

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LESS THAN FAIR MARKET VALUE SALE OF BOROUGH OWNED REAL PROPERTY IDENTIFIED AS EIGHT LOTS WITHIN THE ENCHANTED FOREST SUBDIVISION AND ONE LOT IN THE HOUSTON HEIGHTS SUBDIVISION TO THE CITY OF HOUSTON FOR THE PURPOSE OF PUBLIC PARKS. (MSB007988)

AGENDA OF: June 20, 2023

ASSEMBLY ACTION:

*Adopted Without Objection
7-18-23 (20)*

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To Department/Director	Signature	Comments
Originator	<input checked="" type="checkbox"/> <i>Lisa Gray</i>	
Department Director	<input checked="" type="checkbox"/> <i>EPH</i>	
Finance Director	<input checked="" type="checkbox"/> <i>Chapman</i>	
Borough Attorney	<input checked="" type="checkbox"/> <i>JK</i>	
Borough Manager	<input checked="" type="checkbox"/> <i>LM</i>	
Borough Clerk	<input checked="" type="checkbox"/> <i>Jym 6/12/23</i>	<i>JP</i>

ATTACHMENT (S) : Fiscal Note: YES ☒ NO ☐

Vicinity Map (1 pp)

City of Houston Resolution 23-07 (2 pp)

Exhibit A: Best Interest Finding (3 pp)

Exhibit B: Public Comment (9 pp)

Exhibit C: MSB Development Services Comments (2 pp)

Ordinance Serial No. 23-066 (3 pp)

SUMMARY STATEMENT:

The City of Houston has submitted a request to the Borough Manager asking for the Borough to convey nine parcels within the City of Houston identified as Lot 1, Block 1, Lot 1, Block 2, Block 8, Lot 5, Block 12, Block 19, Lot 27, Block 23, Lot 1, Block 27, Lot 4, Block 28 Enchanted Forest Subdivision, and Tract B Houston Heights Subdivision. The parcels would be conveyed at less than fair market

value and a deed restriction will be imposed that the parcels be used for public purpose, or they shall revert back to the Borough.

All the parcels are vacant land, the 2023 total appraised value is \$266,000, and the total acreage is 46.84+/- . Notwithstanding MSB 23.10.060, all of the parcels will be conveyed at less than fair market value for one dollar. MSB 23.10.30(C)(1) stipulates that the minimum fee to be paid to the Borough for a sale at less than fair market value shall be the greater of \$500 or a range between 50-90% of market value to be determined by the Assembly.

Per Title 23, Land and Resource Management Division, Policy and Procedures Manual Part 60.16, "all disposals at less than fair market value, the borough shall retain the right to have the title revert to the borough...in the event the property is no longer used for the purpose approved, subject to environmental assessment and clean-up".

Eight of the properties have been dedicated as public parks or public use. One of the properties was acquired by the Borough through the foreclosure process for non-payment of taxes. The former record owner's repurchase rights have expired. The Assembly approved the property to be sold and the property was offered for sale several times with no bids received. The Borough has never developed any of the properties. The City of Houston plans to retain all the properties for the purpose of public parks.

Public notice was initiated pursuant to MSB 23.05.025 with one objection received (Exhibit B).

An inter-department review was conducted, and the Planning Department, Development Services commented that some of the properties are located within a special flood hazard area and any development requires a permit before any work is done (Exhibit C).

RECOMMENDATION OF ADMINISTRATION:

Assembly approval for the less than fair market value sale of Borough-owned real-property identified as Lot 1, Block 1, Lot 1, Block 2, Block 8, Lot 5, Block 12, Block 19, Lot 27, Block 23, Lot 1, Block 27, Lot 4, Block 28 Enchanted Forest Subdivision, and Tract B Houston Heights Subdivision to the City of Houston, with a reversionary clause pursuant to MSB 23.10.060 to be imposed through the deed stating the property shall be used for public purpose in perpetuity, or title shall revert back to the Borough.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: June 20, 2023

SUBJECT: AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LESS THAN FAIR MARKET VALUE SALE OF BOROUGH OWNED REAL PROPERTY IDENTIFIED AS EIGHT LOTS WITHIN THE ENCHANTED FOREST SUBDIVISION AND ONE LOT IN THE HOUSTON HEIGHTS SUBDIVISION TO THE CITY OF HOUSTON FOR THE PURPOSE OF PUBLIC PARKS. (MSB007988)

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>*</u>	FUNDING SOURCE <u>Property Sale</u>
FROM ACCOUNT #	PROJECT
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Lind Wiland</u>	CERTIFIED BY:
DATE:	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
---------	--	--	--	--	--	--

FUNDING:

(Thousands of Dollars)

