

**Rabbit Creek Community Council (RCCC) Discussion/Recommendations for Approval  
at November 12, 2020 Meeting and Transmission to Platting Board  
(Comments due 11/16; public hearing 12/2/20)**

**River Hills Estates Plat, [S-12582](#)**

River Hills Estates (RH) is a proposed subdivision of 20 acres spanning Little Rabbit Creek from 156<sup>th</sup> Ave (undeveloped) to Snowflake/Mesa.

In August, S4 Group presented the draft plat to the council, by Zoom. Six lots are planned for the northern 8 acres (R6 zoning) with the southern 12 acres platted as Tract A for future development (R9).

During the presentation, neighbors of the adjoining Mountain Air Estates #1 subdivision (through which RH's will access) asked questions about road repairs, snow plowing, and their existing driveways. A Bear Valley teacher submitted a text on his long-term use of 156<sup>th</sup> path as a way to reach Golden View School with his students. The Hillside District Plan and its pertinent requirements were mentioned.

On November 5<sup>th</sup>, RCCC's Land Use & Transportation Committee (LUT) reviewed S4's meeting summary & plat application, council's minutes, the Hillside District Plan, and adjacent plats.

The LUT recommends that the following points and recommendations be included in a letter from RCCC to Platting for inclusion in case comments and consideration at the Dec. 2<sup>nd</sup> Public Hearing on this plat.

1. Include a condition requiring repairs to the Mt Air Est #1 roads that may occur during RH construction activity, including a provision that provides for coordination of Mt Air residents and RH (or the MOA) to jointly select the contractor for any repairs.
2. Mt Air Est residents ask for a condition that future RH homeowners contribute to Mt Air's road maintenance group (Mt Air roads are substandard, not served by a LRSA, and must be used to access RH).
3. The plat should delineate and label all slopes greater than 30%, that are to be left undisturbed as required by Title 21.07.020.C.3.b. Plat notes should state which lots are subject to applicable building disturbance envelope under the same title.
4. Ensure that proposed public easements are shown on the plat map and notes. The plat application states a North/South pedestrian path will run from Snowflake Circle towards Little Rabbit Creek to meet a stream-side East/West path; map this easement.
5. Depict on the plat where existing public easements connect to RH to show connectivity of the pedestrian infrastructure - downstream (Gudveina subdivision has a platted stream-side public easement) and on the 156<sup>th</sup> Ave section line alignment (Spruce Terraces subdivision).
6. Include a condition that public easements will be constructed (soft-surface) and signed at the time of any land use permit application. This condition is consistent with those in nearby Spruce Terraces and Potter Heights subdivisions.
7. Ensure that the N/S easement is platted all the way to Little Rabbit Creek and across it to 156<sup>th</sup> Ave alignment.