

**Eagle River Valley Community Council
Special Meeting Minutes
Wednesday August 25, 2010**

President Therese Voehl opened the meeting at 7:00 p.m. Introductions were made.

The special ERVCC meeting was called to discuss case#11820-1, proposed Uplands Subdivision. The petitioner, Ms. Phyllis M. Stewart-Smith, her representative, Mr. Scott Smith, and Stancliff Engineering were all invited to attend. No one attended the ERVCC meeting to respond to questions about case # 11820-1, Uplands Subdivision.

On August 30, 2010 Eagle River Valley Community Council sent a request to the Platting Board asking that the board reject the current plan for proposed Uplands Subdivision, case# 11820-1 supporting the request with the resolutions listed below. Thirty-six (36)ERVCC members present at the meeting formed requests/resolutions that specifically addressed their concerns. **All motions were passed unanimously.**

Bill Holland made a motion that ERVCC requests that the Platting Board require an in-depth hydrology study for case#11820-1, proposed Uplands Subdivision. ERVCC requests that this hydrology study would provide a plan that accounts for land topography with details that will address community issues of surface drainage, subsurface drainage, and city main water flow and pressure. ERVCC also **requests an analysis of the potential impact on adjacent subdivision wells** related to case 3AN-92-9979 from May 25, 1993 (Heritage Estates Well Compensation Fund). ERVCC respectfully requests that the results of the study and analysis will be presented at a council meeting. **Elisa Snelling second. Unanimously approved.**

Kerry Freedman made a motion that the ERVCC request the Platting Board require a revised excavation plan in conjunction with the hydrology study that addresses the re-contouring of the north-northeast corner of the proposed Uplands Subdivision. ERVCC requests that the developer provide and adhere to a plan that will minimize removal of vegetation, establish contouring and re-vegetation to mitigate erosion of new slope and minimize the visual impact of re-contouring. **Wayne Hauger second. Unanimously approved.**

Mel Kowlaski made a motion that ERVCC support the recommendations submitted by CBERRRSA general foreman Mark Littlefield to the planning department regarding issues related to the proposed Uplands Subdivision. **Ken Newbrough second. Unanimously approved.**

Ken Newbrough made a motion that ERVCC requests the Platting Board deny the excessive number of lots and excessive lengths of the flag pole lots that require a variance of AMC 21.80.300 in the proposed Uplands Subdivision. **Donna Forward second. Unanimously approved.**

Paul Forward made a motion that the ERVCC request Platting Board require the developer to preserve the existing vegetative buffer of at least 30 feet around the entire perimeter of the proposed Uplands Subdivision in addition to existing utility easements, thus preserving the character and integrity of adjacent established neighborhoods. **Melodie Radcliffe second. Unanimously approved.**

Melodie Radcliffe made a motion that the ERVCC requests that the proposed Uplands Subdivision lot lines be redrawn to match the alignment of lot lines in existing adjacent subdivisions so as not to have two lots intersecting adjacent properties or two or more houses in the immediate view shed. **Pamela Weaver second. Unanimously approved.**

Michael Mark made a motion that ERVCC requests that the Platting Board require a traffic analysis of the proposed Uplands Subdivision impact on area roads. ERVCC respectfully requests that the traffic analysis results are presented at a council meeting. **Melodie Radcliffe second. Unanimously approved.**

Pamela Weaver made a motion that ERVCC requests that the Uplands Subdivision will use night sky friendly lighting in the proposed development. Donna Forward second. Unanimously approved.

Elisa Snelling motioned to adjourn the meeting at 9:13 p.m., Bill Holland second. Meeting formally adjourned.

Minutes compiled by Elisa Snelling & Therese Voehl.