

# Application for Preliminary Plat

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

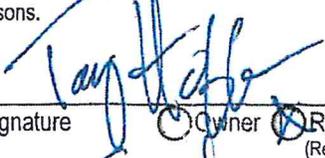
PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) MOA (HERITAGE LAND BANK)		Name (last name first) BOUTET COMPANY (TONY HOFFMAN)	
Mailing Address 4700 ELMORE ROAD		Mailing Address 601 EAST 57TH PLACE, #102	
ANCHORAGE, AK 99507		ANCHORAGE, AK 99518	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
907-343-7533		907-522-6776	
E-mail HLB@ANCHORAGEAK.GOV		E-mail THOFFMAN@TBCAK.COM	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 075-041-31-000 / 075-311-04-000 / 075-031-32-0000			
Site Street Address.			
Current legal description: (use additional sheet if necessary) TRACT B, GIRDWOOD ELEMENTARY SCHOOL (PLAT 85-38) TRACT 9A PLAT 73-220) TRACT I, ALYESKA SUBDIVISION, PRINCE ADDITION (PLAT 87-131)			
Zoning: VARIES	Acreage: 448.9	Underlying Plat #: VARIES	Grid #: VARIES
# Lots: 0	# Tracts: 3	Total # parcels: 3	

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) HOLTAN HILLS SUBDIVISION TRACTS 1-5		
# Lots:	# Tracts: 5	Total # parcels: 5

I hereby certify that (I am)(I have been authorized to act for) the owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature	<input type="radio"/> Owner <input checked="" type="radio"/> Representative (Representatives must provide written proof of authorization)	Date
		
Print Name		
		

Accepted by:	Poster & Affidavit	Fee:	Case Number: <b>S12699</b>	Meeting Date: <b>NOV 02 2022</b>
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**COMPREHENSIVE PLAN INFORMATION**

Improvement Area (per AMC 21.08.050B.):  Class A  Class B

**Anchorage 2040 Land Use Designation:**  
 Neighborhood (Residential)  Center  Corridor  
 Open Space  Facilities and Institutions  Industrial Area

**Anchorage 2040 Growth Supporting Features:**  
 Transit-supportive Development  Greenway-supported Development  
 Traditional Neighborhood  Residential Mixed-use

**Eagle River-Chugiak-Peters Creek Land Use Classification:**  
 Commercial  Industrial  Parks/opens space  
 Public Land Institutions  Marginal land  Alpine/Slope Affected  
 Special Study  Residential at \_\_\_\_\_ dwelling units per acre

**Girdwood-Turnagain Arm**  
 Commercial  Industrial  Parks/opens space  
 Public Land Institutions  Marginal land  Alpine/Slope Affected  
 Special Study  Residential at 5 dwelling units per acre (4R-3)

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:  None  "C"  "B"  "A"  
 Avalanche Zone:  None  Blue Zone  Red Zone  
 Floodplain:  None  100 year  500 year  
 Seismic Zone (Harding/Lawson):  "1"  "2"  "3"  "4"  "5"

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:  
 Preliminary Plat  Final Plat - Case Number(s):  
 Conditional Use - Case Number(s):  
 Zoning variance - Case Number(s):  
 Land Use Enforcement Action for  
 Building or Land Use Permit for  
 Wetland permit:  Army Corps of Engineers  Municipality of Anchorage

**POTABLE WATER AND WASTE WATER DISPOSAL**

Potable Water provide by:  Public utility  Community well  Private well  
 Wastewater disposal method:  Public utility  Community system  Private on-site

**APPLICATION REQUIREMENTS**

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

Signed application (original)  
 Watershed sign off form, completed  
 8½" by 11" reduced copy of plat  
 Certificate to Plat

4 copies required:  Subdivision drainage plan

9 copies required:  Topographic map of platted area

16 copies required:  
 (7 copies for a short plat)  
 Signed application (copies)  
 Preliminary plat  
 As-built (if applicable)  
 Summary of community meeting(s) (not required for short plat)

(Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:  
 Soils investigation and analysis reports (4 copies) Waived by \_\_\_\_\_



The Boutet Company, Inc.  
601 E. 57th Place, Suite 102  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

8/21/2022

Mr. David Whitfield  
Planning Director  
Municipality of Anchorage

Subject: Proposed Holtan Hills Tract Plat in Girdwood

Dear Mr. Whitfield

We are pleased to submit the preliminary plat and vacation applications for the subdivision of the tract plat subdivision for Holtan Hills in Girdwood. This subdivision will create the 3 necessary tracts for future development of Phases 1 thru 3 of Holtan Hills. The remnant parcels (tracts 4 and 5) will be retained by Heritage Land Bank for future use.