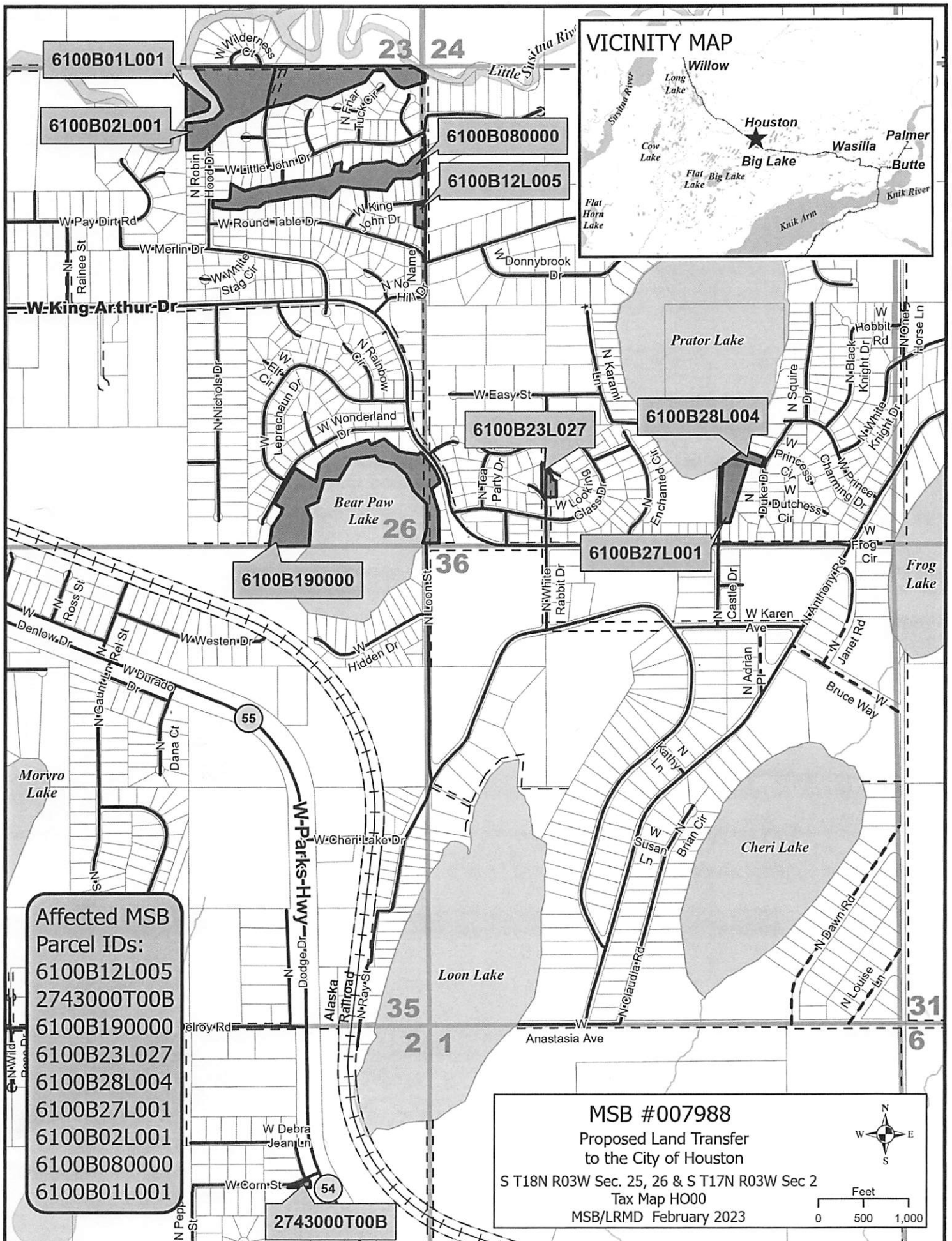
General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) *property is not currently on tax rolls as it is Borough owned.

PREPARED BY: _____ PHONE: _____
 DEPARTMENT: Chugach DATE: _____
 APPROVED BY: Chugach DATE: 4/15/23



Introduced by: Mayor Cole
Action: Approved
Date: February 16th, 2023
Vote: Yes: Adams, Brasel, Childs, Cole, McDonald
Absent: Duren, Lowenstein

*Amended with a motion to amend something previously adopted on March 9th, 2023.
Vote: Yes: Adams, Brasel, Childs, Cole, Duren, McDonald
Absent: Lowenstein*

**CITY OF HOUSTON, ALASKA
RESOLUTION 23-07**

**A RESOLUTION OF THE HOUSTON CITY COUNCIL REQUESTING CONVEYANCE
OF OWNERSHIP OF PARCELS WITHIN THE CITY LIMITS OF HOUSTON FROM
THE MATANUSKA-SUSITNA BOROUGH TO THE CITY OF HOUSTON FOR THE
PURPOSE OF DEDICATION TO PUBLIC PURPOSE LANDS**

WHEREAS, in January of 2023 Mayor Cole asked the Matanuska Susitna Borough to list which Borough owned lands within the City limits of Houston were transferrable to the City of Houston to be dedicated to a public purpose; and

WHEREAS, on Monday January 17th, the Community Development Director of the Matanuska-Susitna Borough sent an email detailing such; and

