



HOUSTON CITY HALL
PO Box 940027
13878 W Armstrong Rd
Houston AK 99694

(Vacant) Seat A
Jon Siivola Seat B
Gary Quimby Seat C Vice Chair
Laurie Faubert Seat D Chair
(Vacant) Seat E

Regular Planning & Zoning Meeting Agenda

May 28, 2026, at 6:00 pm

1. Call to Order
2. Roll Call
3. Invocation & Pledge of Allegiance
4. Approval of Agenda
5. Special Orders of the Day
6. Reports/Correspondence
 - A. Chair
 - B. Mayor
 - C. Council Members
 - D. Parks & Rec
7. Public Participation:
 - A. Persons to be Heard: Presentations from Citizens/Businesses who requested to be on the agenda: Peter Briggs from Corvus Design
8. Public Hearing:

Public Hearings – 3 minutes per person – A member of the public may address the commission for a maximum of 3 minutes before Commission discussion and action on the Resolution

- A. RESOLUTION NO. 26-PC-03 A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING 3 CONDITIONAL USE PERMIT 26-03 FOR MUSTARD SEED DEVELOPMENT FOR NATURAL 4 RESOURCE EXTRACTION ON APPROXIMATELY 1.35 ACRES LOCATED AT 4580 N. TELSITNA 5 STREET AND FORWARDING THE APPROVAL TO THE CITY COUNCIL FOR FINAL ACTION.

- B. RESOLUTION NO. 26-PC-04 A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING REZONE/ LAND USE AMENDMENT APPLICATION (RZ 26-02) FOR LATITUDE NORTH ESTATES TO REZONE A 40 ACRE PARCEL LOCATED AT 11101 W PADRE PAIO ROAD.

9. Audience Comments:

10. Minutes of Previous Meeting:

- March 26, 2026

11. Unfinished Business:

- A. Review of HMC 10.03.110 – Parks Highway (PH) District the Commission will review Houston Municipal Code 10.03.110 – Parks Highway District and discuss potential modifications or updates. Commissioners may propose amendments, request staff analysis, or direct further review as needed.

12. New Business:

12. Audience Comments – *3 minutes per person*

13. Adjournment

Disabled Persons Needing Reasonable Accommodation in Order to Participate at a Commission Meeting should
Contact the City Clerk at 892.6869 at Least 5 Days in Advance of the Meeting

LITTLE SUSITNA PARK & CAMPGROUND

CONCEPTUAL MASTER PLAN | ALL PHASES



APRIL 2026 - FINAL DRAFT



Park information and rules kiosk



Campground map



Campground dedication



Campground sign on Parks Highway



Picnic pavilion



Off-leash dog area



Site Signage



Cleared access south of campground



Adjacent site character

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OVERVIEW



PURPOSE

PROJECT NEED

Redevelopment of the Little Susitna Park and Campground has been identified by the City of Houston as a significant community need. The City of Houston currently lacks a central location where facilities can be provided for recreation, play, and events. This site provides an easily accessed and convenient location that can be developed to meet the desires and needs of the community.

The existing campground is in need of significant renovations to address deferred maintenance, restore and enhance its aesthetics, replace the removal of campsites for the development of the recreation area, plan for potential future campground expansion, and to provide facilities that make it an attractive destination for all types of campground users.

This document briefly summarizes the existing conditions for both the recreation area and the campground, and provides conceptual level information for phased improvements and expansion.

FUTURE PLANNING & DESIGN

This document provides only conceptual planning information. Future phases will require project specific development including survey and geotechnical information.

DESIRED IMPROVEMENTS

Based on community input and review, the conceptual plan for the recreation area includes:

- Multi-use field (football and soccer)
- Softball field
- Inclusive playgrounds (ages 2-5 and 5-12)
- Stage and event area
- Service building (restrooms, storage, concession)
- Group picnic shelter (extension of service building)
- Family-sized picnic shelters
- Winter-use opportunities (sledding hill/rink)

The conceptual plan for the campground includes:

- Relocation of campground entry
- Modifications to vehicle circulation
- Relocation of camp host site
- Camp site renovations
- New vault toilets
- Earthwork and landscaping as needed to contribute to a feeling of privacy and to aesthetics
- Consideration for a future visitor services building (restrooms, showers, vending, storage, office)
- Consideration of Wi-Fi access (with wireless access points co-located with vault toilets)
- Consideration for future electric service for sites
- A phased approach for adding up to three additional campsite loops

EXISTING CONDITIONS

LOCATION

The site is the Little Susitna River Campground, located near Parks Highway Milepost 57.5. The site is located within (and is operated by) the City of Houston, Alaska. To the west, across the Parks Highway, is the Little Susitna River Public Use Facility, including a picnic pavilion, a two-stall vault toilet, and a small playground. North of the site are the City of Houston City Hall and the Houston Volunteer Fire Department.