With this application we are requesting vacation of the 10' T&E easement on the east boundary of Tract B, which was created on plat 85-38 (Girdwood Elementary School Subdivision). Additionally, we are requesting vacation of the Municipal interest in the 50' section line easement along both sides of the line between sections 8 and 9, T10N, R2E, S.M.. The section line easement does not provide a viable road alignment due to topography, wetlands and other environmental constraints. An application has been made to the State of Alaska, Department of Natural Resources for the vacation, as well.

Multiple presentations have been made to the Girdwood Board of Supervisors and the Girdwood Land Use Committee. Meeting notices were sent out in accordance with per 21.03.020 (Community Meeting) for the presentation made July 18<sup>th</sup> to the Land Use Committee. A copy of the meeting notice and the follow up letter are included in this submittal.

This tract plat is the first step in the development process. An application will be made for the actual subdivision development, including the Planned Unit Development application and the Conditional Use application, will be submitted early in 2023.

Included in this platting application are the following:

- Preliminary plat (2 sheets)
- Preliminary Plat application
- Section line and 10' T&E Easement vacation applications
- Easement vacation narratives
- Community meeting notice mailer
- Written summary letter of the community meeting
- Owner authorization of representation
- Certificate to Plat for the 3 properties being resubdivided)
- AWWU preliminary plat form
- Watershed Management mapping form

Thank you for considering this request. Please let me know if you have any questions or comments regarding our proposal.

Sincerely

Tony Hoffman, PLS  
The Boutet Company

# Authorization Certificate

Date: 8/21/2022

Current Project Legal: Tract I, Alyeska Subdivision, Prince Addition, (Plat 87-131), and Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat 73-220) and Tract B, Girdwood Elementary School Subdivision (Plat 85-38)

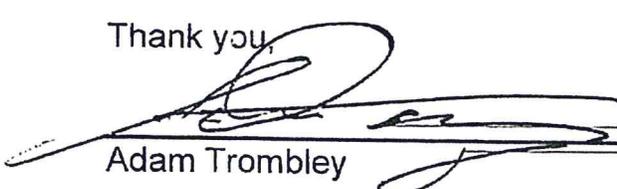
Proposed Legal: Tracts 1-5, Holtan Hills Subdivision

Type of Authorization: Preliminary Plat and Easement Vacation Applications

Statement:

I hereby authorize Tony Hoffman of the Boutet Company Inc. to represent me in the Municipality of Anchorage Platting and Site Plan Applications of the above described property.

Thank you,

  
Adam Trombley

8.22.22  
Heritage Land Bank

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: Holtan Hills, Tr 1-5
- Project Location, Tax ID, or Legal Description: (Current: Tr 1 Alyeska Sub., Tr 9A Supp. (cadastral) Survey T10N, R2E 5M, + Tr B
- Project Area (if different from the entire parcel or subdivision): Grindwood Elementary School (Sub)

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

           **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

           **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS NOT REQUIRED**.*\*

X #36 Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*\*

           Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

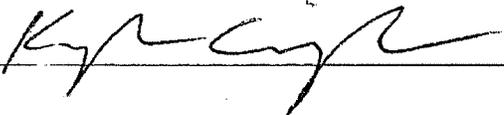
\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- |                            |                            |  |                                      |                                |
|----------------------------|----------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

Inspection Certified By:

Date:



9/2/22

# Application for Right-of-Way and Easement Vacation

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) <b>MOA (HERITAGE LAND BANK)</b>		Name (last name first) <b>BOUTET COMPANY (TONY HOFFMAN)</b>	
Mailing Address <b>4700 ELMORE ROAD</b>		Mailing Address <b>601 EAST 57TH PLACE, #102</b>	
<b>ANCHORAGE, AK., 99507</b>		<b>ANCHORAGE, AK., 99518</b>	
Contact Phone – Day: <b>907-343-7533</b>	Evening:	Contact Phone – Day: <b>907-522-6776</b>	Evening:
Fax:		Fax:	
E-mail: <b>HLB@ANCHORAGE.AK.GOV</b>		E-mail: <b>THOFFMAN@TBCAK.COM</b>	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

RIGHT-OF-WAY AND/OR INFORMATION		
Benefiting Property Tax # (000-000-00-000): <b>075-041-31-000, 075-031-32-000, 075-311-04-000</b>		
Site Street Address:		
Description of right-of-way/easement: (use additional sheet if necessary) <b>50' SECTION LINE EASEMENT, ON THE SECTION LINE COMMON BETWEEN SECTIONS 8 AND 9, T10N, R2E, SEWARD MERIDIAN, AS SHOWN ON PLAT 85-38 (TRACT B), PLAT 87-131 (TRACT I) AND PLAT 73-220 (TRACT 9A)</b> <b>10' T&amp;E EASMENT DEDICATED ON PLAT 85-38</b>		
Zoning: <b>VARIOUS</b>	Acreage: <b>3.47</b>	Grid #: <b>4616, 4615</b>
# Lots: <b>0</b>	# Tracts: <b>3</b>	Total # parcels: <b>3</b>

I hereby certify that I am (I have been authorized to act for) owner of the property described above and that I petition to vacate it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the vacation. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Platting Board, or Planning and Zoning Commission for administrative reasons.

