



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: Chris Curlin, MSB Platting Technician  
Re: Winter Rose Phase 2 Subdivision - Response to Abbreviated 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 Abbreviated Plat Request for Comments for the proposed Winter Rose Phase 2 subdivision from the Mat-Su Borough on June 24, 2024. Comments were requested by July 5, 2024.

Please assure that our comments are included in the meeting packet and considered in the staff recommendations to the Platting Officer.

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 Winter Rose Phase 2 Subdivision:
  - a. Winter Rose development is still underway and provides a significant number of multi-family apartments.
  - b. The proposal we received does not show additional construction, but divides one large tract into two sections. The northern section currently has no buildings under construction. It is unknown whether there will be additional multi-family development, or if the northern section will become commercial property bordering Trunk and Bogard.
  - c. Road access to the undeveloped 4.5 acre Tract 1B is shown as shared with Tract 1A and ties into Stringfield Road.
  - d. There are no additional access points currently identified to connect to Bogard or Trunk.
  - e. Soils analysis and engineering for protection of wetlands and waterways has been conducted.
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, Bogard Road between Trunk and Seldon is inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing

development. There are a number of unsafe intersection along this part of Bogard Road, including the intersection of Stringfield and Bogard.

- b. Request: The intersection of Stringfield and Bogard Road should be eliminated. Stringfield should be a dead-end street accessed from the Palmer Wasilla Highway. Traffic from the Winter Rose development should be routed to Trunk Road via Stringfield and the new street connecting Stringfield to Trunk.
- c. Request: It seems likely that the new Tract 1B is being separated to allow for sale to a commercial property owner. As such, access for this new Tract should be provided as a frontage road that ties into the roundabout intersection at Trunk and Bogard. There should be no direct access to Bogard for Tract 1A.
- d. Request: It is our understanding that the Platting Board has determined it does not have the authority to request clarity from a property owner on whether or not a lot is going to be single family, multi family, or commercial. If true, this issue should be elevated to the Mat-Su Assembly and an ordinance introduced to allow this type of information to be requested. Without such powers, we will continue to see developers provide simple residential standard access roads and intersections that then become substandard as soon as a commercial business or multi-family development is constructed. An example of this is the Mann commercial property in the southwest corner of the Bogard / Seldon intersection. The street intersection with Bogard should have been designed to incorporate a left turn and right turn lane. This will become more painfully obvious as additional commercial properties are developed in that area.

The NLCC recommends the Winter Rose Phase 2 abbreviated plat NOT be approved until there is clarity on the commercial nature of the new Tract 1B; until the intersection of Stringfield Drive and Bogard is eliminated; and until there is an appropriately designed access tied in to the Trunk / Bogard roundabout.

We look 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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Dmitri Fonov, Mat-Su Borough Assembly Member - District 6  
Dee McKee, Mat-Su Borough Assembly Member - District 3  
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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