

Preliminary Considerations Re: Tract A River Hills Estates Proposed Subdivision

Lot size. RCCC generally favors large lot sizes and opposes down-zoning from existing densities. Hillside District Plan (HDP) does not support increased density except in certain limited areas of the Lower Hillside. HDP has specific policies and intent language to provide setbacks and lower density in environmentally sensitive areas, such as creeks, recharge areas, and steep slopes [will list those policies and intent language].

Overall density. It cannot be assumed that rezoning to R6 (1 acre) fits a neighborhood pattern for higher density. There are some non-conforming R9 (2-acre) lots in this area, but the general average lot size is 2 acres. If the point is to match the density of the surrounding area, the 2-acre average lot size is a valid target for lot size. A nearby attempted rezone from R9 to R6 (156th and Golden View area) (Rexview Terraces Tract B +26 acres. It was replatted as Creekview Estates with 6 lots & 1 tract) was denied because of slopes, soils, and drainage constraints. Staff should look at the history of surrounding re-zones, including Special Limitations and conditions of approval.

Special limitations. Other nearby re-zones have had special limitations attached, including stream setbacks of 85 feet in Canyon View Estates, and 75 feet in width in Mountain Air Estates Tract #2. We, and planning staff, need to look at the special limitations on the adjoining tract: Mountain Air Estates #2 tract F-1 and G-1.

Hydrology studies needed. Tract B is at the lowest point of Drainage Basin #1010 which is composed of over 69 acres and drains towards Little Rabbit Creek. Significant portions of Spruce Terrace & Mount Air Estates are within the same basin. We need more hydrology and geology information to ensure that drainage and recharge will not be adversely impacted. The neighbor on the adjoining parcel to the west says that River Hills Tract A is the lowest terrain at the bottom of a sub basin that drains considerable acreage above, up to a standing pond near Shangri La subdivision. There is a potential for shallow water tables, pocket wetlands, and groundwater recharge. Ephemeral water has been observed in some areas of the tract. We know that that recharge and wetlands and possibly residential wells in this area have varying degrees of interconnection. HDP Map 1.4 "Terrain Complexes for Drainage Planning Site" indicates soils consist of primarily of Valley Tills on Tract B. Properties to the east and west are shown as Moraines.

Conservation approach. If higher density is supported by Planning Staff, we request a conservation subdivision type of layout, with clusters building sites to protect the creek corridor and any water recharge areas, possible by a common tract or a greenbelt dedication.

Road costs. The developer's expense for the road is not a valid reason for small lot size. The developer has options for fewer lots and a different type of road.

Induced traffic. The subdivision as proposed, together with River Hills, may create new traffic on Windsong. Windsong is a one-lane gravel road that cannot safely handle an increase in traffic. Further studies of "Study Area "B" identified in HDP Map 4.1 is warranted to determine what is the best longterm solution for the traffic that will be generated with the new & proposed subdivisions in this area. The development of 156th Avenue to the west of this property may be a better long term solution in lieu of Wind Song.

Non-motorized connectivity: this subdivision needs to include a north-south pedestrian easement that connects from 156th Avenue alignment to the new north-south trail spur in River Hills north subdivision. That spur currently ends at the bank of the creek, but we are not sure of the location because a property owner with two parcels may have asked for a relocation of the north south trail.

This subdivision also needs to construct and post with appropriate signage both the north-south pedestrian trail and the 156th Avenue pedestrian trail. These are key segments of future connectivity via the 156th Avenue corridor to connect Golden View and Bear Valley Schools to neighborhoods and to Section 36 Park.