Signature  Owner  Representative \_\_\_\_\_ Date **8/23/22**  
(Representatives must provide written proof of authorization)

Print Name **TONY HOFFMAN**

Accepted by: \_\_\_\_\_ Poster & Affidavit: \_\_\_\_\_ Fee: \_\_\_\_\_ Case Number: **512699** Requested Meeting Date: **NOV 02 2022**

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 Major Elements – site is within or abuts:			
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center	
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve		
<input type="checkbox"/> Transit - supportive development corridor	<input type="checkbox"/> District/area plan area: _____		
Chugiak-Eagle River Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development Reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area		
Girdwood- Turnagain Arm Land Use Classification			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Resort
<input checked="" type="checkbox"/> Residential at <u>5</u> dwelling units per acre (GR-3)	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Reserve	<input type="checkbox"/> Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)					
Wetland Classification:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> "C"	<input checked="" type="checkbox"/> "B"	<input type="checkbox"/> "A"	
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone		
Floodplain:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> 100 year	<input type="checkbox"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4"	<input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

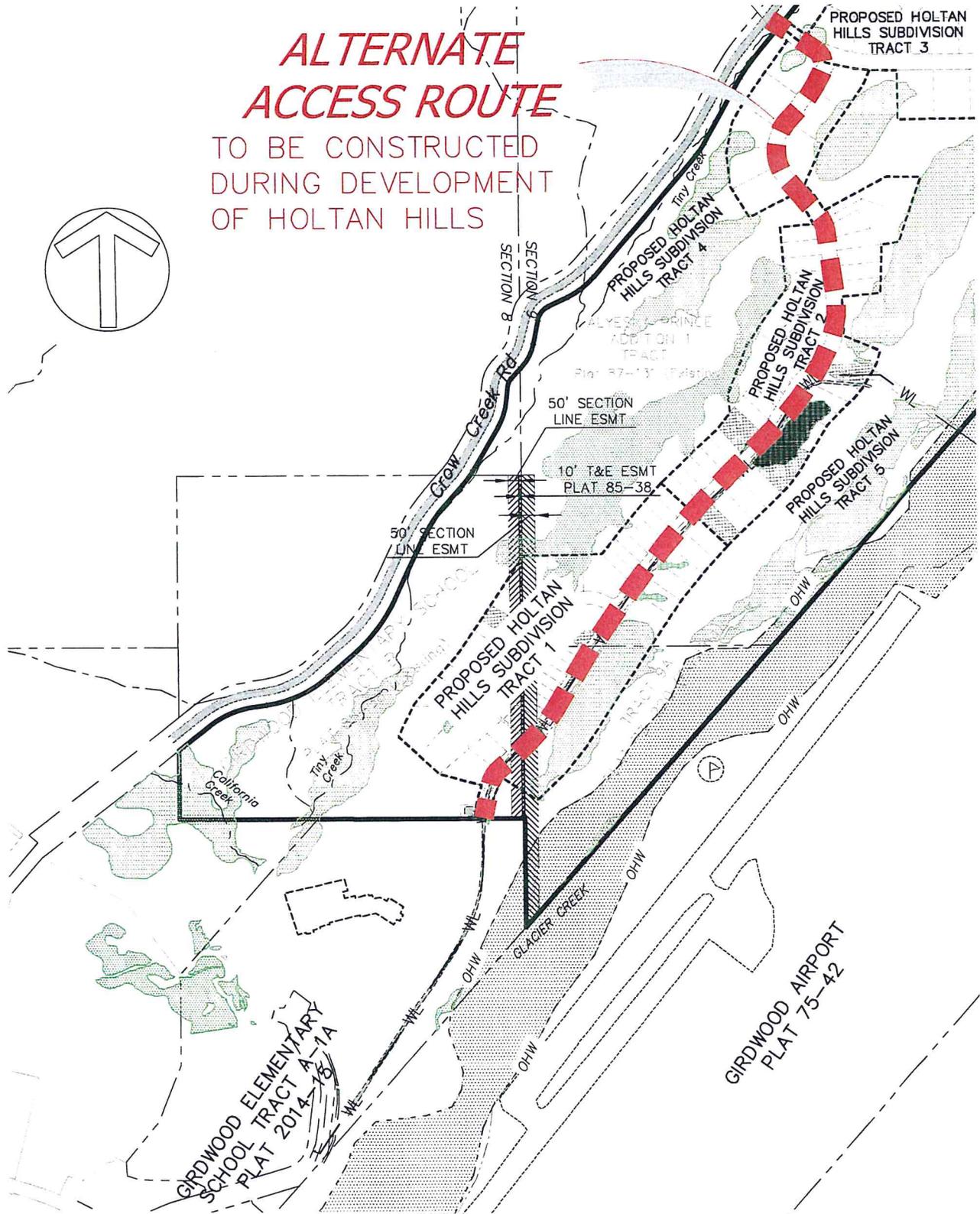
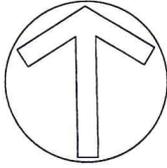
POTABLE WATER AND WASTE WATER DISPOSAL			
Potable Water provided by:	<input checked="" type="checkbox"/> Public utility	<input type="checkbox"/> Community well	<input type="checkbox"/> Private well
Wastewater disposal method:	<input checked="" type="checkbox"/> Public utility	<input type="checkbox"/> Community system	<input type="checkbox"/> Private on-site

