



# MATANUSKA-SUSITNA BOROUGH

PLANNING DEPARTMENT

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 745-4801 • Fax 745-9876

January 28, 1997

COPY

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

RE: MSB 002467

Certified Mail # Z 002 274 59

Dear Mr. Trygstad:

By certified mail (#P378065868) you were notified that the Planning Commission of the Matanuska-Susitna Borough had determined that a copy of the Concept Development Plan (concept plan) of your proposed golf course and related tourist development is necessary for Commission review and consideration. Once again, 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.

You were to have delivered the concept plan by January 28, 1997 at 5 p.m. Your attorney notified the borough Attorney about 4 p.m. on January 28, 1997 that you would be unable to meet this deadline. The concept development plan was also requested on January 14, 1997. I do not understand the inability to submit the concept plan since some version of it has been available since at least September when it was shown to Ms. Parson, Mr. Moore and myself on or about September 17, 1996 and apparently other members of the community since that time. You have also not submitted a copy of the proposed development's economic impact analysis as you stated on the public record you would do so by January 21, 1997.

Please be aware that should the concept development plan not be submitted by 5 p.m. January 29, 1997 I will have no alternative but to recommend that the Planning Commission object to both the proposed classification of borough land and your application.

If you have any questions or require any additional information please do not hesitate to contact me at 907-745-9850.

Sincerely,

A handwritten signature in black ink, appearing to read "John Duffy".

John Duffy  
Director of Planning

Pln/jd/try9



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## MEMORANDUM

**To:** Planning Commission  
**From:** John Duffy, Director of Planning <sup>JD</sup>  
**Subject:** Trygstad Application to Purchase MSB 002467  
**Date:** January 29, 1997

The applicant, Mr. Trygstad, has not submitted a copy of his concept development plan or other information he indicated he would provide to the borough, e.g., the economic impact analysis, resume, etc. After consulting with the borough Manager, it was agreed that Mr. Trygstad would be given an additional amount of time to comply with the Planning Commission's and Administration's request. The attached correspondence summarizes the latest series of events. Because the Planning Commission's meeting packet for February 3, 1997 contains other important action items I have decided to forward it immediately rather than wait an additional 36 to 48 hours. If Mr. Trygstad's information becomes available it will be immediately forwarded to the Commission; however, please keep in mind that the Department's ability to review the submittal will be limited due to its late arrival. If Mr. Trygstad's concept development plan does not arrive by 5 p.m. of January 29, 1997 the Department will issue a separate memorandum to the Planning Commission recommending denial of the proposed classification and application to purchase.



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## MEMORANDUM

**To:** Planning Commission  
**From:** John Duffy, Director of Planning<sup>JD</sup>  
**Subject:** Application to Purchase - Trygstad  
**Date:** January 29, 1997

The applicant, Mr. Trygstad, has, as of this date, not submitted his concept development plan or other information pertinent to his application to purchase borough lands. Without this information it is not possible to determine the most appropriate classification of the land, whether or not the proposed conveyance is in the best interest of the borough or the impact of the proposed use on the community and the immediate environment. Therefore, the borough Administration respectfully recommends that the Planning Commission deny the applicant's request to obtain borough land for a proposed golf course and related resort and residential development.



# MATANUSKA-SUSITNA BOROUGH

COPY

PLANNING DEPARTMENT

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

Phone 745-4801 • Fax 745-9876

January 30, 1997

Ted Cox  
P.O. Box 1694  
Palmer, AK 99645

RE: Application to Purchase - Victor W. Trygstad dba Homestead Resort Properties

Dear Mr. Cox:

Per your request, this letter is an acknowledgment that as of 5:00 pm, January 29, 1997, the Matanuska-Susitna Borough Planning Department did not receive the concept plan or a copy of the proposed development's economic impact analysis from Victory Trygstad dba Homestead Resort Properties.

Sincerely,

A handwritten signature in cursive script that reads "Marcell Martin".

Marcell Martin  
Acting Director of Planning