

### Persons to be Heard

The Chair stated that the commission will not take action on the speakers' comments. He also explained the process for signing up to speak at the public hearing on January 6, 1997. Commissioner Hanrahan apologized to Ted Cox and members of the public for giving incorrect information that there would be a public hearing addressing Resolution 96-58 at the meeting.

*Mr. Victor Trygstad of Homestead Resort Development*, stated that he preferred to speak at the public hearing. He would, however, be available to answer any questions the commission might have after hearing the other speakers.

*Jim Stocker* thanked Mr. Colver for helping the members of the public to better understand the classification of the land process and stated that he would like to table his comments to the next public hearing. The Chair reminded the speakers that they all have the opportunity to speak, if they choose, however no action would be taken.

*Mr. Ted Cox, from Maud Road*, apologized to the community members for coming to the meeting with the impression that they would have the opportunity to speak before the commission. Mr. Cox stated that he feels the community members in the Maud Road, Butte and Lazy Mountain areas have an attachment to the parcel for its recreational use, which provides an interconnecting trail system from Lazy Mountain to the Knik Glacier Area. This area provides a corridor of recreational land from Jim Lake to Lazy Mountain. The surrounding land is either privately owned or owned by the Eklutna Native Corporation. He projected that as the area rapidly urbanizes, it will become an important piece of land for public open space. He indicated that according to the Department of Transportation, there are currently 1100 cars a day that pass down Maud Road, a large number of the vehicles traveling to Jim Lake or the trailer park. Mr. Cox prefers that the land be given a recreational designation based on its recreational value.

Mr. Cox brought forth a resolution draft for the planning commission's consideration at their next meeting. The resolution approves a classification as public recreation land. In addition, Mr. Cox noted that many people expressed concern that the land be sold competitively in much smaller parcels (10-20 acres) and stated his concern for how the borough disposes of land.

*Mr. Larry White, a resident from the Lazy Acres Subdivision* stated that the land has been used as public recreational land by family and friends for over 14 years. The land is traditionally being used for logging both timber and firewood. He suggested that it be kept in its current status. The land is used by many people year-round for recreational use, such as, hiking, cross-country skiing, bicycling, snowmachines, ATV's, dirt-bikes, and bog rigs. He asked why lock these people out of their back door areas, this is their playground and what about site plans? Mr. White stated to his knowledge the public has not been available to view these plans or the plans haven't been done. He has researched through borough code and nowhere did he find that site plans should be kept confidential. He feels they should be public information. He asked why the borough is even considering selling the land to one person when they do not even have patent to this land? The way he understands it, the land still belongs to the state. Consequently, he is

aware that there are plans underway to give it or patent it to the borough. However, the borough does not have it yet. Furthermore, there are people in the area that have not had a chance to buy the land. He stated that a lot of the members of the public hunt, play, and recreate there. Plus, there are gorgeous homesite areas out there. He stated that members of the public are not even being given the opportunity to buy these homesites. He stated concern with the borough's process of disposing of this parcel; the availability of water to irrigate the golf course, and the displacement of wildlife in the area. He and others agree that this land should stay in its current designation, as wilderness and forest management lands with no land classification change nor sold as one large parcel.

