

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

December 18, 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. 12/18/25 Meeting: MSB Platting Board**
 - Public Hearing for Vanda Valley Subdivision proposed just north of Shaw Elementary School and connecting to Foxtrot, Kilo, and Wasilla Fishhook.
 - NLCC submitted prior comments / concerns / recommendations ([click here](#)).
 - Rod Hanson testified on behalf of the NLCC at the meeting.
 - Outcome: will be covered verbally at the 12/18 NLCC meeting.
- 2. 12/18/25 Meeting: MSB Administrative Permit for ATT Tower at 3600 E. Bogard.**
 - NLCC did not review and take a position. We did, however, spread word to property owners along the airstrip to the south on the north shore of Mud Lake, making sure they were aware of the upcoming public hearing if they wanted to request lighting on the top of the tower for aviation safety.
 - Rod Hanson testified (as an individual) in support of a lighted tower.
 - Outcome: will be covered verbally at the 12/18 NLCC meeting.
- 3. 12/18/25 Meeting: Joint MSB Assembly / State Delegation**
 - Unable to attend.
- 4. 12/17/25 Meeting: NLCC Road & Traffic Safety Committee / MSB Coordination**
 - Members of the NLCC R&TS Committee met with MSB representatives to discuss several topics. ([see attached](#))
 - These meetings continue to be productive and will continue into 2026.
- 5. 12/17/25 Meeting: MSB Abbreviated Plat**
 - Did not attend. No agenda items in the NLCC area.
- 6. 12/16/25 Meeting: Assembly - Topics of interest included:**
 - Wind Storm Disaster - 7 day extension, another week to 12/23/25. Approved.
 - Gravel Pits: Update on Borough owned land suitable for gravel pits. None within NLCC. Staff working on proposed code changes.
 - Annexation of Chugiak / Eagle River Resolution: Postponed indefinitely. Allows Eagle Exit initiative to proceed without confusion.
 - Gov't Peak Chalet: Borough is taking over management and approved use fees.

- Subdivision Lot Size - Reduction from 40,000 minimum to 30,000 minimum. Postponed and referred to the Platting Board for 90 days. Comes back to Assembly in March of 2026.
- Land Use Review Ordinance: Also postponed for 90 days.
- Pedestrian Easements / 10-ft Setbacks. Postponed until January 20th.
- Alcohol at the Big Lake Recreation Facility (now Borough owned) - Previously operated by the Lions and allowed alcohol at certain events upstairs. The Assembly voted to no longer allow alcohol to be served at events (such as weddings and funerals) at this MSB facility. They will also be considering the same stance for the Government Peak facility.
- Vacancy Report - several board assignments approved. Did not include the Planning Commission District 6 position. They are still accepting any applications from District 6.
- Waterbody Setbacks - January 20th at 4pm - Discussion by Assembly and Staff. Unsure if there will be public testimony. NLCC will attend.

7. 12/15/25 Meeting: Planning Commission

- Amendments proposed for Lake Management Plan - introduced for public hearing on January 5, 2026. ([click here](#)).
- Public Hearing: Planning Commission Resolution supporting Adoption of the Matanuska-Susitna Borough Hazard Mitigation Plan 2026 Update. Result approved.
- Upcoming Planning Commission Business. ([click here](#))

8. 12/14/25 Meeting: NLCC Road & Traffic Safety

- The committee met and discussed several items. ([click here](#)).

9. 12/12/25 Meeting: NLCC Road & Traffic Safety Committee / DOT Coordination

- Members of the NLCC R&TS Committee met with DOT representatives to discuss several topics. ([click here](#))
- These meetings continue to be productive and will continue into 2026.

10. 12/10/25 Discussions: Boys & Girls Club

- Boys & Girls Club of Alaska announced they are shutting down their organization and will not be re-opening the facility on Bogard road.
- NLCC President contacted the B&GC corporate office in Anchorage to confirm. Then reached out to the building owner, CST Properties (Marty Kinkaid) in Palmer. We articulated our desire to continue a partnership with the building owner and/or a new tenant to allow for continued monthly NLCC meetings.
- Update: 12/18/25 NLCC President met with Marty Kinkaid and a representative of the B&G Club on site to remove his TV, wall mount, and remote.
- NLCC has clearly communicated our ownership of the electronic sign and our willingness to share use of the sign with the building owner and a future tenant.

If we are no longer welcome in the building, we may consider moving the sign to a new location. The sign cost the NLCC approximately \$35k several years ago.

- Discussions continue. We are hopeful to receive donations of tables and chairs from the Boys & Girls Club. We are also hopeful that the new building tenant will agree to an ongoing partnership allowing NLCC meetings to continue.

