

Butte resort gets new life

2/21/97

By PAUL STUART
Frontiersman reporter

PALMER — New life was breathed into plans for a \$15 million resort in the Butte Tuesday night.

The Mat-Su Borough Assembly voted 5-0 to remand to the planning commission, for a second look, the question of whether to reclassify 320 acres of borough-owned land, with the intent of selling or leasing it to developer Victor Trygstad for the Homestead Resort project.

The proposal, with the site plan attached, will be on the planning commission's agenda, possibly as soon as its March 17 meeting, borough Planning Director John Duffy said Wednesday.

Duffy said the commission will be advised officially at its March 3 meeting of the assembly's action.

At that time the commission

members will be asked to consider the earliest date the commission could reasonably review the Trygstad proposal again.

But Duffy and Planning Commission Chairman Tim Anderson were in agreement that March 3 was too soon to get the Trygstad proposal in front of the commission again with reasonable notice and public process.

March 17 is considered the likely date for action on the measure.

The commission, however, at its March 3 meeting, will be acting upon a resolution initiated by Butte area residents to reclassify a large tract of Butte land, including the 320 acre parcel, for recreational use only, to be kept in public ownership.

Anderson said Wednesday it seemed obvious to him the

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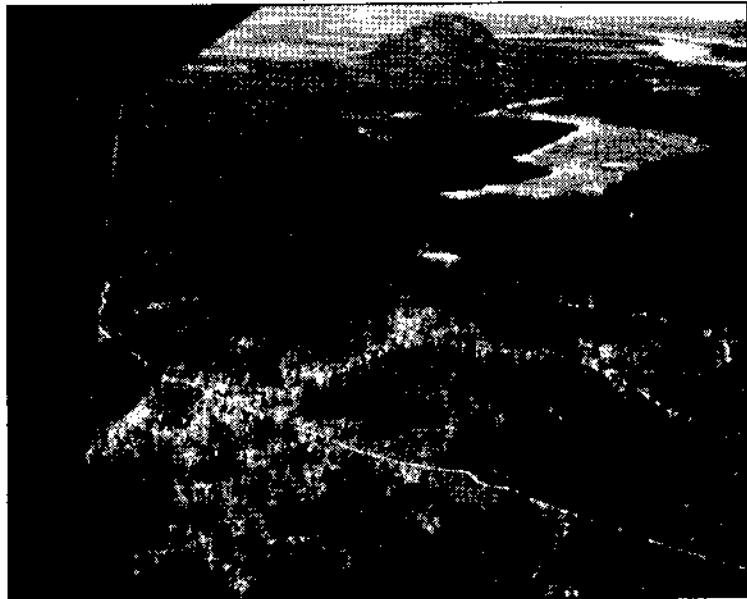
commission could not recommend favorably on both items, since they call for contradictory dispositions of the land in question.

"A decision on either item would affect the other, I would think," Anderson said.

The original measure to reclassify the 320 acres for resort use was defeated unanimously at the planning commission's Feb. 3 meeting.

Trygstad's failure to comply with extended deadlines for submitting a site plan and related financial information was given as the reason. Trygstad subsequently explained he missed the deadline because of personal reasons. He has since provided copies of a site plan for his proposal.

The plan calls for a lodge, 18-hole golf course and a residential subdivision, covering in all more than 800 acres. Trygstad already owns or holds options on all the needed land, except for the 320-acre borough parcel.



Submitted Photo

The 320-acre parcel being sought for resort development by Victor Trygstad stretches from the lower right, up to the hayfield just to the left of center. Bodenburg Butte and the Matanuska River are visible in the background in this aerial photo.

The assembly action to have the planning commission re-examine Trygstad's proposal came during the last moments of a five-hour assembly meeting, on a motion by District 4 Assemblyman John Hartrick.

The action was suggested as a possible course of action

earlier in the meeting in a report to the assembly by Mat-Su Borough Manager Don Moore.

Learning of the assembly action after sitting through the meeting, Trygstad gave a thumbs-up and said, "Everything will be ready this time."