SITE CHARACTER

In the past, the location provided an aesthetic camping area within a mature mixed spruce and birch forest. Unfortunately, a majority of the spruce trees were killed by a spruce beetle infestation that heavily impacted the Matanuska-Susitna Borough. These trees were removed in 2024, with their loss significantly changing the location’s aesthetic.

The following pages include aerial photos of the site circa 2022 and circa 2025. These provide an excellent visual to understand pre and post beetle-kill and tree removal conditions.

While these conditions are currently stark within the previously developed areas (where there is less understory vegetation), adjacent areas still retain a complete forest character, including young spruce trees.

EXISTING FACILITIES

In the past, the Campground was operated with up to 80 campsites including 38 small ones (areas A, B, C, and D), and 42 larger ones (rows E, F, G, and H), with a central Camp Host site. The Campground was supported by three vault toilet buildings, picnic tables, grills, trails and river access, parking areas, campfire area, a dumpster, and an RV dump station. The RV dump station includes water, lighting (with a camera on the light post), and employs an honor-based payment system. The site includes a publicly available fenced dog park, a picnic shelter, two portable toilets, and playground equipment (swings, composite structure, spring toy, with discontinuous pea gravel and rubber tile play surfacing). The tent camping area includes a swingset, and truck tire play elements.

The existing vault toilets are concrete masonry unit (CMU) construction, with doors and roof structures generally in fair to poor/unusable condition.

The existing picnic shelter appears to be in fair condition, and includes an interior open masonry barbecue (vented through two chimneys using passive open venting).

The existing playground components should be assessed by a certified playground safety inspector. The timber-based composite structure appears to be in good condition, with a likely need for functional maintenance. The swings and four-person spring play structure should be assessed for safety, and renovated functionally and aesthetically as needed for continued use. Safety surfacing should also be reviewed (and renovated as necessary) to ensure that safety and accessibility minimums are met.

COH 7

Historical Conditions - 2022 Aerial



Existing Conditions - 2025 Aerial



EXISTING CONDITIONS

2025 Aerial Photo



- | | | | | | |
|-------------------------|----------------------------|--------------------------|--------------------|--------------------|-------|
| (P) Parking | (H) Camp host site | (W) Potable water | (E) RV loop | Playground | Trail |
| (T) Vault toilet | (D) RV dump station | Tenting area | Picnic shelter | Off-leash dog area | |



Day Use Facilities

- Playground
- Picnic shelter with barbecue
- Fenced dog park
- Vault toilet (by shelter, shared with campground)
- Trails (shared with campground)

RV Support

- Camp host site
 - Power
 - Potable water (public use)
- Dump station
 - Holding tank and non-potable water source

Campground

- Areas A-D
 - 38 small campsites
 - Central vault toilet
 - Parking lot
 - Playground
- Rows E, F, G, and H
 - Vault toilet (between Row E and F)
 - Vault toilet (by picnic shelter)
 - Trails within site and with access to Little Susitna River
- Row E
 - 6 campsites
- Row F
 - 12 campsites
- Row G
 - 21 campsites
- Row H
 - 6 campsites



RV Dump Station



RV Dump Station



Riser south of entry road



Transformer



Water and power shed at camp host site



Meter and breakers



Camp host service (20a/30a and water)