WHEREAS, the Mayor has identified properties the City would like to hold ownership of to dedicate to a public purpose and therefore would be rezoned immediately to Public Lands and Institutions (PLI) for the purpose of public parks if any of the parcels are not yet designated as such; and

WHEREAS, the properties are identified by address and tax parcel number in the table below and maps of each in the attachment "Exhibit A"; and

Tax Account Number	Address	Acreage	2022 Appraised Value
6100B12L006	12051 W Round Table Drive	0.61	\$16,000.00
6374B02L008	863 N Winfield Way	1.38	\$9,600.00
6100B10L003	12217 W King John Drive	0.49	\$8,000.00
6374B02L009	11226 W Kar Drive	1.09	\$156,000.00
6100B12L005	Enchanted Forest Block 12 Lot 5	0.69	\$7,200.00
2743000T00B	12346 W Corn St	0.23	\$6,000.00
6100B190000	1239 W Wonderland Dr	13	\$52,700.00
6100B23L027	Enchanted Forest Block 23 Lot 27	1.01	\$8,600.00
6100B28L004	3204 N Duke Dr	0.74	\$26,100.00
6100B27L001	3113 N Castle Dr	3.06	\$42,800.00
6100B02L001	Enchanted Forest Block 2 Lot 1	21.2	\$67,700.00
6100B080000	12254 W Little John Dr	5.58	\$33,500.00
6100B01L001	4008 N Robin Hood Dr	1.33	\$21,400.00

Introduced by: Mayor Cole
Action: Approved
Date: February 16th, 2023
Vote: Yes: Adams, Brasel, Childs, Cole, McDonald
Absent: Duren, Lowenstein

*Amended with a motion to amend something previously adopted on March 9th, 2023.
Vote: Yes: Adams, Brasel, Childs, Cole, Duren, McDonald
Absent: Lowenstein*

218N03W22C014	14054 W Armstrong Rd	20.2	\$80,800.00
218N03W22D002	13660 W Armstrong Rd	40	\$120,000.00

WHEREAS, the conveyance would be contingent upon Borough Assembly approval by ordinance; and

WHEREAS, the request is to convey all parcels at less than fair market value at \$1 per parcel; and


WHEREAS, the city would be responsible for any costs associated with the conveyance; and

WHEREAS, the conveyance will include a covenant that all parcels shall be used for a public purpose and will be zoned accordingly as PLI for the purpose of public parks or they shall revert back to the Borough.

NOW, THEREFORE, BE IT RESOLVED, the Houston City Council hereby authorizes Mayor Cole to sign the conveyance paperwork from the Matanuska-Susitna Borough for these parcels.

PASSED AND APPROVED by the Houston City Council on February 16th, 2023.

THE CITY OF HOUSTON, ALASKA


Carter Cole, Mayor

ATTEST:


Rebecca Rein, City Clerk

**BEST INTEREST FINDING
For the
Sale of Borough-owned Land**

I. Summary of Proposed Action

The City of Houston has submitted a request to the Borough Manager asking the Borough to convey nine parcels within the City of Houston. The parcels would be conveyed at less than fair market value and a deed restriction would be imposed that the properties be used for public purposes or the title would revert back to the Borough.

II. Property Site Factors

- A. Location:** The subject parcels are located within the Houston city limits.
- B. Tax IDs:** 6100B01L001, 6100B02L001, 6100B080000, 6100B12L005, 6100B190000, 6100B23L027, 6100B27L001, 6100B28L004 and 2743000T00B.
- C. Legal Descriptions:** Lot 1, Block 1, Lot 1, Block 2, Block 8, Lot 5, Block 12, Block 19, Lot 27, Block 23, Lot 1, Block 27, Lot 4, Block 28 Enchanted Forest Subdivision, and Tract B Houston Heights Subdivision.
- D. Land Status: 6100B01L001:** This property was dedicated to the public by MSB Assembly Ordinance 84-008, and classified as public recreation for addition to Little Su Public Park. Notice of Public Dedication was recorded June 6, 1985 in Book 420, Page 13. MSB received property by Clerk's Deed recorded December 4, 1981 in Book 250, Page 567.
6100B02L001: Little Susitna Public Park was dedicated on plat 71-50.
6100B080000: Sherwood Forest Public Park was dedicated on plat 71-50.
6100B12L005: MSB received property by Clerk's Deed recorded November 24, 1980 in Book 223 at Page 548. This property has been offered in several land sales with no bids received.
6100B190000: Bear Paw Public Park was dedicated on plat 71-50.
6100B23L027: Dedicated as a public park on plat 71-50.
6100B27L001: Dedicated as a public park on plat 71-50.
6100B28L004: Prator Lake Public Park was dedicated on plat 71-50.
2743000T00B: Property was dedicated as a public use area on plat 84-109. MSB received a Clerk's Deed recorded November 22, 1995 in Book 829, Page 175. Legal descriptions contained fully in MSB Ordinance 23-066.
- E. Restrictions:**
1. Land Use Plans –The properties lie withing Houston city limits.
 2. Title Restrictions – Covenants, conditions and restrictions and plat notes and easements of record.