11. 12/10/25 Meeting: MSB Abbreviated Plat

- Did not attend. No agenda items in the NLCC area.

12. 12/9/25 Meeting: Joint Assembly / School Board

- Did not attend. The agenda was a State Legislative priority and budget discussion.

13. 12/9/25 Meeting: MVP / MPO Technical Committee

- Unable to attend.

14. 12/9/25 Outgoing: Comments (personal) re: ATT Tower 3600 Bogard

- Sent personal comments to Borough regarding the proposed tower. Did not send as NLCC because of timing and inability for membership discussion.
- Requested addition of a light on top of the tower to address safety concerns of pilots going in and out of the small airstrip along the North shore of Mud Lake.
- Also reached out to pilots / property owners on the strip and encouraged them to also submit comments and attend the public hearing.
- Notified membership of opportunity to comment via Facebook.

15. 12/5/25 Outgoing: NLCC Email to Assembly Members

- Invited Assembly Members to join our Mailchimp distribution list.
- Fonov, Nowers, Sumner, and Bowles are now on our list.

16. 12/5/25 Outgoing: Mailchimp Distribution: Planning Commission Vacancy

- Sent an email letting people know there is a vacancy for District 6 Planning Commissioner (to be put forward by the Mayor for Assembly confirmation). Encouraged interested parties to apply.

17. 12/4/25 Meeting: MSB Platting Board

- Did not attend. No platting actions in the NLCC area.
- A Resolution regarding reduction of minimum lot size from 40,000 SF to 30,000 SF was discussed. The Platting Board did not feel they had enough information about the proposal to make a recommendation. Scheduled for Assembly public hearing on December 16th. The Platting Board agreed on a substitute resolution asking the Assembly to postpone action until the Platting Board has had time to get more fully informed, and not before 1/1/26.

18. 12/3/25 Event: MVP / MPO Public Open House

- NLCC members attended the Public Open House
- Discussions with MVP / MPO Director - encouraged to submit a resolution on projects of importance to our area.
- Website is up and running at <https://www.mvpmpo.com/>
- Encourage individuals to respond to survey
- NLCC is going to submit specific comments, tied to their on-line map, describing the projects we have prioritized.

19. 12/3/25 Meeting: MSB Abbreviated Plat

- Did not attend. No agenda items in the NLCC area.

20. 12/2/25 Meeting: Assembly

- Did not attend, but watched recorded video the next day.
- The Assembly voted NOT to proceed with the proposed Excise Tax on fuel. The November public advisory vote was strongly opposed to the tax.
- The Assembly approved the prioritized list of the FY 2027 Capital Improvement Projects. They made several adjustments in the relative priorities of those projects.

21. 12/2/25 Outgoing: Mailchimp Communication - MVP / MPO Public Open House

- Sent an email notification reminding everyone of the upcoming MVP / MPO Public Open House and including a copy of our latest Road Project Priorities. This document is being updated for review at our next meeting.

22. 12/1/25 Meeting: Planning Commission

- Did not attend. No agenda items of concern for the NLCC.

23. 11/30/25 Outgoing: Letter to MSB Regarding Engstrom to Trunk Connection Route

- The NLCC submitted a letter to the MSB and their design contractor, with copies to Assembly Members, providing our feedback and recommendations regarding the Engstrom to Trunk Connector Draft Route Selection Report. ([click here](#)).

24. 11/26/25 Meeting: MSB Abbreviated Plat

- Did not attend. No agenda items in the NLCC area.

25. 11/26/25 Incoming: MSB Planning Department Newsletter "Planner Platform"

- Received a copy of the latest newsletter.
- Will distribute to our Mailchimp and Facebook audiences in December.

26. 11/25/25 Incoming: Abbreviated Plat Request for Comments - Paradise Point

- Received an RFC for an abbreviated plat subdividing a triangular piece of property at the NE corner of Paradise and Wasilla Fishhook into two separate lots. The public hearing is scheduled for 12/31/25 and comments were requested by 12/10/25.
- Notified the Platting department that they did not give us enough advance notice to discuss at an NLCC meeting and get feedback to our members. The best we can do is communicate to our area residents and let them know they can attend the public hearing and provide comments at that time. Sent out notice via Facebook.

27. 11/24/25 Meeting: Parks, Recreation & Trails Advisory Board (PRTAB)

- Unable to attend.
- Provided written testimony ([click here](#)) requesting attention to the MSB Cottonwood Lake Park. They reviewed our letter and have added it as a topic of discussion for their next meeting on January 26, 2025. NLCC will participate.

28. 11/20/25 Meeting: Local Road Service Area Advisory Board (LRSAAB)

- Unable to attend. RSA25 Discussion scheduled at NLCC Meeting on 12/18/25.

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