



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: Springs West 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 Springs West Subdivision from the Mat-Su Borough on June 5, 2024. Comments were requested by June 17, 2024.

The NLCC requested and received approval to extend the deadline from June 17, 2024 to July 2, 2024. This extension allowed the NLCC time to share information with area residents, gather feedback, and place this topic on the agenda for the previously scheduled monthly NLCC Membership Meeting on June 27, 2024. Thank you for your prior assurance that our comments would be included in the meeting packet and considered in the staff recommendations to the Platting Board during the Public Hearing scheduled for July 18, 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 Springs West Subdivision:
 - a. 100 Acres / 40 lots and 1 large tract. Lots are unrestricted - (no zoning).
 - b. Located South of Wolf Lake and Hart Lake.
 - c. Road connections will bring significant new traffic through residential streets in Hart Lake Estates onto Rutan Drive and to East Hart Lake Loop via Beverly Ann Drive.
 - d. This traffic will also add to the current significant over capacity situation on Engstrom Road and the existing unsafe intersection at Engstrom and Bogard.
 - e. Connections to North Spring Creek Drive and Sun Creek will see minor traffic impacts because they serve a minimal number of new lots / tracts.
 - f. No construction work has begun.
 - g. Traffic studies and predicted increases have been completed, but do not include estimated impacts to Pamela Drive, Engstrom Road or Bogard Road.
 - h. Soils analysis and conceptual 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 Concerns, 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, Rutan Drive, 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. Concern: Many area residents express extreme frustration with this lack of follow-through and feel strongly that continued development should be put on hold until the MSB and State of Alaska follow through on those plans.
- c. Request: Some residents on Sandburg Drive are under the impression that the new Subdivision Road will not be connected to Sandburg Drive, pointing out a potential ROW conflict with the location of structure(s) on Block 2, Lot 21 of Hart Lake Estates Phase 1. This should be clarified and communicated to those residents as soon as possible.
- d. Request: Residents are requesting clarity on the plans for Beverly Ann Drive. Will the existing road require any changes and will it be paved?
- e. Request: NLCC members and residents request the current traffic study be expanded to identify the impacts, not just to neighborhood connecting streets, but all the way from the proposed development to Wasilla Fishhook and 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).
- f. Request: As a condition of approval, the developer and the MSB planning department should jointly provide at least two briefings of planned construction activity and traffic management plans during the construction phase. Briefings should be held prior to construction activity and again one-third of the way through construction. These briefings could be conducted in conjunction with an NLCC Membership meeting. Materials should be provided that are suitable for sharing electronically with NLCC area residents who are unable to attend the briefings.
- g. Request: NLCC area members and residents would like the Mat-Su Borough to communicate the impact to area schools as a result of the expected population increase in the North Lakes 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

Rod D. Hanson
President, North Lakes Community Council
907-841-8735
board@nlakes.cc

CC: Kim Sollien, MVP/MPO MPO Coordinator
Alex Strawn, Mat-Su Borough Planning & Land Use Director
Tom Adams, Mat-Su Borough Public Works Director
Adam Bradway, Transportation Planner, Alaska DOT&PF
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
Jessee Sumner, Alaska State Representative, District 28

Chris Curlin

From: Mrsson <mrsson@aol.com>
Sent: Tuesday, July 16, 2024 9:34 PM
To: MSB Platting
Cc: mrsson
Subject: Request for Comments RE Barry's Spring Crest (West?) Proposed Action

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

To: Matanuska-Susitna Borough Platting Division

Address: 350 East Dahlia Avenue, Palmer, Alaska 99645

Good Evening,

Thank you.

I contact you in response to your Notification of Public Hearing form received RE "Barry's Spring Crest" Plat #2022-16. Previous information received regarded this as "Springs West".

