

REDUCING SAFETY HAZARDS ON WOODLANDS ROADWAYS: EXTENDING DEINHARD LANE

The extension of Deinhard Lane to the 90 acre parcel would minimize safety hazards on Woodlands roadways, meet the requirements for a secondary access to the 68 acre parcel, and allow easy access to the 90 acre parcel. There would be no need for road connections between the 68 acre Park Pointe Development parcel and the 52 acres of The Woodlands.

The current Woodlands roadways are narrow, without sidewalks and become even more narrow in winter. Of the 107 Woodlands homeowners, many are families with children who walk from home to the Elementary and Middle School located on the adjacent 40 acres to the East.

We are concerned about safety hazards due to increased vehicular and construction vehicle traffic on Woodlands roads.

The extension of Deinhard Lane was envisioned in 1994 when the School CUP was adopted. The Schools agreed to dedicate a Right of Way along the southerly border of the school property *"...should lands to the east and south be developed in a pattern making the extension of Deinhard desirable..."*.

CITY OF MCCALL DOCUMENT REFERENCES:

the CUP dated June 22, 1994, is part of the PZ minutes dated June 21, 1994:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=122777&repo=r-d76fb24e>

Item 19 e of the CUP dated June 22, 1994: *"The Applicant shall contract to dedicate the southernmost 35 feet of the tract to the public for Deinhard Lane at such time as Deinhard Lane is proposed to be extended to the east of the subject property, but is not precluded thereby from using the same for access road construction; no City snow plowing of this or any other on -the -site road should be anticipated."*

Item 8 of the CUP dated June 22, 1994: *"The southerly property line of this tract would be the centerline of an easterly extension of Deinhard Lane, should lands to the east and south be developed in a pattern making the extension of Deinhard desirable. Deinhard at this location would be classified as a collector street, which would require a 70 foot right-of-way."*

Also see item 2 the Staff Report RE the CUP in these minutes: *"That the District dedicate a 35' wide road and utility easement to the City along the entire Southern border of the property for a future extension of Deinhard Lane. This would be half of the 70' standard for arterial streets."*

The CUP was approved for the Middle School at the July 14, 1994 City Council meeting, with a few exceptions:

<https://portal.laserfiche.com/Portal/DocView.aspx?id=61735&repo=r-d76fb24e>)

Exception item VII, B, 2, (i): *"That the condition to provide ROW the extension of Deinhard Lane be modified to dedicate ROW at such time as Deinhard Lane is proposed to be extended."*