

November 22, 1996

Linda M. Kelley
Planning Department
Matanuska - Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

RE: 320 Acre land sale to Victor Trygstad, et al.

Dear Ms. Kelley:

Thank you for the notice, postmarked October 29, to our Council concerning the proposed sale of 320 acres of borough land in our area. It is our understanding that an Application for Purchase for the parcel was submitted by Victor Trygstad, who represents himself and other development investors, and that the parcel is in TRACT A, SEC. 7, 18, etc.

Please find your requested public comment (not using the M.S.B forms) enclosed in the following letter and attached documents, i.e. 7 pages of petitions and subject area map.

The Butte Community Council and Butte area residents met with Mr. Trygstad in an effort to learn about the project and its impact on our community. Mr. Trygstad briefed those attending, fielded questions and noted a broad spectrum of citizen concerns for nearly two and one-half hours. Most complaints challenged the expectation that citizens accept the proposal without detailed information about the project. Prominent concerns fall into three categories; (1) esthetics and suitability of re-routed trails, loss of wildlife habitat, subsistence hunting and recreational opportunities to our area, (2) suitability of the site, and anticipated impact from an undetermined number of residential units, destination resort, and the golf course on waste disposal and the area watershed, and (3) a rapid change in the quality of life which would result from a suddenly increased population of urban persons whose social interests and concerns will clash with those currently held in the area. The concern is that "Alaskan experience" which residents so value, and which the developers wish to provide their guests will be destroyed by the presence of the facility.

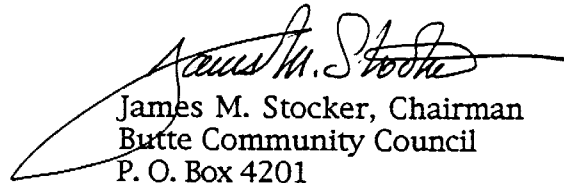
There were no votes in support of the proposed sale, and a strong majority near 85 percent generally opposed the project. Persons who were undecided expressed need for more information about the project were about 15 percent. A motion was made/seconded, and unanimously passed, that the Butte Community Council officially opposed the sale of the 320 acre parcel to Victor Trygstad, et al., because of the lack of sufficient information.

It is noteworthy that many persons made the appropriate complaints that the notice for public comment was sparse and provided little advanced notice. Many present learned of the proposed project only through a newspaper article and were advised of the council meeting only by word of mouth. Our council feels that responsibility for this shortcoming lies with both the developer and the Matanuska - Susitna Borough. During the discussion, Mr. Trygstad commented that the handling of notice provided by his organization, was in compliance with the borough's requirements.

Assuming that his explanation was factual, our council formally expresses dissatisfaction with the borough notice requirements and wishes to have them improved.

In closing, let the record once again reflect that the Butte Community Council officially opposes the sale of the 320 acres.

Sincerely,



James M. Stocker, Chairman
Butte Community Council
P. O. Box 4201
Palmer, Alaska 99645 (Ph: 745-5346)

cc: Victor Trygstad..... Developer
Paul Stuart..... The Frontiersman
Ted Cox..... Area Resident
Larry DeVilbiss..... Member, Matanuska - Susitna Borough Assembly
Janet Kincaid..... Member, Matanuska - Susitna Borough Assembly
Jim Colberg..... Member, Matanuska - Susitna Borough Assembly
John Hartrick..... Member, Matanuska - Susitna Borough Assembly
Jay Nolfi..... Member, Matanuska - Susitna Borough Assembly
Rob Wells..... Member, Matanuska - Susitna Borough Assembly
Doyle Holmes..... Member, Matanuska - Susitna Borough Assembly
Barbara Lacher..... Mayor, Matanuska - Susitna Borough
Don Moore..... Manager, Matanuska - Susitna Borough
Planning Commission..Matanuska - Susitna Borough
Platting Commission... Matanuska - Susitna Borough
Agriculture &
Forestry Board...State of Alaska
Lazy Mountain Community Council
South Knik Community Council

Return Receipt Registration # Z 386 482 270.

* See phone conversation w/ Mr. Stocker,
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