3. Covenants – Enchanted Forest Subdivision, covenants, conditions and restrictions recorded October 17, 1972, in Book 66 at Page 230. Houston Heights Subdivision, covenants, conditions and restrictions recorded September 11, 1985, in Book 434 at Page 442.

- F. Current Land Use:** All of the properties except for one have been dedicated as public parks or public use. Lot 5, Block 12 Enchanted Forest Subdivision (6100B12L005) is vacant land in a residential area.
- G. Surrounding Land Use:** Other properties in this area are currently undeveloped or being used for residential purposes.
- H. Existing Infrastructure:** None
- I. Assessment:** The 2023 assessed value of the subject parcels is \$266,000.00.

III. Review and Public Notice

In accordance with Title 23 and the Land Management Policy and Procedure Manual, landowners within 660 feet of the proposed property have been notified of the proposed land sale. A total of 631 public notices were mailed to landowners and one comment was received objecting to the land transfer to the City of Houston. Additionally, notices were published in the Frontiersman and posted in the Houston Post Office and on the Borough website. The City of Houston, Parks, Recreation & Trails Advisory Board, Fish & Wildlife Commission, and Alaska Department of Fish & Game Sportfish Division boards were also asked to comment.

An interdepartmental review was done and there were no objections from Borough Departments. The Planning Department, Development Services commented that some of the properties are located within a special flood hazard area and any development requires a permit before any work is done.

There were no other comments received.

IV. Analysis & Discussion

The City of Houston requested the Borough convey nine parcels within the city limits. The City of Houston plans to retain all the properties for the purpose of public parks. All parcels will be conveyed at less than fair market value for one dollar, notwithstanding MSB 23.10.060 wherein the minimal fee is \$500.00 per parcel or 50-90% of market value as determined by the assembly.

The city approved a Resolution 23-07 in support of the conveyance.

V. Authorization

MSB 23.05.030. The manager may with assembly approval sell borough-owned real property to a government entity when making borough property available for specific benefit to the public.

MSB 23.10.230. The manager may with assembly approval sell borough-owned real property to a public agency for facilities serving the general public.

VI. Recommendation

Assembly approval for the less than fair market value conveyance of borough-owned real property identified as Lot 1, Block 1, Lot 1, Block 2, Block 8, Lot 5, Block 12, Block 19, Lot 27, Block 23, Lot 1, Block 27, Lot 4, Block 28 Enchanted Forest Subdivision, and Tract B Houston Heights Subdivision to the City of Houston with a reversionary clause that the property shall be used for public purpose, or title shall revert back to the borough.

Lisa Gray

From: Land Management
Sent: Monday, May 8, 2023 11:27 AM
To: Lisa Gray
Subject: FW: Houston Proposal May Cause Permanent and Irreparable Harm to Little Susitna Anadromous Habitat
Attachments: Resolution_23-11_Support_of_Partnership_Rotary_River_Walk.pdf

From: Lance Wilson <lwilson@mtaonline.net>
Sent: Sunday, May 7, 2023 8:25 PM
To: Land Management <Land.Management@matsugov.us>; Maija DiSalvo <Maija.DiSalvo@matsugov.us>; Theodore Eischeid <Ted.Eischeid@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; recreationrivers@alaska.gov; dfg.dsf.awc@alaska.gov; dfg.hab.infopaq@alaska.gov; sarah.myers@alaska.gov
Cc: susitnarotary5010@gmail.com; Clerk@houston-ak.gov
Subject: Houston Proposal May Cause Permanent and Irreparable Harm to Little Susitna Anadromous Habitat

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

May 7, 2023
12519 W. Wilderness Court
Houston, AK 99694

Alaska Department of Fish and Game Habitat Section
1801 S. Margaret Drive, Suite 6
Palmer, AK 99645-6736
Area Management Biologist - Palmer
sarah.myers@alaska.gov
dfg.hab.infopaq@alaska.gov
dfg.dsf.awc@alaska.gov

Alaska Department of Natural Resources
Recreation Rivers Management Planning
550 West 7th Ave, Suite 1050
Anchorage, Alaska 99501-3579
recreationrivers@alaska.gov

Matanuska-Susitna Borough
350 E. Dahlia Ave., Palmer, AK 99645
Department of Planning and Land Use
Department of Community Development-Land Management Division
Alex.strawn@matsugov.us
ted.eischeid@matsugov.us
majja.disalvo@matsugov.us
LMB@matsugov.us Reference to MSB007988 Land Transfer to the City of Houston

City of Houston Proposal May Cause Permanent and Irreparable Harm to Little Susitna Anadromous Habitat and Recreational River Status

Note/Request: If this information has been sent to you in error, please forward it to the appropriate person or office in your agency that is responsible to protect anadromous habitat or recreational public use.

