

07/12/97

Butte resort gets assent in 7-0 vote

By **PAUL STUART**
Frontiersman reporter

PALMER — Construction of the Homestead National Golf and Country Club in the Butte got a green light from Mat-Su Borough Assembly Tuesday.

After months of controversy and delays, the assembly voted to convey 320 acres of borough-owned land to Victor Trygstad, president of Homestead Properties Inc.

Trygstad failed, however, in a last-minute effort to get the assembly to sell him the land outright, with no conditions attached.

The land instead will be conveyed in the form of a lease with an option to purchase with details and a timetable to be negotiated between Trygstad and

borough administration.

Following the decision, Trygstad said if the terms and timetable are reasonable he could live with them. Earlier in the evening he described the conditions as unreasonable, and said by imposing them the government was exceeding its authority. Months earlier, at a Planning Commission hearing on his proposal, Trygstad agreed to the same list of conditions.

Mat-Su Borough Mayor Barb Lacher said the assembly only holds land in trust for the public, and has a responsibility to see the land is cared for and disposed of in the public's best interest. She said, if that public interest is economic develop-

See RESORT, Page A9

RESORT: Assembly gives conditional approval

Continued from Front Page

ment, then the assembly has the responsibility of monitoring the development.

The final 7-0 vote at 10 p.m. Tuesday followed hours of public testimony that began at a special meeting on Monday night. Most testimony was from Butte area residents opposed to the development.

The borough's Planning Department, for the second hearing on the golf resort, brought in two expert witnesses, Jay Sullivan, who worked on land acquisition for development of the transAlaska oil pipeline, and Thomas Meacham, former Alaska assistant attorney general, a specialist in land law. Both recommended conveying the land by means of a lease with an option to buy, containing performance conditions.

Homestead National is tentatively scheduled to open in the spring of 2000, according to Trygstad. It is to include an 18-hole golf course, a year-round equestrian center, trail system, lodge and a residential subdivision with 285 single-family and townhouse sites.

Also on the assembly's public

13 conditions for Butte golf resort

Mat-Su Borough Assembly members unanimously approved a request by developer Victor Trygstad to lease 320 acres of borough land with the option to buy subject to 13 conditions.

Purchase conditions:

1. A detailed master plan must be submitted to the borough.
2. All relevant permits from federal, state and borough agencies must be obtained.
3. A projected investment schedule must be submitted to the borough.
4. A projected development schedule must be submitted to the borough.
5. The exercise of the purchase option must follow satisfactory completion of a phase of the development agreed upon.
6. Evidence of creditworthiness and proof of ability to finance the project, including bonds and insurance, must be provided to the borough.
7. A traffic impact analysis must be completed, and if Maud Road requires related upgrading it must be paid for by the developer.
8. A groundwater monitoring system must be installed.
9. A storm water, drainage, erosion and flood-control plan, including McRoberts Creek, must be provided to the borough for approval.
10. A fertilizer and pesticide management plan must be approved by the borough.
11. A site-rehabilitation plan to follow construction activity must be provided to the borough for approval.
12. A vegetation buffer for the relocated Maud-Plumley trail must be provided and coordinated with trail users on design and location.
13. The Maud-Plumley Trail must be kept open until alternate trails are dedicated and accepted, guaranteeing free use of the trail for both motorized and non-motorized recreational purposes in perpetuity.

hearing agenda was an ordinance that would regulate race tracks. At times the audience for the two controversial public hearings exceeded 200 people,

spilling into the hallway, stairwell and parking lot.

Testimony on the race track ordinance lasted until midnight, when the assembly, as re-

quired by law, adjourned. A special meeting to continue the race track hearing and finish the agenda was scheduled for 6 p.m. July 17.

(Continued)