*Jerry Caires, resident of the Butte, Little Timber Subdivisions*.stated that he recreates often on the land with his family and friends. The activities they he enjoys with his family include skiing, hiking. As well as, watching the wildlife, e.g. moose, bear, eagles, falcons, and migratory fowl. He knows the area to be a robust, natural eco system, and is concerned about the impact the reclassification of the land would have on his, as well as others, use of the land. He has seen a lot of fellow residents out on the trails and the only thing that they have ever taken out of the area is a little garbage. He noted that most of the people who use it are very responsible. In his opinion, reclassifying the land will only open a Pandora's box. From past experience in lawn care on the east coast, he was involved in the industrial application of chemicals. He turned his employer in to the EPA that resulted in a \$30,000 fine for contaminating a local waterway. He recognizes that there are some definite problems around development, the chemicals, sewage and water usage. However, he feels we must consider the robust eco system out there prior to development. He stated that he read a Fish and Games wildlife survey of the area and found that there were 67 species of birds sited in one day by a Mat-Su college bird watching outing. He stated that if the land is reclassified, the next step or the worst case scenario potential would need to be considered. For example, if the water table is drained, or enough stuff leaches into the water, the algae will bloom and kill the fish. Hence, the Jim Creek salmon run would be lost; which he believes is one of the best things about living in the Butte area. He thinks we need to proceed very cautiously in the potential development of such a unique eco-system. He noted that the mountain side is so steep, where it butts the valley floor. Thus, with the amount of wetlands and the shallow bedrock, it has a unique wildlife habitat that has to be considered very carefully. Mr. Caires asked that the strata of the land be considered, it terms of its ability to bare the burden of development, before its reclassification.

*Mr. Victor Trygstad* stated that he is the applicant wishing to purchase the subject parceland is the developer and president of Homestead Resort properties.

Commissioner Tischer asked of Mr. Trygstad if a site plan was available for the public to view and he stated that the master site plan was not complete, but would be available at the public hearing.

Commissioner Tischer asked if the conceptual drawings were available for the commission to view. Mr. Trygstad stated the conceptual drawing was laid out; however, because the drawing is a part of the master planning process, being created by an international land planner, it is not

available at present. Commissioner Tischer asked if the conceptual drawings would be available at the public hearing on January 6, 1997, and Mr. Trygstad stated that the conceptual drawings would not be available at that meeting.

Mr. Trygstad stated that he would be able to provide a conceptual development plan in a descriptive text, which will represent the basis of the master plan when complete. He noted that the master plan is a combined effort by two international design firms and one local design firm based in Anchorage, San Francisco, and Florida and that it will reflect conceptually what he would be able to provide textually. He stated that the land he has made application to purchase would be inclusive of portions of a residential component, a golf course, and land planning. The land planning would also encompass dedicated open space and trails.

Commissioner Tischer asked how Mr. Trygstad chose this parcel. He indicated that he owns land contiguous to the subject property. He owns, under the name of Homestead Resort, 80 acres immediately to the West. The property had been on the tax form closure list for many years.

The Chair asked staff whether a written site plan was required and he stated it was not required.

Commissioner Kracker asked Mr. Trygstad if he was envisioning year-round homes or vacation homes? Mr. Trygstad indicated that he envisioned both and would like to briefly outline the scope of the project. Mr. Trygstad gave an overview of the project stating that it is under the name of Homestead Resort with three components: the Homestead lodge, the Homestead golf course, and the residential community surrounding the golf course. The parcel would primarily be used for the east portion of the golf course, some residential development, with additional land planning and trails use.

He stated that the trails use issue is an emotional issue that has been brought up over and over again. He noted that the relocation of the trail agreement that he had entered into with the trails committee has not been satisfactory. However, the conditions were that the trails be equal to or better than the existing trail. The trail would probably be 50 percent longer. In addition, there will be miles of trails throughout the homestead resort that will be open to public use.

The Chair thanked Mr. Trygstad for his comments and stated that this item would be addressed at the public hearing scheduled for January 6, 1997. The Chair thanked all those in attendance and apologized for not having a public hearing.

#### **Director/Commissioner Information**

Mr. Duffy stated that the planning commission retreat is tentatively scheduled for February 15, 1997, at the Lake Lucille Best Western from 9:00 a.m. - 3:00 p.m. Breakfast and lunch will be provided, please call Priscilla at 745-9851 to pre-order your entrees.

Commissioner Tischer complimented Mr. Duffy on the article, "Planning and Zoning for An Aging Population." She stated that she appreciates the information regarding the future balance of age groups where the elderly people are increasing in group size and younger people