



MATANUSKA-SUSITNA BOROUGH

PLAN
350 East Dahlia Ave
Phone 7.

Post-it® Fax Note	7671	Date	1/22/97	# of pages	2
To	Victor Trygstad	From	John Duffin		
Co./Dept.		Co.	MSB		
Phone #	227-7997	Phone #	745-9850		
Fax #	746-7700	Fax #	745-9376		

January 21, 1997

Mr. Victor W. Trygstad
Developer
Homestead Resort Properties
P.O. Box 203227
Anchorage, Alaska 99520

READING

RE: MSB 002467

Certified Mail # P 378 065 868

Dear Mr. Trygstad:

On January 20, 1997, the Planning Commission of the Matanuska-Susitna Borough closed a public hearing on the proposed classification and conveyance of Borough lands related to your application to purchase. After considering your proposal and public testimony, the Commission had determined that a copy of the Concept Development Plan of your proposed golf course and related tourist development is necessary for Commission review and consideration. The Commission is requesting this information in order to have a better understanding of your proposed project and its potential impact on the community and immediate environment.

The Concept Development Plan, at a minimum, should illustrate any proposed buffers, points of access/egress, generalized golf course routing, the proposed relocation of the Plumley-Maud trail, interior roads, parking areas, lodges and other primary buildings, residential and commercial areas, and number/size of residential lots. The Concept Development Plan should also portray the relationship of these facilities with one another as well as demonstrate that the conditions and natural features of the site were considered in its creation. The concept plan which you presented to Mr. Brown, Ms. Parson, Mr. Moore and myself in the fall of 1996, and apparently other members of the community since then, could serve as a starting point for the requested Concept Development Plan. Please note that the enclosure submitted with your letter of January 15, 1997 does not fulfill the Department's or Commission's request for a concept development plan as the submittal is more of a narrative prospectus of the project.

Other information which should be submitted includes my request made on January 14, 1997 for an up-to-date resume, a description of your real estate development experience, and a list of

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references and phone numbers of those familiar with your real estate development experience. Copies of the proposed project's economic impact which you agreed to provide by January 21, 1997 and correspondence from the Jack Nickalus Corporation describing that firm's involvement with your proposed project are also requested.

Lastly, I wish to reiterate that the Borough Manager has directed the Department to process the proposed conveyance, if approved by the Assembly, as a lease with an option to purchase (see the Manager's correspondence to you of December 23, 1996). The information requested above should be provided no later than 5:00 p.m. on January 28, 1997. If you have any questions or require any additional information please do not hesitate to contact me at 907-745-9850. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Duffy". The signature is written in a cursive style with a large, stylized "D" and "y".

John Duffy
Director of Planning