



North Lakes Community Council

3060 Lazy Eight Ct #2 PMB 449
Wasilla, AK 99654

July 1, 2024

Matanuska-Susitna Borough
Platting Division
350 East Dahlia Avenue
Palmer, AK 99645

Attn: Natasha Heindel, MSB Platting Technician
Re: Stone Creek Phase 7 Subdivision - Response to Preliminary Plat RFC

A top priority of the North Lakes Community Council is to advocate for funding and timely improvements to address the inadequate transportation infrastructure in our area. As such, further development and the resulting increased traffic impacts are of major concern for our members and area residents.

The North Lakes Community Council (NLCC) received the Preliminary Plat Request for Comments for the proposed Stone Creek Phase 7 subdivision from the Mat-Su Borough on June 17, 2024. Comments were requested by July 10, 2024.

Please assure that our comments are included in the meeting packet and considered in the staff recommendations to the Platting Board during the Public Hearing scheduled for August 1, 2024.

A. NLCC Review Process:

The NLCC used a structured process to provide our response:

1. We sent out summary information on the proposed subdivision, including a link to the MSB RFC to area residents. This was done through Mailchimp emails to our subscribers and through posts to the following Facebook Groups / Pages:
 - a. Wolf Lake Airport Neighborhood
 - b. Hart Lake Estates
 - c. Shaw's Tri Lakes Alaska
 - d. Shorewood Subdivision
 - e. Palmer & Wasilla Fishhook Homeowners
 - f. Families for Improvement of Safety & Health (Williwaw)
 - g. Friends of Cottonwood Lake
 - h. Mat-Su Valley News

2. Residents were asked to provide the NLCC with input. We provided a reminder that this subject would be on the Agenda for the June 27, 2024 Membership Meeting.
3. The NLCC monitored all responses, verbal and written, and reviewed the nature of the comments with attendees at our June 27, 2024 Membership Meeting. Present at the June 27th meeting were the NLCC Board; a number of other Members; several area residents; representatives from the Alaska State Department of Transportation; and representatives from the Mat-Su Borough Planning and Public Works Departments. State Senator David Wilson was also in attendance via Zoom.
4. NLCC Membership unanimously approved a motion authorizing the NLCC Board to prepare and submit comments to the MSB consistent with the nature of comments received prior to and during the June 27, 2024 meeting.

B. Comments, Concerns & Questions from the NLCC Members and Residents:

1. We take note the following factual information regarding the Stone Creek Phase 7 Subdivision:
 - a. Expansion of the existing Stone Creek Subdivision.
 - b. Development is 15 lots and 1 larger tract.
 - c. Construction of roads is underway.
 - d. New roads tie in to existing Stone Creek residential streets.
 - e. Will bring additional traffic adding to the load on Engstrom.
 - f. The new subdivision provides a dedicated right-of-way to the MatSu Borough through the property for their planned project to construct a road connecting Engstrom to Trunk.
 - g. Traffic studies and predicted increases have been completed.
 - h. Soils analysis and preliminary engineering for protection of wetlands and waterways has been conducted. Buildable areas and areas suitable for septic systems have been identified for each proposed piece of property.
2. Our Comments, Questions & Requests:
 - a. Concern: As documented in the Sub Area Solution Studies (SASS) prepared for the new Municipal Planning Organization (MVP.MPO), in spite of prior Mat-Su Borough long range planning recommendations, the existing transportation infrastructure in the North Lakes Community remains woefully inadequate. In particular, Engstrom Road and the Engstrom / Bogard intersection are

inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing development.

- b. Comment: We are pleased to see that, as part of this plat, there will be a dedicated section of ROW assigned to the Mat-Su Borough for an eventual road connection between the east-west section of Engstrom Road to Trunk Road. Once constructed this project will greatly improve the traffic on Engstrom Road
- c. Request: NLCC members and residents request the current traffic study be expanded to identify the impacts, not just to the streets in Stone Creek Subdivision, but all the way from the proposed development to Bogard Road. While the property owner isn't accountable for improvements to those roads, they should provide the data that can then be passed on to the MSB Planning Commission and Assembly (transparency and accountability).
- d. Request: NLCC area members and residents would like the Mat-Su Borough to communicate the impact to schools as a result of the expected population increase in our area. There is significant concern that schools are already overcrowded and a desire for transparency on the expected population increase.

The NLCC looks forward to a response from the Mat-Su Borough on our input to this Request for Comments.

Regards,

Rod D. Hanson

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CC: Kim Sollien, MVP/MPO MPO Coordinator
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Rob Yundt, Mat-Su Borough Assembly Member - District 4
Tim Hale, Mat-Su Borough Assembly Member - District 1
Michael Shower, Alaska State Senator, District O
David Wilson, Alaska State Senator, District N
George Raucher, Alaska State Representative, District 29
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