



1/15/24

Potter Ridge Subdivision

Community Meeting Summary 1-8-24

Project Location, Proposal and Background

The project location is on Potter Valley Road. The project is creating 13 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 1-13, and tracts 1, 2 and 3.

On 1-8-24, representatives of the landowner and petitioner, Connie Yoshimura, made a presentation about the new development at a zoom meeting, hosted by the petitioner. There were 5 people in attendance. The meeting was properly noticed per AMC 21.03.020 (Community Meetings).

Adam Trombley, petitioner's representative, began the presentation by explaining the development plan, including the proposal for a private road into the development, and the required variances to accomplish that. Mr. Trombley explained that a major 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.

Following are some of the questions and concerns brought forth by attendees, and the responses provided.

1) What benefit is gained by the community not being part of the Potter Valley H.O.A.?

Answer: By creating a new H.O.A. the Potter Ridge Subdivision will have more flexibility for building types, and will allow a more creative use of the property.

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. Each lot will have it's own driveway. 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 managed? Will trail access points change?

Answer: The trail along Lot 13 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. Trail access will not change.

4) Has a study been done, or consideration of secondary access be considered during the subdivision design and Municipality consideration of the plat? The secondary access out of the area (via Portugal and Finland Drive) is difficult to drive, and the grades exceed MOA standards.

Answer: The secondary access out of the area has been a concern for many years during the build out of the Potter Vally area. The MOA is aware of the issue, but there are no immediate plans for upgrades to the public Right of Way. No off-site upgrades or improvements are planned for this development.

In closing, Mr. Trombley also informed the attendees that he would attend the annual Homeowners Meeting, in February, to discuss the development.