

6.4 Staff Report (For Possible Action): Case No. LDC18-00013 (Mountaingate 78) - This is a request for: 1) a tentative map to develop a 78 lot single family residential subdivision; and 2) special use permits for: a) disturbance of a major drainageway, and b) commercial development on ±3.87 acres with residential adjacency. The ±41.27 acre site is located southwest of the intersection of Arrowcreek Parkway and Wedge Parkway in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (SPD - WDDP) and cooperative planning area overlay zones. The site has a Master Plan Land Use designation of Special Planning Area-Wedge/Dorostkar/Dusbury Peigh Specific Plan. njg [Ward 2] 6:34 PM

Chris Baker, Manhard Engineering, gave an overview of the project.

Nathan Gilbert, Associate Planner, gave an overview of the staff report.

Commissioner Griffith-Douglass disclosed that she saw the presentation at the Ward 2 NAB. The remaining commissioners present disclosed that they visited the site and/or spoke with the applicant's representative.

At this time Vice-Chair Johnson opened public comment for this item.

Susan Hertz Callahan discussed issues that were addressed in 2014 at a meeting for this phase of Mountaingate.

Jim Endries discussed safety and traffic issues and impacts on adjacent communities.

Jeff Zupon discussed traffic issues.

Maureen Zupon discussed the need for proper development to preserve quality of life.

Tam Ngo discussed concerns regarding the proposed additional housing.

Jeff Kilbourn discussed traffic concerns and the need to stay with what was previously agreed to.

Dan Fitzsimmons discussed matching lot sizes with the adjacent property and not allowing two-story units.

Hearing and seeing no further public comment requests, Vice-Chair Johnson closed public comment.

There was discussion regarding signage and traffic on the private road, Whites Creek Lane.

Janelle Thomas, Senior Civil Engineer, clarified that the portion of Whites Creek Lane that is abutting their property is a public roadway and becomes private past the bulb. There will be some improvements to Whites Creek Lane on the north side and it will provide sufficient width for vehicles to turn around at the terminus of the public road.

Paul Solaegui answered questions on the traffic study regarding access on Whites Creek Lane.

Mr. Gilbert reviewed the existing entitlement and confirmed that it did have access from Whites Creek. He also explained for Commissioner Marshall that parking requirements will be reviewed further with building plans and business licensing.

Commissioner Marshall requested a response from the applicant to the public comment regarding a one story limitation on Whites Creek.

Mr. Baker stated the site as approved allows for one and two story units and there are one and two story units adjacent to the site. The site sits a little below the adjacent subdivision and with the increased buffer parkway strip and other improvements required they do not feel it is necessary to limit the project to one story units.

Ms. Thomas explained for Commissioner Weiske that in her professional opinion a roundabout at the intersection of Wedge Parkway and Whites Creek is not warranted. She also confirmed that the existing and proposed project conditions are included in the traffic study.

There was discussion regarding the access point to the proposed commercial development and the traffic counts. Mr. Solaegui and Mr. Gilbert discussed the traffic analysis and confirmed that it looked at existing and proposed conditions.

Ms. Thomas confirmed for Vice-Chair Johnson that no improvements were required on Wedge Parkway.

Commissioner Marshall discussed the types of housing needed in the community and the fact that this project does not propose those types of housing that are most needed.

Ms. Thomas confirmed for Commissioner Marshall that it is possible to have one entrance gated.

Mr. Baker explained for Vice-Chair Johnson that making the Whites Creek access an emergency entrance only would have to be review by fire and the city to meet their standards.

Commissioner Marshall asked Mr. Endries if changing the Whites Creek entrance to emergency only access would solve the issues he stated during public comment.

Mr. Endries stated that would solve a lot of the issues for Whites Creek.

Commissioner Weiske stated he would like the Planning Commission to consider requiring at least on the north side of Whites Creek that it be painted red and posted no parking.

Vice-Chair Johnson stated that he can't make finding d because it intensifies the use in an area that has already been intensified. He asked for a response from the developer regarding the possibility of Whites Creek becoming an emergency only access.

Mr. Baker stated they will have to analyze that further and discuss with fire and the city to see how it affects the whole area. He also stated that they have committed to work with the city on pedestrian safety issues and if it involves a flashing component at the existing crosswalk on Whites Creek, they are fine with that.

Mr. Baker requested a continuance so they can analyze what changing to a gated emergency access on Whites Creek would do to the overall development.

Commissioner Marshall stated that this project is poorly designed and he would like to see better integration and a one story requirement on the Whites Creek side. He would like to see either monitoring or closing the west access to emergency access only. He has issues with continuing to approve single family residences without any multi-family component when they already have the supply needed for single family units.

Mr. Baker confirmed that the applicant agrees to continue this item to December 7.

It was moved by Commissioner Weiske, seconded by Commissioner Marshall, to continue case of LDC18-00013 (Mountaingate 78) to December 7. The motion carried unanimously with six (6) commissioners present.

VICE-CHAIR JOHNSON CALLED FOR A RECESS AT 8:05 P.M. THE MEETING RESUMED AT 8:13 P.M.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/7/2017 6:00 PM
MOVER:	Kevin Weiske, Commissioner	
SECONDER:	John Marshall, Commissioner	
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Marshall	
ABSENT:	Peter Gower	