

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC) A Forum for Respectful Communication & Community Relations



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RE: S-12582, River Hills Estates plat condition for Street Light

The Rabbit Creek Community Council (RCCC) recently learned of the Platting Board's condition #7 (via staff's recommendation and the Traffic Department) that calls for "intersection lighting" at Mesa Place & Snow Flake Drive. This location will transition traffic to/from the six-lot River Hills subdivision onto the unpaved, rural roads of Mountain Air Estates #1 (MAE)—which is also a low-density, low-traffic subdivision.

The RCCC discussed this issue at our January Zoom meeting and voted to oppose this condition (19 yays, zero nays, and 6 abstained) for the following reasons:

- * The MAE residents, who will be affected by the light, have been canvassed and all are opposed. They are puzzled as to why this condition is imposed for River Hills when it was not required for the much larger, recently platted, Spruce Terraces subdivision, which is just across Little Rabbit Creek, nor for Canyon View Estates.
- * The RCCC is not aware of the requirement for a street light in any other low-traffic subdivision.
- * The Mesa/Snow Flake intersection, is only a few hundred yards from Rabbit Creek Road. The increased traffic generated by the six River Hills residences will be under 100 trips/day. Currently at this proposed intersection, the MAE traffic alone probably is not 100 trips/day.
- * Staff recommendations cite the Hillside District Plan (HDP) Policy 14-O as requiring intersection lighting. Yet the same policy mentions the preservation of our "dark sky character." Goals 2 and 5 also state the need to maintain what the residents consider is an asset of "dark night skies."
- * From the HDP's page 4-17: "*The neighborhood will have an opportunity through the context sensitive solutions strategy approach to participate at the earliest phase to ensure that the transportation project is in harmony with land use and the environment so as to make the improvement blend in with the surrounding community.*"

The context sensitive solutions strategy was not applied here because the staff recommendations became public only a few days before the hearing and not in time for the RCCC to comment on Condition #7.

- * Title 21.08 Subdivision Standards Classifies the Residential R-6 lots in MAE and in River Hills as a Class B Improvement area. No street lighting is required according to Table 21.08-2.
- * The River Hills landowner indicated that the location of the street light would be at the NW corner of the intersection. While we believe the light is not needed, nor desired, this is an inappropriate location because it is exactly where downhill-traffic skids into the ditch (as happened a few weeks ago). The Design Criteria Manual (DCM) 5.4G is cognizant of such issues and should be consulted.

In summary, the light is not required; neither is it needed for safety at this location. Furthermore, lights at Hillside intersections—even along main roads—are not customary, nor desired. For these reasons, the RCCC requests that Condition #7 be deleted.

If a site visit would help clarify this situation, please contact neighbors: Judith Michael (judym.rccc@gmail.com), or Dianne Holmes (dianne.rccc@gmail.com).



Carl Johnson, Co-Chair



Ann Rappoport, Co-Chair

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