



10/18/2023
Ms. Joy Webb
ERVCC Secretary
joywebb1a1@gmail.com
P.O. Box 772812
Eagle River, AK., 99577

Subject: Platting Action: Eagle Crossing East

Dear Ms. Webb:

This letter will serve as the written summary of the Community Meeting, as required by Title 21, for the proposed platting application of Eagle Crossing East, located on Eagle Crossing Tracts F1g1a and F1h.

The petitioner Andre Spinelli and I made a presentation on 10/11/2023 to the attendees at the scheduled community council meeting at Alpenglow Elementary School. There were 14 people in attendance.

The presentation covered the layout of the lots, the platting process, and the required extension of Driftwood Bay Drive.

Questions and concerns voiced by attendees included:

- **Is the new AWWU tank being built in Stewart Subdivision required for the development of this subdivision?**
 - *Answer: Likely not. The original water and sewer plan for this expansion of Eagle Crossing was developed for a plan of substantially more lots than the 80 we are proposing. However, until AWWU has reviewed plans, nothing is certain.*
- **How is secondary access being handled?**
 - *Answer: Currently there are 2 platted roads that lead out from the western end of this development. One access leads west via Driftwood Bay Drive and the other access heads north up to Eagle River Road. Secondary access east will be very difficult, as there is a private residence that would preclude a road in that direction. Also, the property east of this project is almost entirely covered in wetlands, making development very difficult.*
- **Will each lot be clear cut like Owls Nest?**
 - *Answer: No*
- **Will there be a bridge across the stream and wetland area that runs through the middle of the property?**
 - *Answer: It's difficult to answer what the crossing design will look like at this time. A Corps of Engineers permit will be required for any construction across the streams in the wetlands.*
- **What type of housing is planned?**
 - *Answer: Single family homes will be built.*

- **Will a traffic light be required because of the increased traffic produced by this *development*?**
 - *Answer: It is unlikely the number of cars in a small development such as this will necessitate a traffic light.*
- **What is your timeline for application submittal?**
 - *Answer: We anticipate submitting the preliminary plat by the end of the year, if not sooner.*

Thank you for allowing us the opportunity to present the project and thank you for running a well-organized meeting. Please don't hesitate to contact either Andre Spinell or myself if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company

A handwritten signature in blue ink, appearing to read "Tony Hoffman", with a horizontal line extending to the right.