I have a few concerns related to the proposed development:

- * Displacement of Wildlife/Moose habitats. There's quite a population of Moose who make frequent visits to this area with their calves as they seasonally come down from mountains for feeding purposes...especially when snow becomes too deep for them to trudge through. This development stands to eradicate their food source and displace/destroy their habitats.
- * What are the repercussions to area homes? Does ground breaking include any blasting that may damage/harm homes in the form of cracks interior/exterior...to the septic? If so, what if any compensation will be made as a result (by those involved)?
- * The "foot print" itself. This area is becoming overdeveloped which equals higher foot traffic, pollution, residential "noise" as result of and during construct.
- * Ravine/holler location, soil stability (Have and or are the topography and useable area reports been made available to the public?) and flooding issues. These concerns were outlined in several previous emails sent. Cut/paste of pertinent areas of concern from those emails follow below my signature.

Also, is the July 18 1PM Public Hearing still taking place? I see a continuance has been booked for August 15, 2024 prior to aforementioned having commenced.

Lastly, can you kindly confirm receipt of this email at your earliest convenience so as I know received prior to your 12PM deadline for submit tomorrow, July 17 indicated?

I look forward to hearing back from you.

HANDOUT # 2
SPRINGS WEST
CASE # 2024-071
MEETING DATE: AUGUST 15, 2024

1 of 3

Thank you very much,

Andrea Farretta

Have and or are the topography and useable area reports been made available to the public?

regardless how well one backfills...it's all "physics": once saturated by the natural progression of rainwater/melting snow, with no where to go, the standing water (in conjunction with all else outlined in my previous email to you) will naturally start pushing against basement and or crawl space walls...which could additionally lead to cracks, bowing walls, etc.. If no basement/crawl intended, and or foundation/slab only:

The original bowl that resulted from excavation still remains under the foundation...and the lesser-compacted backfilled soil. When the water table rises naturally as result of seasonal rain/snowmelt...the bowl, additionally, naturally: will fill with water and the backfill to saturate. This occurring water at the bottom of the bowl would then create upward pressure on the foundation...I believe this known as hydrostatic pressure? This would then cause seepage in the basement through floor cracks and or cove joint.

And if the foundation shallow...here in Alaska? The water in the bowl alone can potentially freeze/cause the foundation to "heave," or lift upward. Furthermore and as a "sidebar", if/when water is withdrawn from the saturated soil by trees and plants seeking hydration during warmer months and/or a drought, the soil will compact, the foundation will crack and drop into the void that created.

Also, has consideration been given to what kind of soil is common to this area...and whether or not it would swell as it absorbs water?

sizable creek runs throughout proposed subdivision...and the natural increased risk of flooding, erosion and water related hazards as result. Do we know how much of this property is above the water table? The bulk of "subject property" is located in ravine and or "holler" which only stands to contribute to the aforementioned.

Has anybody considered and or contemplated snow and or the effects of that snow melt has on a Creek...and or the ramifications if it happens to melt too rapidly over a short amount of time? Not only could it be destructive but potentially deadly causing flooding...and perhaps even a landslide given the severe drop off, to say the least, to/of Lot 1, Block 3...the lots that abut my property line.

Has anybody considered heavy rain? Flooding alone from this, in conjunction with all else indicated can cause major problems.

Has any additional thought been given to Septic? All aforementioned can cause major problems with septic systems. If this were to happen: affected residents not served by central wastewater systems will be at risk for potential disease transmission as result of human exposure to wastewater. Is EPA on board with this project?

It appears the "subject property" is at high risk of, what one could only call: "ground water" issues. The results and ramifications of which not only devastating but additionally, disastrous.

Chris Curlin

From: Eve Shipman <eveshipman@gmail.com>
Sent: Wednesday, July 17, 2024 11:32 AM
To: MSB Platting
Subject: Proposed Springs West Subdivision Public Comment

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

To Whom it may concern,

I am writing on behalf of myself, Eve Shipman, and my husband, Kyle Strong, at 6061 New Horizon Circle Wasilla, Alaska, to object to the proposed Springs West Subdivision located within Section 20, T18N, R01E, Seward Meridian, Alaska.