APPLICATION CHECKLIST (Only one copy of applicable items is required for initial submittal)			
Fee:			
Plat: Copies	<input type="checkbox"/> Plat, full size	<input type="checkbox"/> 8½x11 reduced copy	<input type="checkbox"/> Watershed sign off form, completed
Other	<input type="checkbox"/> Aerial photo	<input type="checkbox"/> Housing stock	<input type="checkbox"/> Zoning <input type="checkbox"/> One copy, original application
(35 sets short plat; 45 sets long plat)			
Property Title: <input type="checkbox"/> Certificate to Plat			
Documents to provided unless waived by Platting Officer:			
<input type="checkbox"/> Site topography (4 copies minimum)	Waived by _____		
<input type="checkbox"/> Soils investigation and analysis reports (4 copies minimum)	Waived by _____		
<input type="checkbox"/> Subdivision drainage plan	Waived by _____		



# ALTERNATE ACCESS ROUTE

TO BE CONSTRUCTED  
DURING DEVELOPMENT  
OF HOLTAN HILLS



## LEGEND:

-  SECTION-LINE EASEMENT VACATED BY THIS PLAT AND APPLICATION
-  10' T&E ESMT PER PLAT 85-38 VACATED BY THIS PLAT AND APPLICATION
-  WETLANDS

SHEET 2/2

HOLTAN HILLS TRACT PLAT

8/19/2022

SECTION LINE EASEMENT &  
10' T&E ESMT (PLAT 85-38)  
VACATION EXHIBIT



8/21/22

## HOLTAN HILLS SUBDIVISION 50' SECTION LINE VACATION NARRATIVE

### Project Location, Proposal and Background

The project location is just north of Girdwood Elementary School.

The proposed legal description for the property is Holtan Hills Subdivision, Tracts 1-5. The section line easement affects portions of the following properties: Tract I, Alyeska Subdivision, Prince Addition, (Plat 87-131), Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat 73-220) and Tract B, Girdwood Elementary School Subdivision (Plat 85-38)

The property is owned by Heritage Land Bank.

Anchorage Municipal Code 21.03.230.A states *"The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner. The presumption contained herein does not apply to vacations of private easements where the beneficiaries have provided written concurrence"*.

**We are requesting vacation of the 50 foot section line easement on both sides of section 8 and 9, T10N, R2E as shown on the attached exhibit.**

The practical reasons for the vacation are:

- Because of the terrain and wetlands the likelihood of this section line being dedicated and built as a road is very low.
- An alternative route for ingress and egress into the area will be developed during the development of Holtan Hills Subdivision.
- Finally, the Girdwood "Commercial Areas and Transportation Master Plan, Map 11" does not indicate any use of the section line easement. Nor does the Anchorage Streets and Highway Plan.

Following are the approval criteria stated in the Municipal Vacation Policy, and the responses:

1. *The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.*

**Response: As there is no indication in any of the Transportation plans and documents that suggests the section line easement has been considered as a viable road connection, it is apparent the easement is excess to current and future needs. A viable alternative to the use of the easement is the road that is required to be built as Holtan Hills is developed.**

2. *The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.*

**The 2014 OSHP and the Girdwood Transportation Plan does not indicate any future connections shown along the section lie easement.**

3. *Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

**As stated previously, due to the physical constraints of the easement alignment, there is very little possibility that this easement could be utilized as a road connection.**

4. *Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

**Not applicable.**

5. *In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.*

**As stated previously, the development of Holtan Hills will create secondary access for the area, and will provide another emergency access route for the Elementary School.**

6. *The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.*

**No realignment or Municipal right of way vacation is being contemplated here.**



8/21/22

HOLTAN HILL SUBDIVISION  
10 FOOT T&E EASEMENT VACATION NARRATIVE

**Project Location, Proposal and Background**

The project location is just north of Girdwood Elementary School. The existing legal description for the property is the east 10 feet of Tract B, Girdwood Elementary School Subdivision (Plat 85-38). We are requesting vacation of the T&E Easement so the property can be developed as shown on the preliminary plat of Holtan Hills. There are no utilities currently built in the T&E Easement. The property is owned by Heritage Land Bank.