Background: The City of Houston is fast-tracking an ill-researched proposal, Resolution 23-11, (attached) to construct a motorized and non-motorized boat launch facility on the Little Susitna River, a waterbody afforded special protections by law to preserve fragile fish habitat designated by the State of Alaska as being important for spawning, rearing, or migration of anadromous fishes and special management as a named recreational river. There is a salmon spawning ground on the gravel bar at the proposed launch site that is active June-November, exactly when boaters would attempt to access the river at this point. A boat launch facility at this location will destroy anadromous fish and fish habitat.

In their haste to designate a motorized and non-motorized boat launch facility the City has failed to consider the negative impacts the proposed project will have on already precarious and depleted wild salmon runs, has failed to consider the river, riverbank and riverbed conditions at the proposed location, has failed to assess the safety impact increased motorized boat traffic will have on recreational (mostly non-motorized) users and is operating largely “under the radar” by failing to adequately notify the adjacent property owners of the intended project.

It appears that the proposed motorized and non-motorized boat launch facility location may have been selected merely by a “map spot” without the adequate prior research and local site knowledge that is necessary before making such an important decision. The reckless and irresponsible conduct of the City of Houston needs closer scrutiny by competent authorities before irreparable harm occurs.

Sufficient notice to affected property owners for the fast-tracked proposed motorized and non-motorized boat launch facility has not occurred. The Houston Parks and Recreation Advisory Committee passed Resolution 23-PARC-01 on April 6th 2023 in support of the aforementioned project and forwarded their recommendation to the Houston Planning and Zoning Commission. The Houston Planning and Zoning Commission passed Resolution 23-PC-03 on April 27th, 2023 in support of the aforementioned project and forwarded their recommendation to the Houston City Council. The agenda for the May 11, 2023 City Council meeting was published on May 5, 2023, announcing Resolution 23-11, a partnership with the Susitna Rotary that includes the construction of a new boat launch facility on public lands accessed on Susitna Drive from Armstrong Road. In complete contrast to the excellent public notification of pending actions exhibited by the Department of Natural Resources for the Susitna Basin Recreation Rivers Plan Revision and the notification sent to affected property owners by the Matanuska-Susitna Borough for the pending MSB007988 Land Sale, the City of Houston is keeping those who will be most affected by their action in the dark.

If the City of Houston’s hasty and questionable conduct is any indication of their future actions, perhaps the Matanuska-Susitna Borough should re-think the pending conveyance of eight properties to the City at less than fair market value in Land Transfer MSB007988. Two of these properties, 6100B01L001 and 6100B02L001 are immediately downstream of the proposed motorized and non-motorized boat launch facility and border on designated and supposedly protected anadromous waters.

The public land the City of Houston is proposing for a potential motorized and non-motorized boat launch facility is located at the end of W. Susitna Drive off of Armstrong Road, with north bank Little

Susitna River frontage. This parcel is located at approximately Little Susitna River Mile 71.6 and shows as "Park" on Matanuska-Susitna Borough maps. It is located in the floodway of a 100-year flood zone. The bank, on the outside of a bend in the river, is already experiencing significant erosion caused by frequent flooding and the excessive wakes of inconsiderate and unregulated power boats. Allowing the construction of a boat launch will only attract more power boat traffic and accelerate bank erosion and water turbidity. Being located on a bend in the river, line of sight is limited, increasing the possibility of conflicts between powered and nonpowered watercraft that could lead to collisions, injury and death.

The river at this site is extremely narrow and shallow, with a gravel bar used by spawning salmon on launch site side and a very narrow channel on the other side. There are other gravel bars near the proposed launch site that are also used by spawning salmon. These gravel bars often become partially exposed in late summer and will impede access to the proposed launch site. There are multiple year-around primary residences in very close proximity to the proposed motorized and non-motorized boat launch site with the closest being directly across the narrow river within 50 yards.

Our home is also directly across the river from the proposed boat launch. We've lived here since 2005, so we have over 18 years of intimate river knowledge. There have been major and minor floods in 2005, 2006, 2012, 2015 and three times in 2022. Given that the proposed launch location is on the outside of the river bend, there is a very high probability it will be washed out every few years and will contribute to severe bank erosion where the bank would be artificially cut for the launch access. Public funds spent constructing a boat launch, including a proposed City tax increase, are certain to be wasted on a project that will create more harm than good.

When the river isn't flooding, we watch all five salmon species transit upstream from late June until freeze-up in November. We've often witnessed many large schools of Chum salmon numbering from dozens to hundreds resting against the north (launch site) bank stretching from the proposed launch site downstream as far as you can see. Salmon use this stretch of the Little Susitna River to rest before continuing upstream to spawn. However, a number of Pink, Chum and a few Red salmon end their migration here every year and spawn on the gravel bar stretching from across from our property up to and including the proposed launch site location. Constructing a public boat launch facility at this point in the river, particularly for motorized boat access, can't help but destroy this habitat. Powered boats using the proposed launch will physically interfere with schooled and spawning salmon, menace fry and destroy the spawning beds located on the gravel bars.

