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# Homestead Resort remains

PAUL STUART  
membersman reporter

The Butte Community Council got way on one issue Tuesday night, but lost out on another request before the borough assembly.

What community council chairman Tom Stocker considers the organization's biggest problem remains unresolved — namely the pending Homestead Resort. The resort would feature

a golf course, lodge and residential subdivision in the Butte.

The assembly approved a community council request to purchase 30 acres of land for \$500. The land, near the Butte Community Center, will be developed for cross-country skiing trails and other non-motorized recreational. The \$500 covers cost of transferring the land.

Butte Community Council's vice chairman and president of the Butte

Airmen's Association, Richard Barlow, requested the sale of private land near the Butte Airport be restricted to a minimum lot size of five acres. His request failed, and the development may include lots as small as two and one-half acres.

In the matter of the proposed Homestead Resort, developer Victor Trygstad has been trying since last fall to acquire 320 acre of borough land for his resort. Trygstad has, in the mean-

## question mark

time, secured options on more than 500 acres of adjoining land from private owners. But he says he needs the entire 800-plus acres to develop the project. And many of the options Trygstad holds require successful acquisition of the borough parcel.

Trygstad stated this week he is looking for alternative sites.

Butte's council has opposed Trygstad's plan from the start. And Trygstad got off on the wrong foot

with the Mat-Su Planning Commission and Planning Department when he failed to supply site plans by an agreed deadline. That got him, at first, a negative recommendation from the planning commission. But he got a second shot, and provided the plans, if not all the documents that were requested. The planning commission then reversed itself, and recommended favor-

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ably to the assembly for reclassification and conveyance of the borough land.

But the community council appealed the recommendation to the Board of Adjustment and Appeals. At that point, the assembly postponed an action on an ordinance to reclassify and convey the land to Trygstad until after the matter was considered by the appeals board.

Monday, the appeals board declined to review the recommendation, indicating by a 2-2 vote that it did not have jurisdiction over the non-binding recommendation.

Tuesday, Stocker said the community council would request reconsideration by the appeals board within the required 10 days. He said the group's attorney was not given adequate time to prepare the community council's case for Monday's hearing.

At the time of the planning commission's favorable decision, Trygstad agreed to more than a dozen conditions attached to the recommendation, including required development phases by dates, as well as environmental and other responsibilities.

At a subsequent meeting of the Palmer Chamber of Commerce, Trygstad said some of the borough's conditions were unacceptable.

He was scheduled to speak Tuesday at the Greater Wasilla Chamber of Commerce about his proposed resort, but canceled a few days before the meeting. Wasilla chamber executive director Ed Brittingham said Trygstad cited serious internal problems in his company as the reason he was canceling his appearance.