Anchorage Municipal Code 21.03.230.A states *“The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner. The presumption contained herein does not apply to vacations of private easements where the beneficiaries have provided written concurrence”.*

Following are the approval criteria stated in the Municipal Vacation Policy, and the responses:

1. *The statement by the applicant alleging the right-of-way is surplus to the current and future needs of the public and the reasons for determining the right-of-way is surplus.*

**Response: Any future utilities that will serve the area will be aligned in the future road corridor and along the rear yards of the future lots**

2. *The Municipality will not entertain any vacation of right-of-way on a street on the Official Streets and Highways Plan (OS&HP) unless it can be shown without a doubt that the right-of-way is clearly in excess of all future needs for right-of-way.*

N/A

3. *Any right-of-way lying on the half-mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

**There are no utilities that lie within the T&E easement.**

4. *Any right-of-way lying on the quarter mile grid will not be considered for vacation unless it can without a doubt be shown that the right-of-way is clearly in excess of all future needs for right-of-way.*

N/E

5. *In all cases it must be proven that the remaining property in the area can be adequately served and the traffic circulation is enhanced by the vacation of right-of-way.*

N/A.

- 6. The Municipality will consider realignment of right-of-way by vacation and rededication where it can be clearly shown the right-of-way realignment will enhance traffic circulation and will provide for the movement of traffic with generally the same beginning and ending points as the original right-of-way.*

**N/A**

Community Meeting  
Announcement

You are invited to attend a brief presentation of the Tract Plat for Holtan Hills Subdivision, located in:

- Tract I, Prince Addition Subdivision, Tax Id: 07531104000
- Tract B, Girdwood Elementary School Subdivision, Tax Id: 07503132000
- T10N R2E SEC. 9 TR 9A, Tax Id: 07504131000

The presentation will focus only on the aspects and Municipal process's involved in creating the 3 tracts of Holtan Hills.

For additional information, please contact The Boutet Company, 907-522-6776

See map on reverse side

Topic: Holtan Hills Tract Plat  
Community Council Presentation  
Time: **July 18th, 2022, 7:00 p.m.**

Meeting Location:  
**Girdwood Community Center**  
250 Egloff Drive  
Girdwood, Alaska

**Boutet Company**

601 East 57<sup>th</sup> Place, Suite 102  
Anchorage, AK., 99518



The Boutet Company, Inc. 601 E. 57th Place, Suite 102  
Anchorage, Alaska 99518

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 18<sup>th</sup>. 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.*

Holtan Hills Tract Plat Community Meeting Summary

S12699 NOV 02 2022

- **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.

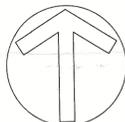
Sincerely  
Tony Hoffman, PLS  
The Boutet Company  
[thoffman@tbca.com](mailto:thoffman@tbca.com)



Line #	Length	Direction
L1	151.97	N51°51'10"E
L2	134.50	N48°38'57"E
L3	254.18	N29°30'00"E
L4	107.45	N41°33'07"E
L5	183.54	S30°35'34"W
L6	51.10	S57°05'W
L7	605.64	S40°31'14"W
L8	65.85	S41°58'53"W
L9	289.79	S29°05'42"W
L10	91.65	S10°48'06"W
L11	83.09	S64°19'27"W
L12	325.68	S39°31'18"W
L13	312.19	S59°10'12"W
L14	370.60	S44°17'19"W
L15	392.16	S40°11'44"W
L16	144.11	S14°32'58"W
L17	121.68	S29°22'07"W
L18	338.92	S6°41'21"E
L19	181.28	S19°48'53"W
L20	52.09	N81°34'00"E
L21	629.71	S89°53'55"E
L22	327.53	N89°52'38"E
L23	6.15	S07°29'E
L24	411.14	S07°38"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	181.51	350.00	29°42'49"	S66°42'34"W	179.48
C2	258.53	450.00	32°55'01"	N65°06'29"E	254.99
C3	262.60	650.00	29°06'54"	N37°04'32"E	260.82
C4	154.07	550.00	16°10'00"	S33°31'39"W	153.57
C5	48.97	350.00	8°00'59"	N37°32'37"E	48.93
C6	110.54	249.93	25°20'28"	S17°55'18"W	109.64
C7	35.24	54.97	36°43'52"	S23°36'57"W	34.64
C8	95.22	174.97	31°10'51"	S26°23'31"W	94.05
C9	70.04	74.98	53°31'15"	S37°33'49"W	67.52
C10	129.35	311.34	23°48'15"	S52°25'21"W	128.42
C11	91.03	500.24	10°25'35"	S34°18'30"W	90.90
C12	59.42	297.99	11°28'30"	S34°48'26"W	59.32
C13	85.89	250.45	19°38'57"	S49°20'43"W	85.47
C14	143.07	550.84	14°32'53"	S51°43'45"W	142.67
C15	153.65	2150.90	4°03'35"	S42°14'31"W	153.62
C16	89.51	199.98	25°38'43"	S27°22'19"W	88.76
C17	100.62	159.89	36°03'24"	S11°20'21"W	98.97
C18	124.86	269.93	26°30'11"	S6°33'47"W	123.75
C19	97.91	420.21	13°21'00"	S26°29'24"W	97.69
C20	18.17	350.00	2°54'28"	S31°20'39"W	18.17

