



7/26/2022

Mike Edgington

Land Use Supervisor, GBOS Co-Chair

Email: mike.edgington@gmail.com

Subject: Presentation regarding proposed Tract Plat Application-Holtan Hills

Dear Mr. Edgington:

This letter will serve as the written summary of the of our presentation to the local residents regarding the tract plat of the property located on Crow Creek Road known as Holtan Hills Subdivision.

We made an in person presentation at the Girdwood Community Center on Monday, July 18th. Representing the developer was myself and Brandon Marcott with Triad Engineering. The meeting was well attended, with 10+ people in attendance and more than 20 people present on the zoom platform. Questions and concerns voiced by the attendee included:

- **There are 2 section lines traversing the property. Are both being vacated during the platting process?**
 - *Answer: Only the section line that runs north south through Phase 1 is being vacated at this time.*
- **Will there be a change of ownership in this process?**
 - *Answer: No change of ownership occurs during the platting process.*
- **Will the change of ownership need to be approved by the Assembly?**
 - *Answer: Yes*
- **Is this the public involvement meeting for the tract plat?**
 - *Answer: Yes.*
- **Do you represent the Municipality of Anchorage.**
 - *Answer: Yes. I represent both HLB and Holtan Hills LLC.*
- **It's hard to see the overall scope of the project. A project this size requires a master plan.**
 - *Answer: After the tract plat is approved, we will submit a master plan.*
- **Will the full acreage be given to Connie?**
 - *Answer: The remnant of the land (area not included in the three tracts) will go back to HLB.*
- **Will the title be transferred at recording**
 - *Answer: The remnant of the land (area not included in the three tracts) will revert to HLB at recording.*
- **I'm confused about the platting process and land transfer. Will the land transfer go to Connie as an individual?**
 - *Answer: The entirety of the land will be transferred to Holtan Hills LLC before plat records, with guarantees in place from the development agreement that the large remnant parcel will be reverted back to HLB upon recording.*
- **Is the platting board the authority for the tract plat?**
 - *Answer: Yes.*
- **How is the requirement for the area master plan bypassed by the tract plat?**
 - *Answer: The next application will include a master plan.*
- **Will Connie hold interest in the remaining land?**
 - *Answer: No.*
- **What rights do the other parties in the RFP have?**
 - *Answer: I do not know.*

- **How were the tract lines determined?**
 - *Answer: From utilizing available information and coupled with ground survey, a preliminary design has been developed that follows the design directives of the RFP.*
- **The RFP had major pages redacted. A master plan has not been provided to this community.**
 - *Answer: I believe the preliminary lot layout of Phase 1 was shown to the community at an earlier presentation.*
- **Will the plat application have more detail?**
 - *Answer: Yes it will.*

Please do not hesitate to contact me if you have any questions.

Sincerely
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