
TURNAGAIN COMMUNITY COUNCIL
c/o Federation of Community Councils
1057 W. Fireweed Lane, Suite 100, Anchorage, Alaska 99503
Cathy L. Gleason, President

October 3, 2024

Municipality of Anchorage
Planning Department
Current Planning Division
P.O. Box 196650
Anchorage, AK 99519-6650

RE: Case No.: S12797 — Short Plat Application — Lot 2, Wood Lake Subdivision (Plat 82-439) Into Lots, 2A, 2B, 2C & 2D

To Whom It May Concern,

The Turnagain Community Council (TCC) writes to acknowledge the presentation, as well as potential ramifications expressed, at our September 5, 2024, general membership meeting regarding the proposed Wood Lake Subdivision Platting Action. Stacy Wessel, a professional land surveyor employed by AK Lands, provided an overview of the request by the current landowners to subdivide one lot into four parcels at address 3635 Carleton Avenue (described as Lot 2, Wood Lake Subdivision, Plat 82-439), who are utilizing the Short Plat option for the subdivision.

Numerous and substantial concerns associated with the proposed replat and potential development in currently undeveloped areas in the subdivision were presented by the Carlton Square Condominiums owners. These concerns included:

- Current parking limitations/illegal parking — and potential additional constraints with more development within the subdivision;
- Unresolved driveway access through Carlton Square land, as there is no current agreement, and how potential new development would affect it;
- More housing would create additional traffic within the subdivision;
- Potential loss of current snow storage used within Lot 2, and snow removal and road maintenance cost allocations on Carlton Square land; and
- Impacts on water drainage the for whole area — especially if current snow storage drainage areas are replaced with development within the subdivision;

An additional concern for right-of-way development between the Wood Lake property subdivisions and the adjacent Wagner subdivision was also brought up at the TCC meeting.

Upon consideration by the Turnagain Community Council, these concerns were sufficient enough for a motion stating that TCC request the Short Plat representative and the property owners work with the homeowners' associations and other affected neighbors to address these issues, including parking, snow removal, access, maintenance costs, etc, in the replat process. Additionally, the motion included that TCC submit a comment letter, which reflects the discussion during this agenda item at our September 5, 2024, meeting; this motion passed 15-Yes, 0-No.

While AK Lands Surveyor Wessel stated that it will be the new owners who will need to work out these issues between all four new parcel owners with the existing multiple condominium developments and numerous condominium owners, TCC requests the Planning Department to consider appropriate notes/directives in the Wood Lake Subdivision Short Plat, to address or alleviate the current impacts — as well as future impacts, if the lots are developed into additional residential housing — that were raised by the residents who provided input at our meeting. It was also suggested that condominium members submit comments of their concerns to the Municipality, and we additionally ask that the Planning Department consider all comments from impacted residents.

Thank you for your consideration of the above comments from the Turnagain Community Council on the proposed Wood Lake Subdivision Short Plat. Please do not hesitate to contact the Council if you have any questions or for further discussion.

Sincerely,

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CC:

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