

**NORTH LAKES COMMUNITY COUNCIL  
SUMMARY OF CORRESPONDENCE & ACTIVITY SINCE LAST MEETING ...**

**November 20, 2025**

**Note: The purpose of this document is to assure transparency to our membership. This report is published and distributed as part of the Monthly meeting packet and posted on our website each month. Items are listed in reverse chronological order. Links are provided to other documents where appropriate.**

- 1. 11/20/25 MSB Platting Board Meeting:**
  - Cancelled.
- 2. 11/19/25 MSB Public Works / Planning Coordination Meeting with R&TS Committee**
  - Cancelled.
- 3. 11/18/25 MSB Assembly Meeting:**
  - Public Hearing on Ordinance (OR 25-090) proposing the establishment of “Large Lot Districts”. The Planning Commission opposed this ordinance (see [OR-25-090](#) and [IM 25-169](#)). Public testimony was mixed. After significant debate, the Assembly voted 5 to 2 not to approve the ordinance.
  - Information Memo: Award of design contract to PND Engineers to design a new fish passage culvert under Charley Drive at the outlet of Anderson Lake. Completion date is set for August, 2027.
  - Vacancies: The only candidate so far who has submitted for the Planning Commission, District 6 vacancy starting 1/1/26 is Maksim Zagorodniy. The Mayor will put forward recommendations to the Assembly for approval soon.
  - Vacancies: The Mayor put forward Billy Shuyler to fill the vacant Board seat for RSA25. The assembly approved him.
  - Waterbody Setbacks:  
The Assembly voted 4 to 3 (Sumner, Bernier, Fonov opposed) to remove a proposed Waterbody Setback ordinance from the Agenda.  
This ordinance (see [OR 25-129](#) and [IM 25-249](#)) was to be referred to the Planning Commission. It would result in a one-day period where no setbacks apply. Existing structures closer than 75-feet to a waterbody would be considered legal that day. The next day, the 75-ft setback would go back in place and previously illegal properties would be considered legal non-conforming. Future new construction in the MSB requires a “Permit Review” to confirm compliance before construction.

In the end, the Assembly agreed to put together a special Waterbody Setback work session to craft appropriate legislation without “kicking the can down the road” to the Planning Commission or another task force.

**4. 11/17/25 MSB Planning Commission Meeting**

- Introduced for public hearing - a resolution supporting a change to the wording and definitions for “motorized watercraft” and “personal watercraft” within the MSB 17.59 - Lake Management Plan Implementation section of code. There will be opportunity for public comment at the public hearing on December 1, 2025.

**5. 11/16/25 Road & Traffic Safety Committee Meeting:**

- The committee met via Zoom Call. Chair: Rachel Greenberg / Rod Hanson / Mark Saddler / Sharon Johnson.
- Mark Saddler will take over as Chair, starting in January, 2026. Rachel Greenberg will continue to be involved. The Committee welcomes others to join.
- The committee reviewed project priorities, which include:
  - i. (DOT) Bogard Road between Trunk and Seldon improvements. DOT is managing this suite of projects and is beginning the engineering evaluation process. Funding is identified. CAMP principles will guide the project. Specific project scope is to be determined and may differ from CAMP recommendations. NLCC will stay engaged with DOT.
  - ii. (DOT) Intersection of Foxtrot & Paradise with Wasilla Fishhook. DOT is managing this project. They agree with the NLCC that the project should be implemented before the opening of the new Birchtree Charter School on Foxtrot. The MSB is not aligned on this position. NLCC will continue to advocate for safer project sequencing.
  - iii. (DOT) Bogard / Seldon / Grumman Roundabout Improvement Project. This project is not currently funded. The NLCC will continue to advocate with the State and the MVP / MPO to prioritize and launch this project.
  - iv. (MSB) Engstrom to Trunk Connection. The NLCC will continue to advocate for selection of the Southern Route option. A resolution is being prepared to submit to the MSB. Comments are due: 11/30/25.
  - v. (MSB) Caribou - Charley - Mariah Corridor. There is no current MSB project in the works to address the shortcomings of this major “short-cut” corridor between Bogard and Wasilla Fishhook. With anticipated increase in traffic due to Birchtree School and major subdivisions off Foxtrot and Kilo, the NLCC considers it a priority to launch such a project.
  - vi. (MSB) Engstrom North to Tex AI project and Tex AI to Tex AI project: The NLCC fully supports timely execution of these two projects, which will provide significant relief to the Engstrom area. These projects are funding and moving forward. Comments on design are due
  - vii. (MSB) Green Forest Drive project. This project is in the early design stages. The NLCC supports this project and will lobby for traffic calming measures to be incorporated (similar to recent work on Lakeview).

