

Right on Que LLP  
dba Canyon Smokehouse  
PO Box 336  
Bluff, UT 84512

October 19, 2023

Bluff Town Council  
PO BOX 324  
Bluff, UT 84512

Dear Bluff Town Council,

We are writing to express our concerns regarding the proposed paved trail in the drafted Active Transportation Plan that will be discussed in your upcoming work session.

Based on the maps in the ATA plan, the path would be constructed on the north side of Highway 191, running directly in front of the Canyon Smokehouse located at 281 E Main Street. We are aware that Utah Department of Transportation (UDOT) rights-of-way extend into our parking lot. Our parking lot currently meets the necessary requirements for the off-street parking ordinance, allowing a minimum of 20' in length for 90-degree parking spaces off the highway, as well as a five-foot-wide pedestrian zone between vehicles and the building. In addition to the 20' long parking spots, customers have an additional 23' to back up and straighten before they re-enter the highway. The current setbacks cannot be altered, as the physical building has been in existence since approximately the year 2000.

The installation of a ten-foot-wide paved trail directly in front of our property could have significant implications for our business operations by further reducing the length of our lot. We are also very concerned about our customers backing onto the potential pathway. As our parking lot currently stands, our customers are able to back into a 23-foot area between the

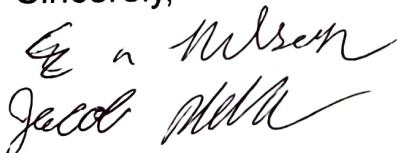
parking spots and the highway, and then straighten and pull onto Main Street. A trail, with a barrier between it and the highway, would cut significantly into this buffer zone on our leased property.

Our primary concern is the safety of bicyclists and pedestrians, as well as the safety of our customers. The limited parking space we currently have is essential for our patrons and reducing it further for a trail, we feel, would create unsafe conditions. Before any final decision is made to approve this project, we kindly request more information regarding how this bike path will impact our leased property and parking area.

We would appreciate the opportunity to discuss this matter further and explore possible alternatives or solutions that could address these concerns. Specifically, we want a better understanding of exactly where the path would be constructed, how the path barriers are going to be created to keep the path separated from the highway, and how the path and barriers will impact our business, other cross-streets, parking lots, other businesses, and residential properties on which the rights-of-way are located.

We understand the importance of creating a bike-friendly community, but it should not come at the expense of established local businesses and the safety of residents and visitors alike. Thank you for your attention to this matter. We look forward to hearing from you and working together to find a solution that benefits both the community and our business.

Sincerely,

Handwritten signatures of Erin and Jacob Nelson in cursive script.

Erin and Jacob Nelson  
Canyon Smokehouse Owners

CC: Sandy Mailliard

CC: Active Transportation Advisory Committee