
EXISTING CONDITIONS

Existing Land Uses and Roadways

The existing building is located at 8676 S. 1300 E. and is bordered to the south, west and north by commercial properties and residential homes. 1300 East borders to the east. Currently this office building is vacant. The existing parking surrounding the building consists of eight parking stalls. Access to and from this business is located onto 1300 East and is limited to right-in/right-out with a raised landscaped median along 1300 East.

Roadways

1300 East: 1300 East is an Arterial Road that is owned and maintained by Sandy City. 1300 East runs north and south through Sandy City and consists of two lanes in each direction with a raised median down the center along the frontage of this location. 1300 East provides access for residential homes, office buildings, and commercial businesses in the area. The speed limit along 1300 East is posted at 45 mph.

PROPOSED SITE CONDITIONS

The Golf Simulator Membership Business is planned to improve one floor of the existing building to include two golf simulator bays operated under a membership model. Only registered members will be permitted onsite to use the bays. There will be no walk-in traffic as all users of the bays will be by reservation only. The golf simulators operate on their own and by the member using the bay. Therefore, no staff is required onsite to operate the bays. As members reserve the bay, each reservation is for 90 minutes with a 30-minute turnover periods between bookings. The operation of this business will not allow large groups or tournaments to gather and use the hitting bays. Each simulator bay can be used by one to four members. This represent that at the worst-case scenario, with four members at the two golf simulators, there would be a total of eight members occupying this space. With the 30-minute gap in time between the 90-minute reservations, this allows the previous groups or individual to vacate the business before the next groups would arrive. There should not be any overlap in having multiple groups at this business at the same time. It is very likely that the simulator usage will see between four to six members onsite with an occasional peak usage of eight members.

PARKING GENERATION

Planned Business Operation

Based on conversations with the business owners, and using the above business plan, the maximum number of members to use the facility at a given time would be eight members. It is more likely to see between four to six members total with the operations of the simulators. Using this model and assuming each member drives and parks their own

vehicle at this location, eight parking stalls would be the maximum number of parking stalls needed with the addition of the Golf Simulator Membership Business. The number of members using the golf simulators can be regulated by the business owners to make sure that no more than four members are using a bay at a time. With eight existing parking stalls at this location, there should be adequate parking with this business model.

ITE Trip Generation

Looking at another option to anticipate the number of parking stalls needed for this business, we also looked at using the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 5th Edition*. However, the ITE parking Generation Manual does not provide parking generation details for a land use that would be similar to this operation. However, using the ITE Trip Generation Manual for Land Use Code 432– Golf Driving Range, using two driving bays/positions, we were able to estimate the number of vehicles entering and exiting this location during a typical peak hour. The ITE Trip Generation Manual projects this business will generate three peak hour trips during the PM peak hour, with only one trip in the AM peak hour. Using these numbers, this would equate to needing three parking stalls to accommodate the three trips accessing this site during the peak hour. Using this analysis, with the eight parking stalls provided, there would be adequate parking for the three vehicles accessing the site during the peak hour of a typical day.

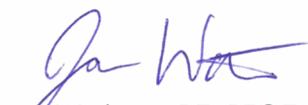
CONCLUSION

Using the business model as explained above, the Golf Simulator Membership Business is anticipated to generate at a maximum eight vehicles accessing and parking on-site in a 90-minute timeframe. Without a similar land use code in the ITE Parking Generation Manual, the ITE Trip Generation Manual projects roughly three vehicles will access this site and park in a typical PM peak hour. Looking at either method to estimate the number of vehicles accessing this site to use the golf simulators, between three to eight vehicles will need to park on site. With eight parking stalls provided, the existing parking layout provides adequate parking stalls for the addition of the Golf Simulator Membership Business.

Please feel free to contact me with any questions or comments.

Sincerely,

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