

January 9, 2025 discussion and vote by RCCC
Potter Ridge Subdivision

Proposed comments from RCCC, pending discussion

1. New subdivisions should join existing Homeowners Associations or LRSA. Unified management is more effective and cost-efficient for managing traffic impacts, drainage, trails and water resources. The creation of additional small independent road and drainage entities works contrary to the Hillside District Plan intention of unified future management of drainage and infrastructure.
2. The existing Highland Walking Trail should be retained in a common ownership tract or granted a right-of-way, not an easement across one or more private lots. AMC 21.08.040.D states that a right-of-way is the standard. RCCC's experience with trails is that easements across private property create problems in terms of maintenance, liability, and conflicts with private owners' other intended uses.
 - a. The steep slopes appear to require considerable cut and fill for home construction. Will this subdivision be subject to 21.08.030.H, Subdivisions on Slopes? What are the slope calculations? If there is a 20 percent or greater average slope over the entire property, or 30 percent or greater slope on 30 percent of the property, then 21.08.030 applies. If any lot has an average slope of 20 percent or greater, then 21.07.020 applies. 21.07.020 has various site disturbance restrictions on slopes 30 to 50 percent and no disturbance is allowed on slopes exceeding 50 percent.
3. If 21.08.030 H does not apply, the slopes still raise concerns of safe access and disturbance of the natural terrain. RCCC requests:
 - a. Identification on the plat of homesites and site disturbance envelopes in order to minimize slope disturbance and manage drainage (per 21.07.020.C).. This seems especially important because of the presentation that this subdivision will allow barndominiums, which implies a large footprint. 21.08.030 requires maintenance of natural drainage and avoidance of adverse drainage impacts to adjoining properties.
 - b. A profile of the proposed road to demonstrate that it can minimize cut and fill to the width of the ROW.
 - c. Road or driveway access from the upslope side of the lots that front Potter Valley road
4. Include a condition for marking any non-disturbance zones, with durable, high-visibility methods, prior to construction and maintaining those delineations until final occupancy inspections.
5. Questions/concerns about "barndominiums". Are these going to be primarily shops and warehouses, or homes? Our understanding is that the primary purpose of a barndominium is shop and garage space. Quasi-industrial or commercial-scale

structures, and the uses of those shops, may conflict with the intended residential character of R6 zoning.