USS 3603  
CHUGACH NATIONAL FOREST BOUNDARY



0 300 600  
1" = 300 Feet

SECTION 4  
SECTION 5

ASLS 81-149  
TRACT A  
Plat 84-446

ASLS 81-49  
TRACT A  
Plat 84-446

HOLTAN HILLS  
TRACT 3  
27.2 ACRES

HOLTAN HILLS  
TRACT 4 (Remnant)  
348.7 ACRES

HOLTAN HILLS  
TRACT 5 (Remnant)  
40.3 ACRES

HOLTAN HILLS  
TRACT 2  
17.1 ACRES

GIRDWOOD AIRPORT  
PLAT 75-42

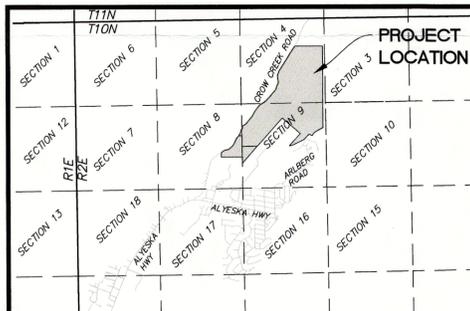
FRAG LOT 1  
FRAG LOT 2  
FRAG LOT 3  
FRAG LOT 4  
FRAG LOT 5

ALYESKA PRINCE  
ADDITION 1  
TRACT A

ALYESKA PRINCE  
ADDITION 1  
TRACT B

**Subdivider Information**

Municipality of Anchorage (Owner)  
Heritage Land Bank  
4700 Elmore Road  
Anchorage, AK, 99507



Vicinity Map Scale: 1" = 1 Mile T10N R2E Seward Meridian

**PRELIMINARY PLAT  
Holtan Hills  
Tracts 1 - 5**

With Vacation of a 50' Section Line Easement and  
10' T&E Esmt Per Plat 85-38

A Subdivision of:  
Tract 1, Alyeska Subdivision, Prince Addition, (Plat 87-131), and  
Tract 9A, Supplemental Cadastral Survey, T10N, R2E, S.M., (Plat  
73-220) and Tract B, Girdwood Elementary School Subdivision (Plat  
85-38) Located within the SE 1/4, Section 8, and Section 4,  
T10N, R2E, Seward Meridian, Anchorage Recording District, Alaska.  
Creating 5 Tracts in approximately 448.9 acres.

4715, 4716, 4615, 4616,  
Grid: 4617, 4517, 4516 & 4417  
Scale: 1" = 300'  
Drawn: TH / Checked: JZ  
FB/Page: 2021-8/42-52  
Date: 8/18/2022  
MOA Case No.: N/A

**SHEET 1 of 2**



**The Boutet Co.**  
601 East 57th Place, Suite #102  
Anchorage Alaska, 99518  
PHONE (907) 522-6776 FAX (907) 522-4779

512699 NOV 08 2022

**LEGEND:**

- OHW IDITAROD TRAIL
- OHW ORDINARY HIGH WATER
- SECTION-LINE EASEMENT VACATED BY THIS PLAT. SEE NOTE 1.
- GRAVEL ROAD
- GRAVEL PATHWAY
- ZONING LINE
- GC-6 ZONING
- STREAM CENTERLINE
- CONTOUR ELEVATION (5' INTERVAL)
- 2021 WETLANDS MAPPING PER HDR
- MOA GIS WETLAND MAPPING
- DRAINAGE SURFACE DRAINAGE

**NOTES:**

1. AN APPLICATION TO VACATE THE SECTION LINE EASEMENT HAS BEEN MADE TO THE STATE OF ALASKA, DNR.
2. WHETHER SHOWN ON HERE OR NOT, ALL EXISTENT STREAMS ARE SUBJECT TO THE SETBACKS AND PROVISIONS OF AMC 21.07.020