The proposed subdivision ignores several ecological factors and undermines the neighborhood community culture. The following paragraphs outline these issues in detail.

From an ecological standpoint, the proposed subdivision is irresponsible. The New Horizon Estates and surrounding subdivisions have severe drainage issues. In fact, several lots in the subdivision routinely experience flooding. Further excavation and soil disruption will not alleviate this drainage issue; it will only exacerbate a highly challenging community problem. Furthermore, a rather sizable drainage stream runs through the New Horizon Estates neighborhood to Dry Lake and is a habitat for Greyling, Rainbow Trout, and juvenile Salmon. Fish are a vital resource for Alaska; Salmon, in particular, are protected and regulated species. The disruption of Salmon habitat and migratory patterns will undoubtedly have detrimental consequences for one of Alaska's most valuable resources.

The New Horizon Estates neighborhood is a tranquil and respectful community. Children ride bikes and color with chalk, and neighbors and friends walk dogs on the roadways. The families living in this neighborhood travel the roadways slowly, always mindful of pedestrians, pets, and other motorized vehicles; this is the neighborhood's culture. With its potential increase in traffic, the proposed subdivision poses a significant safety risk to our community. Extending East Sun Crest Drive to North Caribou Street will not help alleviate traffic; it will only funnel fast-moving traffic through the neighborhood. The traffic increase will likely result in costly speed reduction measures such as speed bumps and speed monitoring devices, creating a financial burden on the Mat Su Borough and homeowners in the neighborhood.

The proposed Springs West Subdivision is not a responsible or necessary use of the existing acreage. The risks are far too significant to proceed with this project. It is our earnest hope that the Platting Board will consider these objections and reevaluate the necessity of the proposed subdivision.

Thank you very much for your time.

Sincerely,
Eve Shipman & Kyle Strong

Chris Curlin

From: Casey Ayers <casey.ayers@outlook.com>
Sent: Monday, July 15, 2024 7:47 PM
To: MSB Platting
Cc: Jennifer A; Patricia Jackl
Subject: Plat #2022-16 - Public Comment
Attachments: 20240710_081956_resized.jpg

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Chris,

Thanks for the brief chat last week regarding the public comment process for the upcoming Public Hearing regarding the petition from Beverly Barry, Michelle Barry, Deanna Arthur, and Jo Ann Hinds.

We currently own three properties in the immediate area:

1. 4448 N Engstrom Rd - Current residence
2. 4400 N Engstrom Rd - Rebuild in-progress to build a home for our daughter
3. 5174 N Kipling Dr - Mother-in-law's current residence

We would like to express our formal objection to subdividing the existing tract into 40 lots for further development as the current access in/out of the neighborhood is already beyond capacity. We've lived off Engstrom since 2009 and watched the area grow which has been good for the community, but we strongly feel there is a need pause at this time. Road upgrades need to be completed for the roundabout off Engstrom & Bogard and for the tie-in to Trunk Rd through the Aspen Ridge subdivision before any further subdivision is allowed.

Fire and emergency access is already limited with only two ways in/out of the neighborhood to connect to either Bogard or Wasilla-Fishhook. That risk is further compounded with an active and busy airport with multiple hangers and repair shops that carry their own hazards requiring a higher level of preparedness. We already struggle to exit the neighborhood during peak travel times with heavy traffic and local schools that are over crowded. In the event of an evacuation or a severe snow storm, access out of Engstrom can easily be blocked which does happen during winters with heavy snowfall and high winds leaving only one path of egress out Wasilla-Fishhook.

Another concern is regarding the uncontrolled well and septic density in the area which has the potential to not only impact current residents, but also the water table that feeds our spawning salmon population in Niklason & Cornelious Lakes. We have not seen an environmental impact statement or study that would address this concern and if it will exceed capacity.

