

**MUP24-00012**

**Life Church Primary  
School Appeal**

Presented By:

Mary Harger

Damonte Ridge HOA

# Background

## **1. Damonte Ranch Original Master Plan Did Not Include Life Church (Or Similar Large Business)**

- Roadway mapping and planning did not include massive increases in traffic created by a large commercial entity

## **2. Original parcels where Life Church is located were 4 lots**

- 3 were residential homes (one of which was also used as a dog kennel business)
- 1 was an empty lot zoned as splinter or other unbuildable
- Total current daily trips generated from these properties, had they remained, would be ~40-100
- Even if these lots had been combined into a small business, current daily trips would not come close to Life Church volume

## **3. Life Church Original Entitlement/SUP Approval**

- Church facility with 560 parishioners attending services on Sundays \*
- 120 child day care center

\*Data from Life Church Traffic Study Supplement- Sunday Analysis 12/22/14, Table 2

# CONCERNS

## 1. Traffic Noise

- Added noise from Life Church Primary school's 1,480 extra passes of vehicles per day, as reported in the current traffic study.

## 2. Excessive Speeds/Safety

- There are already excessive speeds of current vehicles on this stretch of Rio Wrangler.
- How having 360 additional students in the area creates a safety risk for the children.

## 3. Traffic Flow

- How the roundabout to be installed in 2025 at Rio Wrangler/Steamboat will affect Damonte Ridge HOA homeowners' ability to exit our community during the two-hour staggered release time of the schools.

# Map- Area Of Concerns



# **RATIONALE TO REQUIRE LIFE CHURCH REMEDIATION**

- 1. Life Church Contributions To Current Traffic**
- 2. Life Church Contributions To Future Traffic**
- 3. Life Church Monetary Benefits- Current**
- 4. Life Church Monetary Benefits- Future**

# LIFE CHURCH

## IMPACT/CONTRIBUTIONS TO CURRENT TRAFFIC

- **Current Life Church Generated Daily Trips: 1337\***
  - 120 child daycare and 560 parishioners at Sunday Church Service
- **Current Rio Wrangler Total Daily Trips: 4,456\*\***
- **Percentage of Current Daily Trips Due To Life Church: 30%**
- **Adjustment To Current Daycare Numbers**
  - Does not include the current kindergarten: 17 children
  - Does not include the before/after school program- ~35-60 children
  - Increases total daily children to ~200
- **Adjustment To Church Service Numbers**
  - Does not include increase of parishioners to current number of 1,350 attending services on Sundays
- **Estimated Adjusted Percentage of Current Daily Trips Due To Life Church: ~40%**

\*Data from Life Church Traffic Study 10/10/14, Table 6

\*\* Data from NDOT TRINA 2022 (most current published)

# LIFE CHURCH

## IMPACT/CONTRIBUTIONS TO FUTURE TRAFFIC

- Life Church Primary School Generated Daily Trips: 1,480\*
  - 360 student primary school
- Current Rio Wrangler Total Daily Trips: 4,456\*\*
- Percentage of Future Daily Trips Due To Life Church Overall: 48%
- Estimated Adjusted Percentage of Future Daily Trips Due To Life Church Overall: ~55%

\*Data from Life Church School Traffic Study 1/19/24, Table 3

\*\* Data from NDOT TRINA 2022 (most current published)

# LIFE CHURCH

## MONETARY BENEFIT CURRENT

### Daycare: 120 Children

- \$299-\$352/week full day\*
- \$325 x 48 weeks= \$15,600 per child
- \$15,600 x 120 children=

**\$1,872,000** Annual Gross Revenue

### Kindergarten: 17 Children

- Tuition and Fees: \$8,440\*
- \$8,440 x 17 children=

**-\$143,480** Annual Gross Revenue

### Before & After School Program: ~40 Children

- \$152/ week both morning/afternoon\*
- \$152 x 37 weeks= \$5,624
- \$5,624 x 40children=

