

SUBJECT: Amendment of Ordinance Serial No. 97-039(AM) Modifying the Conditions for Lease With Option to Purchase Borough-Owned Land to Homestead Resort Properties, LLC1. MSB #2467.

AGENDA OF: January 6, 1998

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and Set for Public Hearing.

APPROVED BY DONALD L. MOORE, BOROUGH MANAGER: *Donald L. Moore*

Route To:	Department/Individual	Initials	Remarks
	Originator		
1	Land Management Officer	<i>[Signature]</i>	
	Public Works Director		
2	Planning Director	<i>[Signature]</i>	
3	Finance Director		
4	Attorney		
5	Assistant to the Manager		
6	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT(S): Fiscal Note: Yes _____ No x
 Ordinance 97-039(AM)
 Ordinance 98-

STAFF RECOMMENDATION: Introduce and set for public hearing.

SUMMARY STATEMENT:

Homestead Resort Properties, LLC1, after meeting with the Matanuska-Susitna Borough, has requested changes to the conditions required within Ordinance 97-039(AM) for purchase of borough-owned land in the Butte area.

DISCUSSION

On August 5, 1997 the Matanuska-Susitna Borough (MSB) enacted Ordinance 97-039(AM) which approved a lease with option to purchase for approximately 320 acres of borough-owned land in the Butte

area. Along with this approval the Borough Assembly included 13 conditions necessary for the applicant, Homestead Resort Properties, LLC1 (HRP), to exercise the option to purchase.

All of the conditions adopted by the borough assembly were derived from MSB Planning Commission Resolution 97-58(SUB)(AM). These conditions included, among others, the submission of a master plan, projected investment and development schedules, procurement of any needed permits, and evidence of credit worthiness.

One condition which the developer has requested be eliminated is the requirement for the developer to complete a traffic impact analysis and finance any upgrades needed to Maud Road. HRP is requesting this condition be eliminated because ~~the developer plans to develop a destination resort.~~

The developer would also like to clarify that a storm water drainage, erosion and flood control plan; a fertilizer and pesticide management plan; and a site rehabilitation plan will be completed in compliance with all federal, state, and borough regulations rather than submitted to the borough for approval.