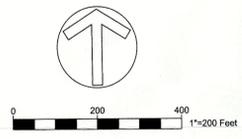
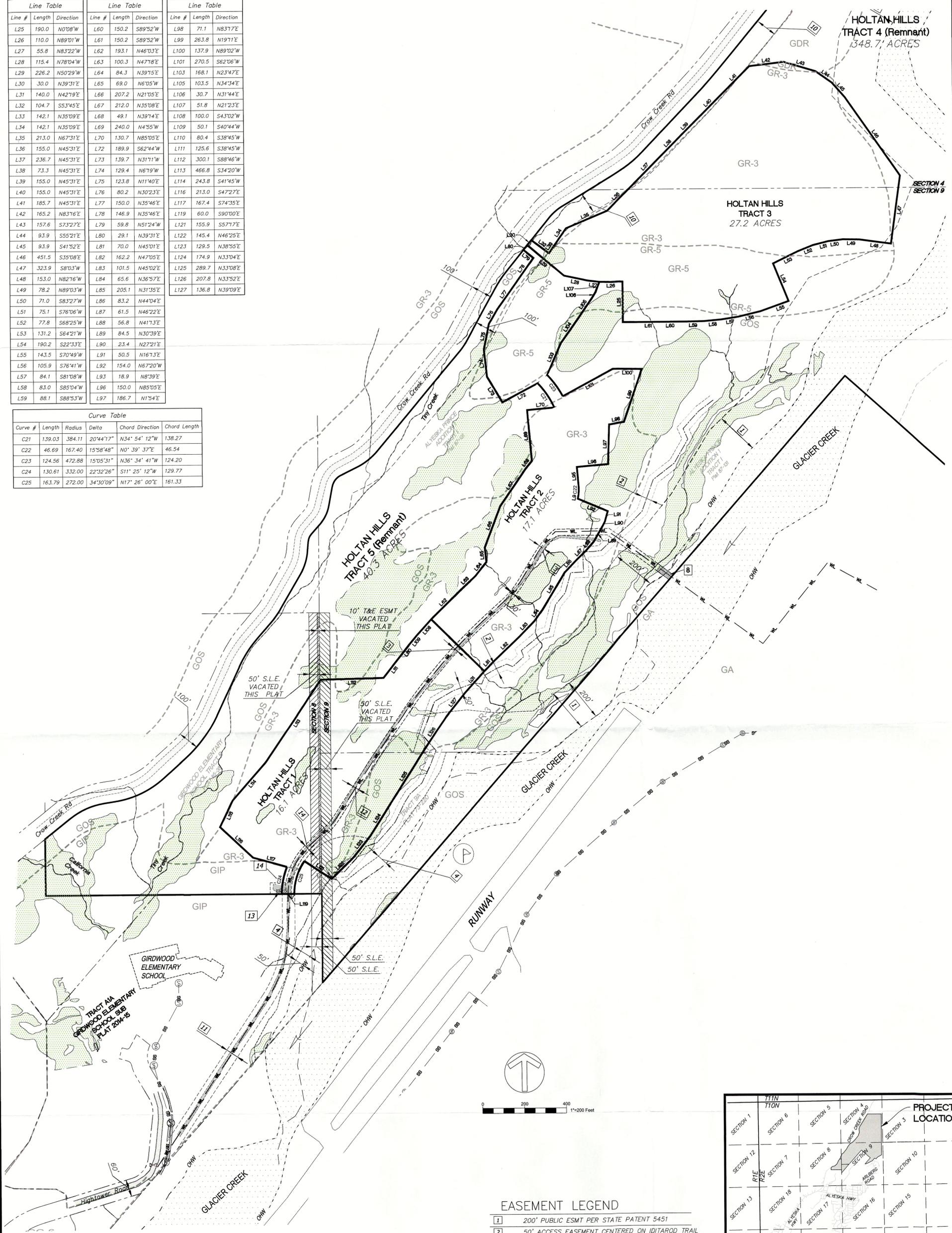
**CURRENT ZONING:**  
GR-3, GR-5, GIP, GRST-2, GRR,  
GDR and G.O.S.

**EASEMENT LEGEND**

- 1 200' PUBLIC ESMT PER STATE PATENT 5451
- 2 50' ACCESS EASEMENT CENTERED ON IDITAROD TRAIL
- 3 30' IGP S/N 2018-013079-0
- 4 50' PUBLIC ESMT PER STATE PATENT 5451
- 5 100' IGP 2015-038505-0
- 6 20' UNDERGROUND ROW ESMT BK 2099 PG 079
- 7 15' NATURAL GAS PIPELINE ESMT S/N 2001-088386-0
- 8 30' PUE 2017-01608-0
- 9 ROW PERMIT ADL 53373, RECORDED AS S/N 2019-001582
- 10 100' GREENBELT EASEMENT PER PLAT 84-446 (NOTE 15D ON PLAT 84-446)
- 11 60' PUE S/N 2009-074171-0
- 12 30' IGP S/N 2018-013081-0
- 13 ELEC UTILITY ESMT S/N 2011-026040-0
- 14 30' IGP S/N 2018-013080-0

