates Subdivision APPLICATION #: RZ-12-21/CU-07-21/PPUD-07-21/PP-14-21

Dear Eagle P&Z,

My comments toward making Benari Subdivision a better addition to our city are:

1. Proposed R4 compact housing sandwiched between two (2) established R2 communities is incompatible with adjoining neighborhoods. Less density would better fit adjoining neighborhoods, provide still affordable housing and have less impact on existing roads.
2. To fit with existing neighborhoods, Benari's direct accesses to arterial streets should be equal in number to adjacent neighborhoods – one per 50± homes. Countryside's 90 homes have 2 direct connections to Ballantyne -- W Mountain Creek and Grassy Flats. Similarly, Payette Way junction with W State serves Pine Ranch's 51 existing homes.
3. July, 2021 Benari plats retrieved from Compass showed no bike/ pedestrian connections to sidewalks and bike paths on Old State St. Eagle must require 21<sup>st</sup> century developments to provide bicycle and walking connections to downtown, schools, etc.
4. Its illogical that Benari residents driving to W State would first drive north to Forest Hill, then west to Ballantyne, then finally south to State St.
5. Old State is the 3 lane community arterial Eagle people use to get to workplaces and downtown. Attached image shows where the 100± small homes planned in southern Benari Sub can easily have direct connector streets to the W State arterial.
6. Most Benari traffic will exit to Ballantyne, a narrow 2 lane road built long ago to serve farms on which ACHD counts 5,000+ vehicles per day and 126-244 peak hour trips.<sup>1</sup> . Benari will generate 1300± additional vehicle trips / day (10± trips / residence) and 133 peak hour trips (one trip / residence / peak hour)<sup>2</sup>. So, Benari traffic will increase Ballantyne total traffic by more than 20% (1300 / 5000 = 26%) and Ballantyne peak hour traffic by 50% to 100% (133 / 244 = 55%± and 133 / 128 = 100%±).
7. **Benari should provide direct street and path connections to W State rather than dumping traffic onto Pine Ranch Sub's 37 ft wide local streets and onto Ballantyne. Three (3) additional street connections can be easily made with short extensions (2 only 100 ft long) of Benari's Arrowrock, Black Butte, and/or Great Falls streets across**

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<sup>1</sup> <https://achdidaho.org/Departments/Engineering/Traffic/trafficCounts.aspx>

<sup>2</sup> <http://www.mikeontraffic.com/numbers-every-traffic-engineer-should-know/> )

**South Fork Lane to Old State Street. Benari commuters would then have smooth turns west onto Old State and east to downtown. Yes, this might require bridging the canal.**

8. Better street connections to Old State than planned for Benari's many new homes would reduce:
- Additional traffic on Ballantyne, where ACHD already measures more than 5,000 vehicle trips per day.
  - Traffic waits on both sides of Ballantyne
  - Traffic congestion on Ballantyne at Old State. West Forest is only 400± ft north of Old State. Car stacking on Ballantyne could back up to W Forest Hill.

Thank you.



**Locations for Additional Streets & Paths to Old State**