



7/7/2022

Ann Rappoport and Michelle Turner, RCCC Co Chairs

Email: [slccpresident@gmail.com](mailto:slccpresident@gmail.com)

Subject: Presentation regarding proposed subdivision of 8 lots in Shangri La

Dear Ms. Rappoport and Ms. Turner:

This letter will serve as the written summary of the of our presentation to the local residents regarding the subdivision of Tract B, Shangri La East Subdivision, into 8 lots and a remainder Tract.

We made an online presentation on the zoom platform on Thursday, June 30<sup>th</sup>. Representing the developer was myself and Brandon Marcott with Triad Engineering. The developer was also in attendance, as well as 3 members of the public.

Questions and concerns voiced by the attendee included:

- **What is the status of the secondary access? Will Mountain Air Drive be built soon? Can Far View or 163<sup>rd</sup> Avenue be utilized as a secondary access?**
  - *Answer: The Mountain Air Drive extension should be built within 3-4 years, at most. But like all state projects, it is subject to funding sources. 163<sup>rd</sup> Avenue is not a viable option, as there are multiple ROW encroachments and other design issues involved with that route.*
- **What is the timeline for this project?**
  - *Answer: We are hoping to make a preliminary plat application this fall, with home construction starting late next year.*
- **Have the wetlands adjacent to the property been mapped?**
  - *Answer: The Municipality has already mapped the wetlands, and it is shown on the underlying plat of Shangri La East. However, the developer has contracted with a wetland scientist to verify and mark the wetlands.*
- **Have septic testing been done.**
  - *Answer: The developer will contract with a soils engineer to test the soils and prepare a septic design suitable for the property.*
- **Is it possible to provide City water to the site?**
  - *Answer: It is highly unlikely the residents of the area would support extension of the AWWU water system into the area. It is highly cost prohibitive to extend a waterline into a low density housing area.*

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

Sincerely  
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The Boutet Company  
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