



12/15/23

Potter Ridge Subdivision

Rabbit Creek Community Council Meeting Summary 12-14-23

Project Location, Proposal and Background

The project location is on Potter Valley Road. The project is creating 14 lots, 1 access tract and 2 remainder tracts. The current legal description is Viewpoint South Subdivision, Tract A-1 (plat 84-403).

The proposed legal description for the property is Potter Ridge Subdivision, Lots 1-14 and tracts 1, 2 and 3.

On 12-14-23, representatives of the landowner and petitioner, Connie Yoshimura, made a presentation about the new development at the regularly scheduled Community Council Meeting at Goldenview Middle School. There were 25 people in attendance, a mixture of zoom and in-person participants.

Adam Trombley, petitioner's representative, began the presentation by explaining the development plan, including the proposal for a private road into the development, and required variances to accomplish that. Mr. Trombley explained that another benefit of the private road scenario is it allows this development to create its own homeowners association. This will allow more flexibility in home construction and lot development. The homeowners association will be required to maintain the private road and trail.

Mr. Trombley also discussed the determination of the platting director that there would be no need to apply for a variance from the requirement to develop pathway connections from a cul-de-sac.

Finally, Adam announced that another presentation to the area residents and council will be held via the Zoom platform on 1-8-24, and that the announcement mailers will go out Friday, 12-15-23.

1) Why aren't you trying to connect to the southern boundary? Perhaps a trail alignment to the east or west from the rear corner of lots 8 and 9 would be feasible.

Answer: Since the property immediately adjacent (south) of the development is privately owned, there is no possible trail connect. Regarding options to creating a connection to the east or west along the border, we will look into options and discuss it with the group at the January 8, 2024, zoom meeting.

2) The grades in the subdivision appear to be very steep. Will the driveways be constructable? Does the subdivision meet the development requirements of steep slope development ?

Answer: The grading plan for the roads and lots is in development now. Driveway and road grades will meet or exceed Title 21 subdivision standards. Regarding the slope requirements, the grade analysis of the slopes indicates that the subdivision will not be subject to additional standards placed on Steep Lot Development.

- 3) How will maintenance and ownership of the existing pathway along Potter Valley Road be handled? It appears that Lot 14 will need to be re-configured to accommodate the existing pathway.**

Answer: The trail along Lot 14 will need to be placed into either a tract or easement. The new homeowner's association (HOA) will be required to maintain the trail along the Potter Valley Road.

- 4) Will the new subdivision HOA be able to maintain the road? Past research into private HOA's created for development of this sort (especially smaller subdivisions such as this) indicate that they can't keep up with all the maintenance and repair required for steep roads. Drainage is particularly problematic. Some HOA's have been dissolved, and the roads then become the Municipality's problem.**

Answer: In our pre-application meeting with staff, we discussed this issue. While they couldn't really evaluate the request until an application and request is made, they did indicate that smaller HOA's like this generally maintain roads better than a local road service area (in this area they would be in the Anchorage Road Service Area, or ARDSA). And the instance of HOA's being dissolved was definitely a problem in the 80's and 90's, it hasn't been an issue in the Municipality for quite a few years.