Additional Documents Presented at Planning & Zoning Commission

March 23, 2023

Planning & Zoning Commission Hearing Date: March 23, 2023

Document Log

Any written comments or documents received after the agenda packet was published are listed here. Unless otherwise stated, these documents are included in the online "Supplemental Documents" for this meeting.

CONSENT AGENDA:

- 1. Draft Minutes for the P&Z January 25, 2023 Hearing
- 2. CNG Shop Expansion MA
- 3. Thompson Thrift Annexation & Zoning

DISCUSSION AGENDA:

- 4. N College Mobile Home Park Rezoning
 - Citizen emails/letters:

5. Ziegler/Corbett ODP Major Amendment

- <u>Citizen emails/letters:</u>
 - A few additional public comments were received after the public comment cutoff time of 24 hours prior to the hearing. These comments are in favor of a traffic light being placed at Ziegler & Paddington/Grand Teton. These will be included in an updated version of the hearing packet next week.

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GENERAL CITIZEN EMAILS/LETTERS:

None received.

EXHIBITS RECEIVED DURING HEARING:

Item #	Exhibit #	Description:
	a	Traffic design iteration - Jeff Janelle (50.)

Jeff Janelle

This is the most recent iteration of an idea for the signal at Paddington and Ziegler. Of note is the fact that it does not require the widening of Paddington. An easement granted by the English Ranch Sough HOA will allow a roadway to be constructed across the existing detention pond. Only mild excavation would be required to maintain the current level of stormwater detention. The detention area would be bisected by this roadway, however, the installation of culverts will maintain normal stormwater levels. The sight triangle for the merge onto Paddington is ideal for a safe transition, particularly after the relocation of the trees highlighted in green.

One of the most important features of this design is the remote triggering of the traffic signal when a designated number of cars are in the queue for a northbound left turn into the proposed development. This would also create a break in traffic for residents exiting the Hidden Pond neighborhood southbound.

Lastly, one of the arguments against this design is that the distance from the merge to Ziegler is too short. It is in fact, the same distance as the space between Paddington and Hidden Pond Drive along Ziegler road. Both distances are approximately 395 feet.

