



PLANNING COMMISSION PUBLIC HEARING MEETING NOTES

SUBJECT: Bogard Road Extension East
DATE: August 7, 2007
LOCATION: Matanuska-Susitna Borough Assembly Chambers

PLANNING COMMISSION MEMBERS:

Chair Helga Larson
Vice Chair Dianne Woodruff
Commission Member Mark Masteller
Commission Member Dick Zobel
Commission Member David Webster

Steve Noble (DOWL) gave an update on the Bogard Road Extension project. He explained how the project has evolved, as well as the public notification process that has occurred to date. Steve briefly reviewed the findings of the Preliminary Engineering Report and stated that the project team is recommending Alternative 2 for detailed design.

The meeting then moved into a public hearing. Below is a brief summary of the concerns raised by the residents in attendance:

- *There was no long-term planning that went into this project. The road will bottleneck and be dangerous to those on and around it.*
- *The impacts of Alternative 2 on the residents in the area are substantial. The impacts are not being addressed appropriately.*
- *There was concern regarding commercial development being allowed along the new alignment.*
- *The road should be built through the wetlands rather than in front of the schools.*
- *Alternative 2 impacts people's lives, not just buildings.*
- *There would be less disruption to the Wiederkher Farm if Alternative 2 was chosen over Alternative 3. Alternative 3 would cut the farm in half as well as decrease the wind buffer to the fields.*
- *Alternative two sandwiches Equestrian Acres between the Palmer-Wasilla Highway and the new Bogard Road. This will ruin the quality of life for the residents in this subdivision.*

- *Many residents in Equestrian Acres were not aware of the project because it was named "Bogard Road Extension." This name seemed to relate to Wasilla rather than Palmer.*
- *Constructing this road next to the schools will result in a fatality similar to the one near Wendler Middle School.*
- *Alternative 2 will destroy a moose birthing ground on the Wiederkher Farm.*
- *Residents were told that this project would connect to Scott Road when they bought property in the area.*
- *There is no logic in connecting to Arctic Avenue, it does not make sense.*
- *The section line should be used to construct the road.*
- *Future development will be to the north, so the road should be extended to the north of the two Alternatives presented.*
- *Alternatives 2 and 3 do not make sense for future growth. They are too close to the Palmer-Wasilla Highway.*
- *Connecting in at Arctic Avenue will cause traffic problems. Palmer-Fishhook should be looked at more for an alternate route.*
- *Sound walls will not help to mitigate the increase in noise that will occur due to the road being constructed.*
- *All the roads between Palmer and Wasilla are inefficient. Do not make this another one.*

The public hearing was closed and the project came back to the table for the commission members to discuss. Below is a summary of the question and answer period between the commission and the project team.

- *What other routes were looked at during the process?*
 - *Steve Noble explained the process that the project has gone through and stated that at the beginning of the project the team has evaluated several alternatives as options for the road location.*
- *How far will people generally travel out of direction for another route?*
 - *Steve stated that it depends on the convenience of the route.*
- *How does this project rank as far as being approved for additional funding?*
 - *Brad Sworts stated that this project should be at the top of the list for next years funding.*
- *What is the time frame for the upgrades to the Palmer-Wasilla Highway?*
 - *Brad explained that the project has been divided into different phases and depending on the funding type that is secured it could be anywhere from 5 to 12 years before the project is complete.*

- *Why was the route through the wetlands dismissed?*
 - Steve explained the permitting process that must take place in order to construct a project in wetlands. He stated that in order for the permit to be issued the team must prove that there are no other reasonable routes that meet the project purpose and need.
- *Why was the concept dismissed that went through the farm to connect with Scott Road?*
 - Steve explained that if the road was placed through the middle of the farm land it would debilitate that farm and not have a desirable connection into the Glenn Highway.
- *Do the budget estimates both include school safety mitigation measures?*
 - Steve stated that the mitigation measures should not cost more than a few million dollars regardless of what is decided upon. He also explained that some mitigation measures were included in the rough estimates.