

HANDOUT

Resolution 24-19

Amendment to the
Official Streets and
Highway Plan

August 2, 2024

Lohmann – Olson Family, LLLP
Patricia Sindt, General Partner
13379 560th Ave.
Story City, IA 50248

Via email: msb.planning.commission@matsugov.us

Matanuska-Susitna Borough Planning Commission
350 East Dahlia Avenue
Palmer, AK 99645-6488

RE: August 5, 2024 Planning Commission Meeting
Resolution 24-19 Amendment to the Official Steets and Highway Plans
Engstrom Road to Trunk Road Extension
Request for Deferring Action

Dear Planning Commission:

This letter is a request for the Planning Commission to defer action on Resolution 24-19 regarding a Public Hearing for updating the Official Streets and Highway Plans with the addition of the proposed Engstrom Road to Trunk Road project.

The proposed “North Alignment” is not located on section lines or established road rights-of-ways. It cuts through our 245-acre family owned (Lohmann-Olson Family LLLP) undeveloped property on a route which divides the property into several, some nearly unusable, parcels.

We first became aware of this project only three weeks ago when we received a request for Right of Entry from the Borough. We then contacted Borough staff for some preliminary information on this project. We continue to review the details.

The proposed route would have significant impacts on the use of our property. We will be working with the Borough in evaluation of alternative routes with reduced impact on our property and other impacted property owners in the near future.

We believe, upon initial review of the Information Memorandum (IM No. 24-133), that there is an error in the draft document. The document states “The North Alignment has been previously approved and funded through the Transportation Improvement Program in 2021.” It appears that only the “South Alignment” (with a \$2.5M budget) was presented in the 2021 bond package that was approved by voters in November 2021. We have been unable to find evidence that the proposed \$19M - \$20M “North Alignment” project was part of the TIP 2021.

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The Summary Statement included with the Packet for the August 5 Planning Commission meeting references a July 2023 Reconnaissance Engineering Report prepared by HDL Engineering Consultants. The Summary Statement then states “Based on the purpose and need, the North Alignment was the preferred alternate route”, apparently in reference to the HDL Engineering Consultants report conclusions. The HDL Engineering Consultants report compares alternative routes, recommends additional studies, and does not include a conclusion or recommendation regarding a “preferred alternate route”.

We understand the need for a connector route or Engstrom Road improvements. However, this should be balanced with other factors and all alternative connector routes should be evaluated before updating the Official Streets and Highway Plans.

We request that the Planning Commission delay the Public Hearing on Resolution 24-19 to allow the property owners impacted by this project an opportunity to review the concepts with the Borough, alternative routes to be vetted and evaluated, and a final route selected.

Thank you for your consideration of this request.

Please contact me with discussion and questions.

Sincerely,

LOHMANN-OLSON FAMILY LLLP



Patricia Sindt

General Partner

515-290-0274 (Greg Sindt mobile phone)