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L25	190.0	N0°08'W	L60	150.2	S89°52'W	L98	71.1	N83°17'E
L26	110.0	N89°01'W	L61	150.2	S89°52'W	L99	263.8	N19°11'E
L27	55.8	N83°22'W	L62	193.1	N46°03'E	L100	137.9	N89°02'W
L28	115.4	N78°04'W	L63	100.3	N47°18'E	L101	270.5	S62°06'W
L29	226.2	N50°29'W	L64	84.3	N39°15'E	L103	168.1	N23°47'E
L30	30.0	N39°31'E	L65	69.0	N6°05'W	L105	103.5	N34°34'E
L31	140.0	N42°19'E	L66	207.2	N21°05'E	L106	30.7	N31°44'E
L32	104.7	S53°45'E	L67	212.0	N35°08'E	L107	51.8	N21°23'E
L33	142.1	N35°09'E	L68	49.1	N39°14'E	L108	100.0	S43°02'W
L34	142.1	N35°09'E	L69	240.0	N4°55'W	L109	50.1	S40°44'W
L35	213.0	N67°31'E	L70	130.7	N85°05'E	L110	80.4	S38°45'W
L36	155.0	N45°31'E	L72	189.9	S62°44'W	L111	125.6	S38°45'W
L37	236.7	N45°31'E	L73	139.7	N31°11'W	L112	300.1	S88°46'W
L38	73.3	N45°31'E	L74	129.4	N6°19'W	L113	466.8	S34°20'W
L39	155.0	N45°31'E	L75	123.8	N11°40'E	L114	243.8	S41°45'W
L40	155.0	N45°31'E	L76	80.2	N30°23'E	L116	213.0	S47°27'E
L41	185.7	N45°31'E	L77	150.0	N35°46'E	L117	167.4	S74°35'E
L42	165.2	N83°16'E	L78	146.9	N35°46'E	L119	60.0	S90°00'E
L43	157.6	S73°27'E	L79	59.8	N51°24'W	L121	155.9	S57°17'E
L44	93.9	S55°21'E	L80	29.1	N39°31'E	L122	145.4	N46°29'E
L45	93.9	S41°52'E	L81	70.0	N45°01'E	L123	129.5	N38°55'E
L46	451.5	S35°08'E	L82	162.2	N47°05'E	L124	174.9	N33°04'E
L47	323.9	S8°03'W	L83	101.5	N45°02'E	L125	289.7	N33°08'E
L48	153.0	N82°16'W	L84	65.6	N36°57'E	L126	207.8	N33°52'E
L49	78.2	N89°03'W	L85	205.1	N31°35'E	L127	136.8	N39°09'E
L50	71.0	S83°27'W	L86	83.2	N44°04'E			
L51	75.1	S76°06'W	L87	61.5	N46°22'E			
L52	77.8	S68°25'W	L88	56.8	N41°13'E			
L53	131.2	S64°21'W	L89	84.5	N30°39'E			
L54	190.2	S22°33'E	L90	23.4	N27°21'E			
L55	143.5	S70°49'W	L91	50.5	N16°13'E			
L56	105.9	S76°41'W	L92	154.0	N67°20'W			
L57	84.1	S81°08'W	L93	18.9	N8°39'E			
L58	83.0	S85°04'W	L96	150.0	N85°05'E			
L59	88.1	S88°53'W	L97	186.7	N1°54'E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	139.03	384.11	20°44'17"	N34° 54' 12"W	138.27
C22	46.69	167.40	15°58'48"	N0° 39' 37"E	46.54
C23	124.56	472.88	15°05'31"	N36° 34' 41"W	124.20
C24	130.61	332.00	22°32'26"	S11° 25' 12"W	129.77
C25	163.79	272.00	34°30'09"	N17° 26' 00"E	161.33



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13	ELEC UTILITY ESMT S/N 2011-026040-0
14	30' IGP S/N 2018-013080-0

LEGEND:	
OHW	ORDINARY HIGH WATER
[Symbol]	SECTION-LINE EASEMENT TO BE VACATED BY THIS PLAT
[Symbol]	GRAVEL ROAD OR PATH
[Symbol]	16" PRIMARY WATERLINE
[Symbol]	SEWER LINE
[Symbol]	WETLANDS MAPPING PER HDR 2021
[Symbol]	MOA GIS WETLANDS MAPPING

VICINITY MAP Scale: 1" = 1 Mile T10N R2E Seward Meridian

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Holtan Hills  
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**SHEET 2 of 2**

**The Boutet Co.**  
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PHONE (907) 522-6776 FAX (907) 522-6779