**\$224,960** Annual Gross Revenue

### Summer Program: ~40 Children

- \$239/ week\*
- \$239x 10 weeks= \$2,390
- \$2,390 x 40 children=

**\$95,600** Annual Gross Revenue

**TOTAL CURRENT ANNUAL GROSS REVENUE: \$2,336,040\*\***

**\*\* Does not include School Break Program (5 weeks) or Sunday Offerings**

\*Data from Life Church Website- Member Pricing



# LIFE CHURCH

## MONETARY BENEFIT FUTURE

### Primary School: 360 Children

- Tuition and Fees: \$8,440\*

- \$8,440 x 360 children=

**-\$3,038,400** Annual Gross Revenue

**TOTAL FUTURE ANNUAL GROSS REVENUE: \$3,038,400**

\*Data from Life Church Website- Member Pricing

# LIFE CHURCH

## MONETARY BENEFIT COMBINED

**TOTAL CURRENT ANNUAL GROSS REVENUE: \$2,336,040\***

**TOTAL FUTURE ANNUAL GROSS REVENUE: \$3,038,400**

**COMBINED ANNUAL GROSS REVENUE: **\$5,230,960\*\*****

\* Does not include School Break Program (5 weeks) or Sunday Offerings

\*\* Subtracted current kindergarten revenue (\$143,480) as not to duplicate

# RATIONALE TO REQUIRE LIFE CHURCH REMEDIATION SUMMARY

## Contributions To Current Traffic

- Percentage of Current Daily Trips Due To Life Church: ~40%

## Contributions To Future Traffic

- Percentage of Current Daily Trips Due To Life Church: ~55%

## Monetary Benefits- Current

- Current Annual Gross Income: \$2,336,040

## Monetary Benefits- Future

- Current Annual Gross Income: \$3,038,400

# Relief Or Action Sought

## 1. Permanent Reduction In The Speed Limit To 15-20mph

- For section of Rio Wrangler from Macauley Ranch to Steamboat Parkway
- Neil Road between Moana and Peckham, is a 24/7 15mph around Miguel River Park.
  - This is due to excessive activity in the area: Neil Road Recreations Center, Boys and Girls club, Community Health Alliance, Women and Children of the Sierra.
- Rio Wrangler in this section will have more activity than Neil Road.
- Neil Road has the same RTC road designation as Rio Wrangler (Arterial Road and PEVR).

# Relief Or Action Sought

## 2. Life Church To Contribute \$70,000 To RTC- Installation of Horizontal Traffic Calming Measures

- Request for two hard traffic calming diversion islands (~\$30k-\$40k each) to be installed on Rio Wrangler at 1/3 intervals between Yeehaw Way and Steamboat Parkway
- Rio Wrangler is wide enough in this section to install diversion islands and not have to widen the road
- Traffic lanes would still be wide enough to allow Emergency Vehicle access.
- Beaumont Rd (PEVR) has traffic choker islands on sides.
- Keystone (PEVR), Lake Park up to McCarran, has choker islands on sides.
- Somerset Parkway (PEVR) has raised center medians.
- Wells Avenue (PEVR) has raised center medians.

# Relief Or Action Sought

## 3. Life Church To Contribute \$100,000 To RTC- Upgrade Of Rio Wrangler Pavement To Rubberized Asphalt (2025)

- Rubberized asphalt has shown significant decreases in noise reduction between 65-85% when compared to standard asphalt.
- Rubberized asphalt lasts much longer- often 50 percent longer than standard asphalt.
- \$20-30/ton more expensive to pave with rubberized asphalt.
- \$42,000- \$60,000 to upgrade project.
- RTC's has apprehension with rubberized asphalt, concerns about longevity/durability
- RTC is not opposed to upgrading to rubberized as a test site if contributions are made to cover 2 repaving cycles.

# Relief Or Action Sought

## 4. Life Church To Contribute \$150,000 To Damonte Ridge HOA- Upgrade Of Perimeter Vinyl Fencing Along Rio Wrangler To 8' Height

- Vinyl fencing has similar noise reducing properties to concrete sound barrier walls (80-90% reduction)\*
- Issue with vinyl fence is when sound goes over the top.\*
- Current fence is 6'.
- 8'x6' Vinyl fence panel costs ~\$250/each, 8' vinyl fence post cost ~\$50/each, plus labor for removal and reinstallation
- Note: Concrete sound barrier walls cost ~\$2 million/mile

\*Per Saxelby Accoustical Consultants

# Relief Or Action Sought Summary

1. Permanent Reduction In The Speed Limit To 15-20mph
2. Life Church To Contribute **\$70,000** To RTC- Installation of Horizontal Traffic Calming Measures
3. Life Church To Contribute **\$100,000** To RTC- Upgrade Of Rio Wrangler Pavement To Rubberized Asphalt (2025)
4. Life Church To Contribute **\$150,000** To Damonte Ridge HOA- Upgrade Of Existing Perimeter Vinyl Fence Along Rio Wrangler to 8' Height

**TOTAL MONETARY CONTRIBUTION FROM LIFE CHURCH: **\$320,000****



The background is a solid teal color. In the lower-left quadrant, there are several overlapping, semi-transparent shapes in varying shades of teal, creating a layered, abstract effect. These shapes include a large, dark teal arc and a lighter teal arc that partially overlaps it.

**Thank You**