Finally, we've watched the recent and rapid development of the newest subdivisions lead to damage to our existing roads as crews violate the road restriction weight limits in the spring, speed thru the neighborhood hauling heavy loads, and leave trash and debris along the roadway with no accountability. Our tax mil rate in the older Twin Lakes subdivision (2024 tax rate = 12.374) went up to pay for the road damage and increased maintenance needs caused by the Hart Lake (2024 tax rate = 11.691) and Aspen Ridge (2024 tax rate = 11.391) subdivisions while those mil rates went down. It seems like it's a bit of a

other way around with the newer subdivisions bearing the higher property tax rates, but it's been quite the opposite.

Thank you,
Casey & Jennifer Ayers, Patricia Jackl
907.242.1278

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JUL 10 2024
PLATTING

7398000L003 40
ALLEN BOYDE J & BETH A
4719 N HORIZON VIEW DR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

REQUEST: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE 1/4 Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 18, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[] No Objection Objection Concern

Name: BOYDE J. ALLEN Address: 4719 N. HORIZON VIEW DR.
WASILLA, AK 99654

Comments: SEE INCLUDED PAPER

Case # 2024-071 CC

Note: Vicinity map Located on Revers

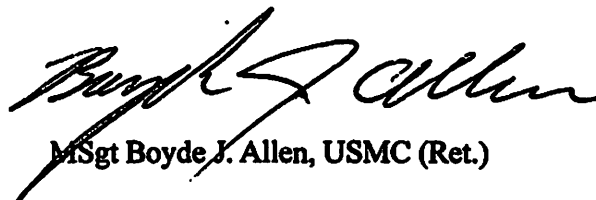
HANDOUT # 5
SPRINGS WEST
CASE # 2024-071
MEETING DATE: AUGUST 15, 2024

1 of 2

July 8, 2024

Sir or Ma'am,

Not only do I have concerns with the proposed subdivision off of Hart Lake Loop, but I object to it as well. In the previous six years that I've lived here, I've seen a large influx of traffic resultant of new housing construction. Until the Borough addresses the current shortcomings in infrastructure, i.e., the roads and schools, it would be absurd to even consider further construction of new housing. During the regular school year, the Engstrom / Bogard intersection is not only extremely congested, but it has become hazardous as well; I've personally witnessed 3 collisions at that intersection in the last two years. In light of the fact that a new, very large apartment complex is currently under construction near the Bogard / Trunk traffic circle, I can't even imagine what traffic is going to be like once school resumes this fall...even without consideration for the proposed 40-unit subdivision. Not only is traffic a major concern, but the local public schools are already the most crowded in the Borough. As a graduate student currently working on my master's degree in teaching, I've had the opportunity to interview some of the teachers at Colony High School, and many of them are dealing with overcrowding in the classrooms with teacher to student ratios that are in the realm of 1:30. One English teacher who I interviewed stated that, just a few short years ago, he was able to assign two to three essay assignments to his students, and for the 2023-2024 school year, he was only able to assign one essay per student because he had roughly 150 individuals he was responsible for between five classes; the quality of our children's education is waning, and it will only become worse if we don't lean into some serious planning to address the critical shortfalls we are already facing. Not only are student to teacher ratios a concern, but the classrooms are becoming physically crowded, as well. Until we invest in the expansion of our schools in the area—that is, physically constructing more buildings or adding on to them—and hiring more teachers; and until we have some civil engineers and mathematicians take a serious look at our roadways to come up with solutions to our current problems...it would be foolish to allow, or even consider, the construction of any more housing units or apartment complexes within this particular area. I am all for growth within our Borough but, at this point, we have already placed the proverbial cart in front of the horse by allowing our population to get as large as it has without addressing the shortfalls in our infrastructure.



MSgt Boyd J. Allen, USMC (Ret.)

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

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JUL 09 2024
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5731B03L015 46
DURAND PATRICK J & NANCY J
4923 N KIPLING DR
WASILLA, AK 99654-9093

NOTIFICATION OF PUBLIC HEARING

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The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 18, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Patrick Durand Address: 4923 N. Kipling Dr. Wasilla
Comments: This should be postponed until ~~the~~ intersection
of ~~Watt Lake Road~~ and Engstrom Road is improved.
From ~~the~~ Hart Lake Loop This is a blind intersection.
Engstrom is already over loaded.
Residents in Hart Lake Sub do not need another
200 trips a day through a connection on E. Sandburg.

