

**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.