

River Hills Estates draft plat: Discussion points from RCCC's Land Use and Transportation Committee (LUTC) meeting August 5, 2020

The LUTC held a Zoom meeting, August 5, 2020, where several neighbors, adjacent to the proposed River Hills Estates subdivision, participated. Their questions, issues, preliminary recommendations, along with those of the LUTC's, are summarized below.

1. The access road, Mesa Place, should be monitored for construction damage and repaired by a mutually agreed upon contractor.
2. Mesa PI will not be widened beyond 20 feet, if at all.
3. River Hills residents will participate with Mountain Air Estates (MAE) addition #1's (MAE#1) road maintenance and plowing.
4. River Hills plat will provide for proper drainage that will not affect adjacent MAE#1 lots.
5. Minimize land clearing and disturbance to adjacent MAE#1 lots and methods to ensure same.
6. Ensure existing driveways will line up with Snowflake Circle.
7. Plat will show required stream setbacks (50-ft per side) with larger setbacks recommended, as currently exist downstream, to protect the minimally developed nature of the area and because of steep slopes.
8. Plat should show required vegetative buffers per Title 21. It is recommended larger, undisturbed buffers abut MAE#1.
9. Due to added traffic from the proposed subdivision, in conjunction with the existing minimum road size, neighborhood children, and the rural, residential nature of Mesa PI, a speed limit sign should be installed, for the minimum speed per code, preferably less than 25mph.
10. Plat shall show public greenbelt easement that connects to the currently platted easement downstream (include in plat notes).
11. Greenbelt should be surveyed and marked.
12. Plat a north/south pedestrian connection from 156th across the creek to Snowflake Circle—providing connectivity that will allow residents and Bear Valley/Golden View school children, who now use 156th with a running coach—to access the public easement on the north side of Little Rabbit Creek (that currently extends downstream to Golden View Dr) and also have access via Snowflake Circle. Eventually, 156th will meet up with the Section 36 park (east of

Bear Valley school). With each new development, there is the opportunity to build these much-desired pedestrian connections.

13. The area has ample wildlife and extensive fencing should be avoided to accommodate wildlife movement corridors.