Rather than encouraging increased motorized boating access upstream of the Parks Highway Little Susitna Bridge, where salmon fishing is prohibited year-around, and has been for many years due to depleted salmon runs, motorized boat access and operation should be restricted to better preserve and protect the fragile wild salmon habitat and enhance the non-motorized recreational value of this designated Recreational River. In addition to not permitting the construction of a launch facility at the proposed location, motor size restriction, a mandatory no wake zone and a prohibition on excessively noisy airboats should be considered.

If the State of Alaska and the Matanuska -Susitna Borough are serious in their stated intent to protect anadromous fish habitat and promote safe recreational use on the Little Susitna River, swift action is called for to stop the City of Houston proposal to construct a motorized and non-motorized boat launch facility at the location they have designated in Resolution 23-11.

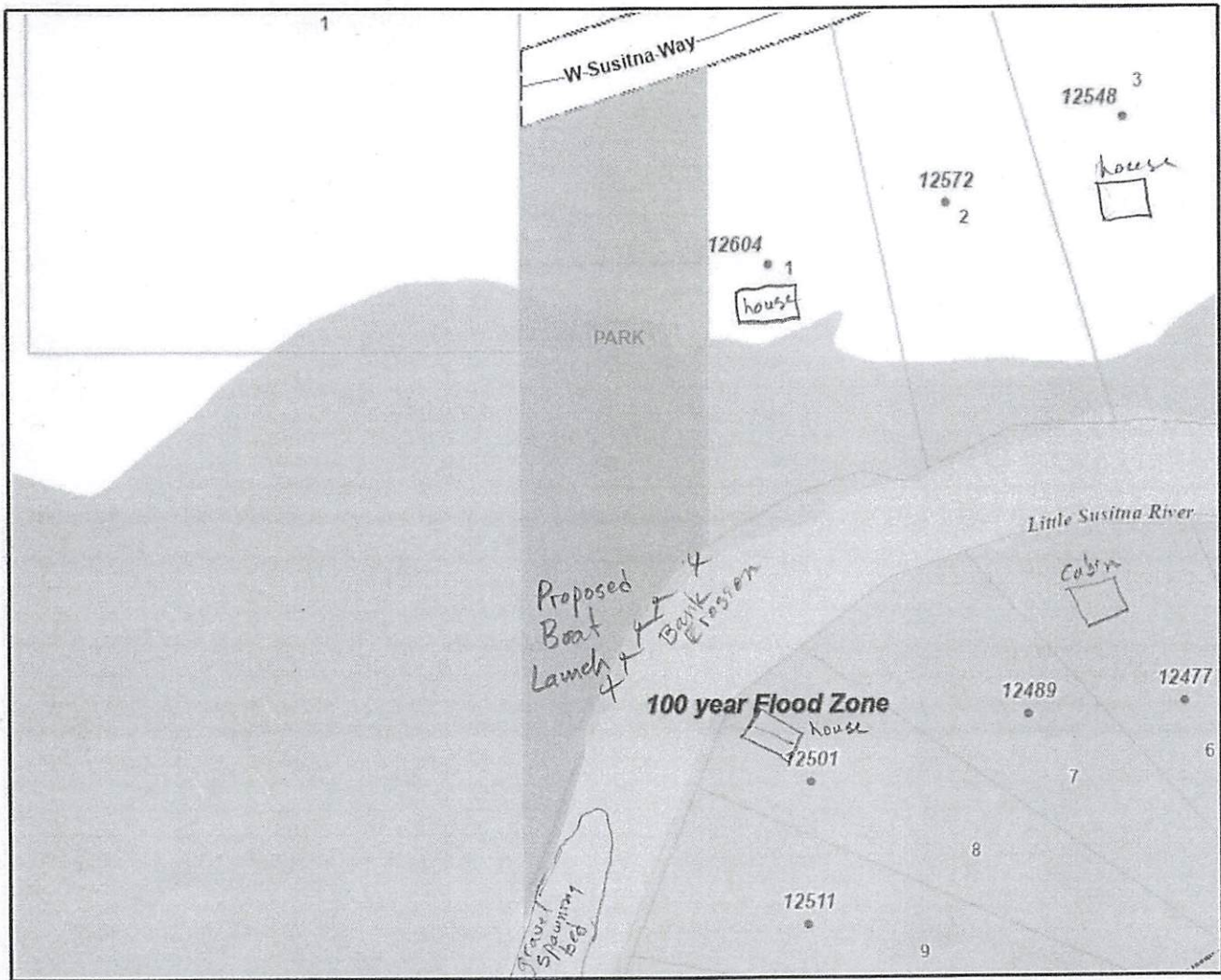
We welcome your comments and questions, and as most of the snow has now melted, we can accommodate relatively easy access if there is interest in viewing the proposed launch site from the opposite shore. A map of the proposed launch site is enclosed.