**6. 11/14/25 DOT Coordination Meeting with R&TS Committee:**

- Rachel Greenberg and Rod Hanson met with Chris Bentz (DOT)
- Discussed Bogard / Seldon CAMP project(s) and approach to engineering.
- Major traffic modeling is underway.
- Possible that the stretch between Trunk and Engstrom might move forward before the rest.
- Temporary measures are unlikely.
- Discussed possibility of sign improvements approaching Engstrom and radar sign use approaching Grumman. Unlikely to see ideas implemented, but NLCC will submit proposal(s) ... perhaps at our December Coordination meeting.
- DOT indicated following expected completion dates:
  - i. Bogard / Seldon Roundabout - start 2026. Complete late 2027.
  - ii. Peck / Wasilla Fishhook Roundabout - same, complete late 2027.

**7. 11/14/25 MSB Public Notice - ATT Communications Tower at 3600 Bogard**

- The NLCC became aware of this public notice today. Comments are due today. Since there is no time for NLCC to discuss and comment, we did not respond as a Community Council.
- We did request that public notices (even for administrative permits) be provided to the appropriate Community Council at the same time notices are sent to neighboring properties. Although not required by code for administrative permits, MSB staff agrees with this for future actions.
- Rod Hanson provided personal comments with suggestions to consider tower lighting due to the close proximity of a small airstrip at the north shore of Mud Lake.
- Update 11/19: Hanson testified at the public hearing. Requested postponement until all property owners within ½ mile (including those along the airstrip and the NLCC) are notified and given opportunity to respond. Planning Director agreed.

**8. 11/13/25 MSB Open House - Engstrom North Connection to Tex AI Project:**

- The open house and presentation went well.
- NLCC representatives spoke in support of the project.
- Design will happen in 2026 and 2027. Construction in 2028. Similar timing is expected for the Tex AI to Tex AI project.
- There will be additional public meetings in 2026 and 2027.
- Their website has an opportunity for public review and comment. ([Click here](#))
- NLCC will be submitting a letter of support.

**9. 11/11/25 NLCC Finance Committee Meeting**

- The committee met to prepare a draft 2026 budget for the NLCC. It has been sent to Board Members and will be included in the November NLCC Meeting packet. The plan is for the budget to be reviewed, finalized, and approved by the Board at the January 15, 2026 Board Meeting.

#### **10. 11/6/25 MSB Platting Board Meeting - Vanda Valley:**

- The Platting Board opened a public hearing on the proposed **Vanda Valley Subdivision** plat. The petitioner requested and received an extension until the December 18th Platting Board meeting. The public hearing will remain open until then. The NLCC previously submitted our comments in writing on October 3rd ([click here](#)). We will testify at the December 18th public hearing.

#### **11. 11/3/25 NLCC 2026 Grant Program - Dates Set and Posted**

- Dates were agreed upon for our 2026 Grant Program Application process ([click here](#)). They have been posted on our website. Please communicate to those who you think may be interested in applying for a grant from the NLCC.

#### **12. 11/3/25 NLCC Pledge of Support to Boys & Girls Club**

- The NLCC sent a letter ([click here](#)) with a financial pledge to the B&GC as agreed at the October 30 NLCC Membership Meeting.

#### **13. 11/3/25 MSB Planning Commission Meeting**

- The PC approved a resolution recommending the Assembly approve an ordinance allowing minimum lot sizes to be reduced from 40,000 SF to 30,000 SF within Single-Family Residential Land Use Districts.

#### **14. 11/2/25 DOT Adopt-a-Highway Program**

- The NLCC reached out to the DOT Coordinator for this program and requested that we be assigned for the section of Bogard that runs from Tait to Catalina Drive (past the Boys & Girls Club location). The coordinator will get back to us in late November.

- END