Case # 2024-071 CC

Note: Vicinity map Located on Reverse

HANDOUT # 6
SPRINGS WEST
CASE # 2024-071
MEETING DATE: AUGUST 15, 2024

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JUL 08 2024
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5731B02L008 115
STEININGER GREGG & DORIS
PO BOX 3401
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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No Objection Objection Concern

Name: Gregg Steinger Address: 5202 N Kipling Dr, Wasilla AK 99654

Comments: Concerned about the increase in traffic at N Engstrom and Bogard Road. This intersection is very difficult to get out onto Bogard and the additional traffic may impact it more. There has been rumors of a Round about at this intersection but haven't seen any signs of this being worked on.

Case # 2024-071 CC

Note: Vicinity map Located on Reve

**HANDOUT # 7
SPRINGS WEST
CASE # 2024-071
MEETING DATE: AUGUST 15, 2024**

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED
JUL 03 2024
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7243B03L005-B 45
LARSON PAUL R
4920 N FLYING CIRCUS CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [] Objection [] Concern

Name: PAUL LARSON Address: 4920 N. FLYING CIRCUS CIRCLE

Comments: THE PROPOSED TRAFFIC PATTERN IS INADEQUATE. IT WOULD FUNNEL TOO MUCH NEW TRAFFIC TO A PROBLEMATIC DEFACTO COLLECTOR ROAD SYSTEM (E. PAMELA DR/E. FROST CIR/E. RUTAN AVE/E. HAAT LAKE LOOP/N. ENGSTROM RD). RECOMMEND PROJECT APPROVAL CONTINGENT UPON THE CONSTRUCTION OF A NEW COLLECTOR ROAD CONNECTING THE PROPOSED SUBDIVISION TO NORTH BEAR STREET.

Case # 2024-071 CC

Note: Vicinity map Located on Reverse

HANDOUT # 8
SPRINGS WEST
CASE # 2024-071
MEETING DATE: AUGUST 15, 2024

Chris Curlin

From: Christy Hamblen <christyhamblen89@gmail.com>
Sent: Friday, July 5, 2024 11:19 PM
To: MSB Platting
Subject: Comments regarding proposed action

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Regarding the request to create 40 lots and 1 tract from Lot 1, Barry's Spring Crest- proposed "Springs West Subdivision", located within Section 20, T18N, R01E, Seward Meridian.

Hello,

My name is Christy Hamblen and I live at 6012 E Sun Crest Drive, Wasilla, AK 99654. I object to this proposal.

I object to the construction of any new homes in our immediate area until the MatSu Borough and/or State of Alaska improve our neighborhood roads. My biggest concern is Engstrom Road and Bogard Road. Engstrom Rd has become increasingly dangerous since a large number of homes were allowed to be built at the end of the road (Aspen Ridge Estates and beyond North). The addition of the large Hall neighborhood has only made traffic worse. We cannot afford more homes in this area until roads are improved for our safety.

During typical commuting hours, when traffic is at its worst on Bogard Road, we are unable to safely exit Engstrom Rd in either direction. Many accidents have occurred at this intersection and will continue to occur until improvements are made. Although the effort to slow traffic in this area down by placing traffic signs was made, this changed nothing as traffic continues at 50+ mph. I understand that a traffic roundabout is in the works, however, this project has been pushed back for far too long. I find this completely irresponsible on the MatSu Borough's part. Prior to any other homes being placed in our area, we need safer roads!

Please consider the safety of all of us who already live in this great neighborhood. We want to leave home and return safely when taking our children to school, going to work, etc. Adding more homes with our road's current state is very dangerous and irresponsible. Please fix the traffic issues before you allow more people on our immediate roads.

Thank you for your time and consideration of my requests.

Christy Hamblen