Sincerely,

Lance and Bitten Wilson
12519 W. Wilderness Court
Houston, AK 99694
(907) 892-3103
lwilson@mtaonline.net



Matanuska-Susitna Borough Land Information Parcel Report



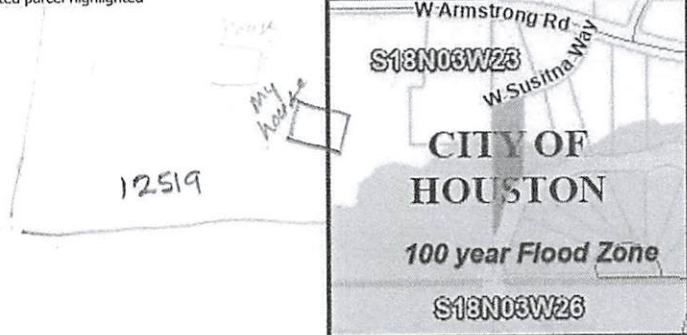
Selected parcel highlighted

Account ID: AGENCY

Owner(s):

General Owner: NO DATA

Legal Description:



Parcel location within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Report generated
5/6/2023 11:17:56 AM

Introduced by:
Action:
Date:
Vote:

RESOLUTION 23-11

A RESOLUTION OF THE HOUSTON CITY COUNCIL TO ENTER INTO A PUBLIC-PRIVATE PARTNERSHIP WITH SUSITNA ROTARY TO IMPROVE THE TRAIL FROM LITTLE SUSITNA RIVER DAY PARKING WESTWARD TO THE MILLER'S MARKET BOAT LAUNCH, AND A PUBLIC-PRIVATE PARTNERSHIP WITH SUSITNA ROTARY TO CREATE A NEW PUBLIC BOAT LAUNCH ON PUBLIC LANDS ACCESSED ON SUSITNA DRIVE FROM ARMSTRONG ROAD.

WHEREAS, in 2019 the Rotary Club of Susitna Alaska, "Rotary" approached the City with a proposal that included a scope of work to build a pavilion and improve the boat landing area in the Little Susitna River Campground Day Use Area known as the Day Use Area; and

WHEREAS, that pavilion and boat landing area were completed in 2020, allowing for open air recreation in the City of Houston; and

WHEREAS, the pavilion and boat landing area are used heavily during summer, and it has become an extremely popular site for locals and visitors; and

WHEREAS, the Susitna Rotary has approached the City of Houston and inquired about expanding the services provided at the site with a riverside walking trail of approximately one-quarter to one-half mile to nearby local businesses; and

WHEREAS, the popularity and utility of the pavilion and riverside recreation area is evidence of a need in our community to expand open air recreation; and

WHEREAS, the Susitna Rotary desired to replace the function of the original unofficial motorized boat launch that was lost with the 2020 improvements to the Day Parking area; and an upriver boat launch sited at Susitna drive would allow boaters to access the river and use the Day use area for takeout; and

WHEREAS, the Susitna Rotary has offered to take lead on planning, designing, obtaining permits, and construction to complete this project in the same manner that the Pavilion was designed, permitted, and constructed between 2019 and 2020.

WHEREAS, the Houston Parks and Recreation Advisory Committee passed Resolution 23-PARC-01 on April 6th 2023 in support of the aforementioned partnership and projects and forwarded their recommendation up to the Planning and Zoning Commission; and

Introduced by:
Action:
Date:
Vote:

41
42 **WHEREAS**, the Houston Planning and Zoning Commission passed Resolution 23-
43 PC-03 on April 27th, 2023 in support of the aforementioned partnership and forwarded their
44 recommendation to the Houston City Council.
45

46 **NOW, THEREFORE, BE IT RESOLVED**, the Houston City Council does support
47 the following:

- 48 1. Partner with Susitna Rotary by dedicating funds and support for the
49 construction of a riverside walking trail that begins and terminates at the Little
50 Susitna River Campground Day Use Parking area.
51 2. Partner with Susitna Rotary by dedicating funds and support for the
52 construction of a motorized and non-motorized boat launch onto Little Susitna
53 River from a property selected by the City and Rotary.
54
55
56
57

58 **PASSED AND ADOPTED** by the Houston City Council on _____
59
60

61 **THE CITY OF HOUSTON, ALASKA**
62
63
64

65 _____
66 Carter Cole, Mayor
67 [SEAL]
68

69 **ATTEST:**
70
71

72 _____
Rebecca Rein, City Clerk

Lisa Gray

From: Lance Wilson <lwilson@mtaonline.net>
Sent: Tuesday, May 9, 2023 10:44 AM
To: Lisa Gray
Subject: RE: Houston Proposal May Cause Permanent and Irreparable Harm to Little Susitna Anadromous Habitat

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Thank you. I have no confidence the current City of Houston administration has either the will or ability to prudently and ethically safeguard environmentally sensitive areas.

Sent from Mail for Windows

From: Lisa Gray
Sent: Tuesday, May 9, 2023 9:44 AM
To: lwilson@mtaonline.net
Subject: FW: Houston Proposal May Cause Permanent and Irreparable Harm to Little Susitna Anadromous Habitat

Hello Mr. and Mrs. Wilson,

The Matanuska-Susitna Borough Land & Resource Management Division has received your comments. The comments will be included in the legislation going forward to the Borough Assembly for the proposed land transfer from the Borough to the City of Houston (MSB007988).

