



MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645-6488
Phone 745-4801 • Fax 745-9876
LAND MANAGEMENT DIVISION

MEMORANDUM

DATE: February 20, 1997

TO: John Duffy, Planning Director

THROUGH: Jill Parson, Land Management Officer *J.P.*

FROM: Linda Kelley, Real Property Analyst *L.K.*

RE: MSB# 002467 - Concept Site Plan Review & Comment
The Homestead Resort

The site plan is consistent with the description of the proposed use stated in the application. The Equestrian Center was not itemized on the application, however it is located on a portion of the private property assembled by the applicant, rather than being within the borough-owned land requested. The following comments are based on my review of the concept site plan. First in the context of the borough-owned land, then in the context of the total area incorporated in the plan.

Borough property comments:

1. In order to construct the golf course and residential lots across the section line easement and existing Plumley-Maud or Burnt Butte trails it will be necessary to meet platting requirements for vacation and relocation. The relocation of the trails should require construction and acceptance standards. It is suggested the recommendations of the MSB Trails Committee be used to guide the trail relocation issue.
2. All federal, state and local permits required must be obtained by the applicant. While the property is still under borough ownership, the applicant must meet borough requirements to enter onto the land to perform survey work, preliminary engineering studies, or field layout of the golf course.
3. The concern for wetlands and hydrologic associated issues should be addressed, including a wetlands determination by Corps of Engineers, prior to authorization to proceed ^{with construction} under a lease/~~option~~.
4. The planning and staging for this project will require onsite work and land disturbance. If the borough is going to continue to own the property while the work is being done, it will be necessary for any lease/~~option~~ the MSB enters to guaranty the borough does not incur any clouding of its title by labor or mechanics liens or financial liability for any of the work accomplished or not

completed. This is a serious risk to the borough if the project failed before title was transferred.

5. A legal description must be developed by an RLS, and it must meet platting regulations, in order to describe the portions of Tracts A, in Sec. 7 and 18, for any proposed lease or conveyance.

Entire project comments:

1. The resort facility's centerpiece will be an 18 hole golf course. The lodge facility is sited along the western shores of a natural 15 acre lake. An equestrian center, driving range, club house and historical homestead site are also included. McRobert's Creek flows through the center of the project from north to south.

2. The plan indicates about 165 residential lots. They appear to range in size from 1.5 to 3 acres in size. The lots are situated around the golf course, greenbelts, and pastureland. The layout would indicate an upscale community, with amenities not usually afforded Alaska development projects.

3. The lot sizes seem to be consistent with other subdivisions in the area, however the additional amenities afforded within the project would set these lots apart from typical lot sales in the surrounding area. It is possible that true comparisons would have to drawn from upscale subdivisions in Anchorage or perhaps even other destination resort communities outside of Alaska. Settler's Bay is the only project within the MSB that affords some small measure of commonality.

4. Since a location is not indicated for a community water or sewer system, it is assumed that all facilities would have to meet on-site water and sewer requirements.

5. While the planning necessary to determine projected traffic counts and patterns was not a part of the site plan, it will be needed in order for Platting and DPW to make recommendations and decisions regarding the development. Permits will be necessary in order to construct within public right-of-ways (including section line easements).

6. The site plan includes two road routes into the project. Both routes enter/exit the project on the north boundary. It is assumed they will be within existing public road right-of ways. It appears all traffic would be routed to the Old Glenn Highway, via Maud Road. The west road entrance to the project would carry the bulk of the resort traffic, and perhaps 1/2 of the residential lot traffic. The east road entrance appears to provide access primarily to the residential lots in the northeasterly area of the project, however, about 1/2 of the lots are located in this area.

7. Platting requirements would need to be met. Federal, state and local permits required by law or regulation must be obtained.

8. The physical capability of the land assembled for this project would be determined in the planning and engineering phases of this development.

9. The financial feasibility of this project will need to be proven to investors and commercial lenders in order for the project to proceed beyond the planning stage. It may be prudent that the developer be required to show lender/investor commitments (prior to ownership of the borough's land being transferred) that indicate the financial strength to build and complete the project. How and to what degree that show will be made needs to be determined.