Respectfully,

Lisa Gray
Land Management Agent
Matanuska-Susitna Borough
907-861-7848

Lisa Gray

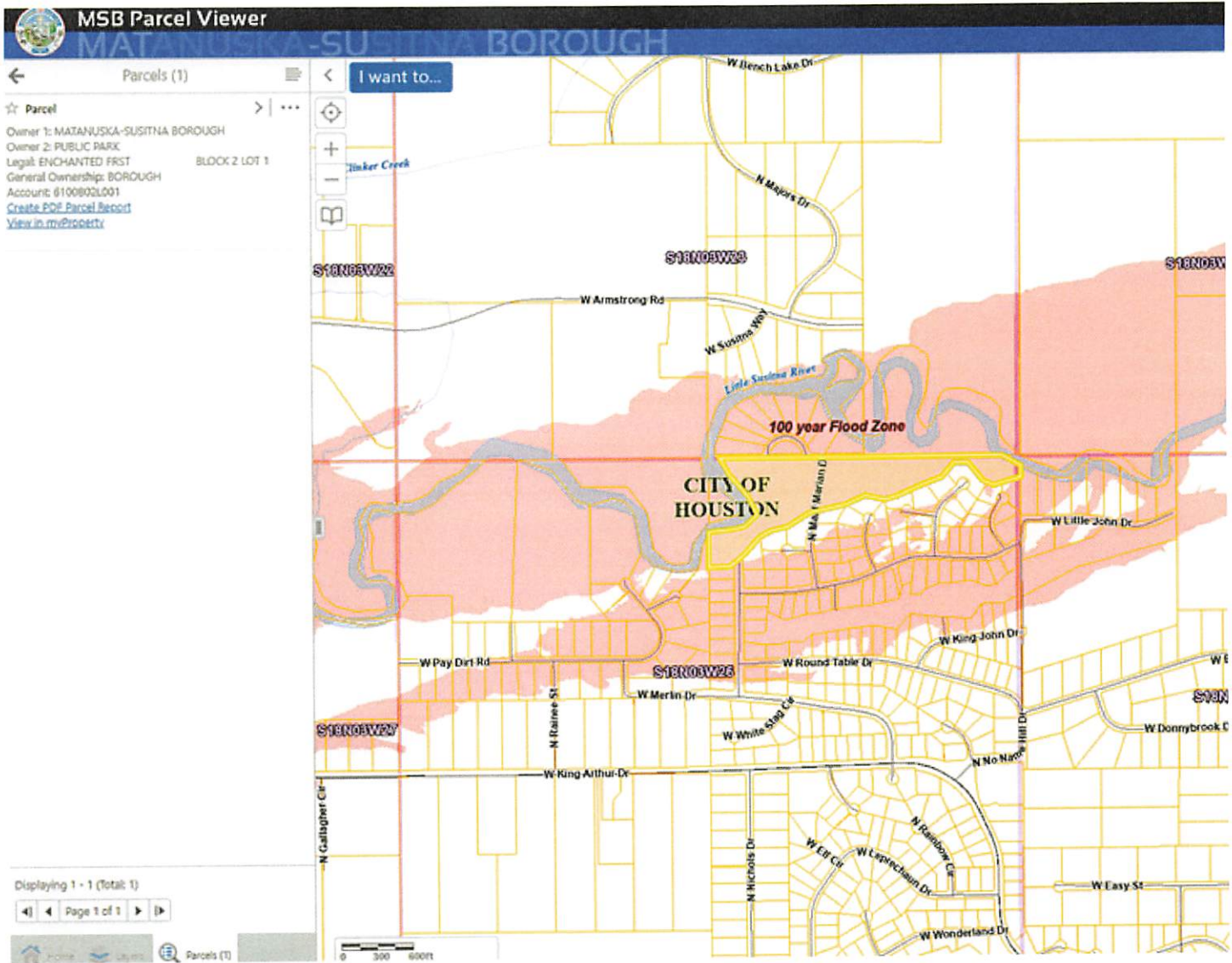
From: Taunnie Boothby
Sent: Thursday, March 16, 2023 6:21 PM
To: Lisa Gray
Cc: Corinne Lindfors
Subject: RE: Department Review Request - Proposed MSB Land Transfer to the City of Houston - Comments Due 3-24-23

Hi Lisa,

It states that the City intends to maintain the area as parks; however, since a significant portion of the property is located within the Special Flood Hazard Area and MSB 17.29 states that any development requires a permit before any work begins. It is a good idea to remind everyone what the code requires, even if the stated purpose is not changed. That way, if at a future point, there is a desire for change the disclosure of the requirement has occurred.

In MSB 17.29 Development is defined as "any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard."

This does include minor development such as fencing and other small items.



Thank you,

Taunnie L. Boothby, CFM, Planner II
 Matanuska-Susitna Borough
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Please take a moment and give us feedback on the service you received today.
 Thank you!

From: Corinne Lindfors <Corinne.Lindfors@matsugov.us>
 Sent: Thursday, March 16, 2023 11:46 AM