Western play area



Shelter area - playground



Shelter area - composite play structure



Shelter area - spring play element



Shelter area - swings



Vault toilet - park shelter area



Vault toilet - camp loop



Vault toilet - western area



Vault toilet interior



Park shelter



Park shelter



Off-leash dog area



Slopes north of site



Existing RV site



Existing RV site



Area previously used for tent camping



Loop and campsite



RV site character



Perimeter trail



Site character

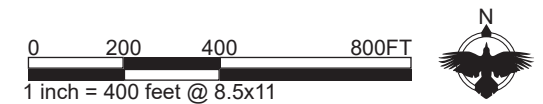
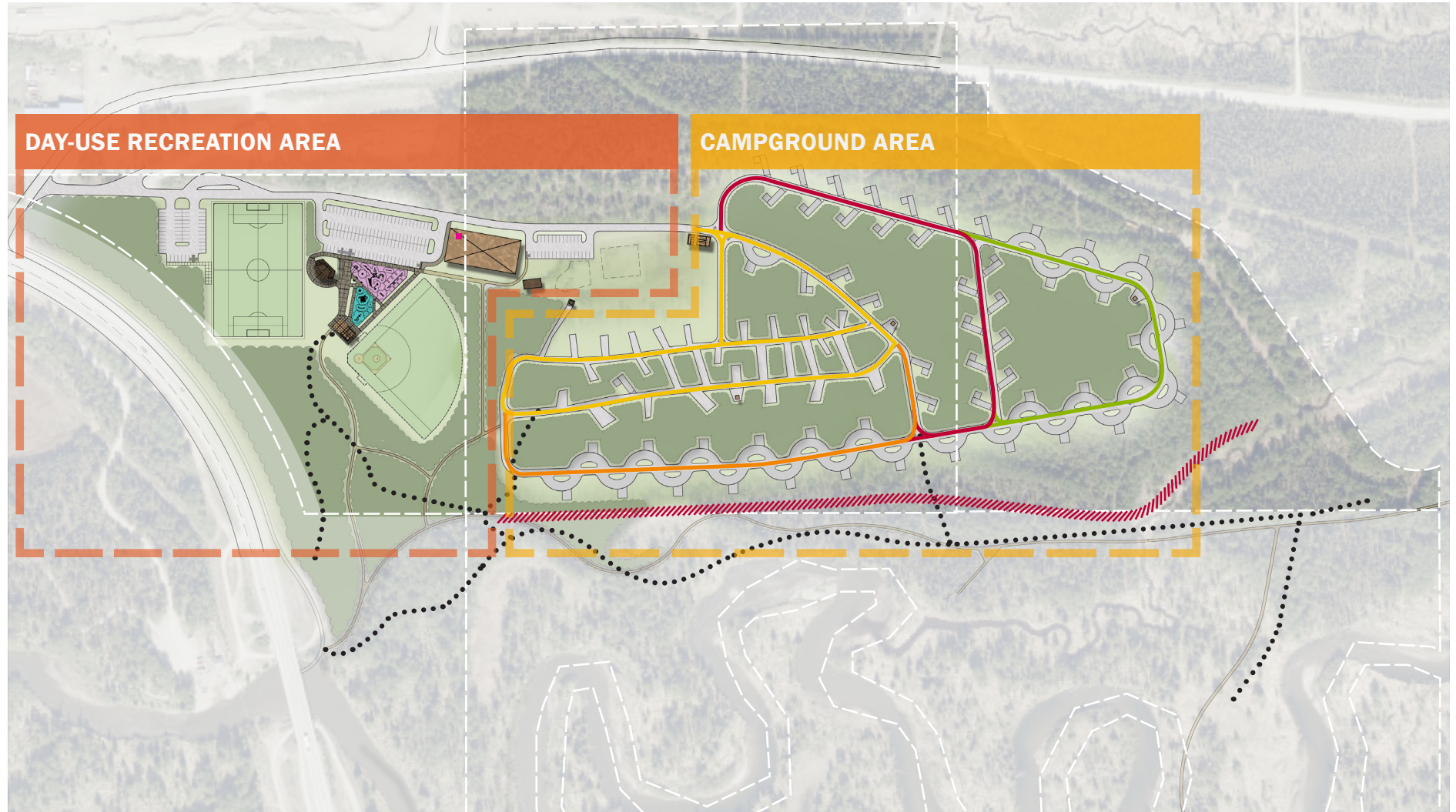


Site character

MASTER PLAN

DEVELOPMENT AREAS

Figure: Master Plan Development Areas



DAY-USE RECREATION AREA

2

SUMMARY

EXISTING

This area is composed of what were formerly campground areas A, B, C and D; the camp host site; the RV dump station; campground row E; and perimeter undeveloped areas of vegetation.

PROPOSED

Desired improvements will support all-season recreation and day-use activities, a location for community events. These improvements include:

Site Improvements

- Realigned access road
- Defined parking lots
- Fencing
- Central gathering space
- Landscape and berming to screen views, control access, and provide aesthetics

Structures

- Park Services Building
 - Food concession
 - Two restrooms (running water)
 - Mechanical room
 - Storage
 - Attached picnic shelter
- Covered Recreation Shelter
 - Asphalt pavement surfacing
 - Multi-use (inc. basketball & ice rink)
- Covered Stage
 - Potential storage, change rooms, etc...
 - Adjacent audience space

Recreation

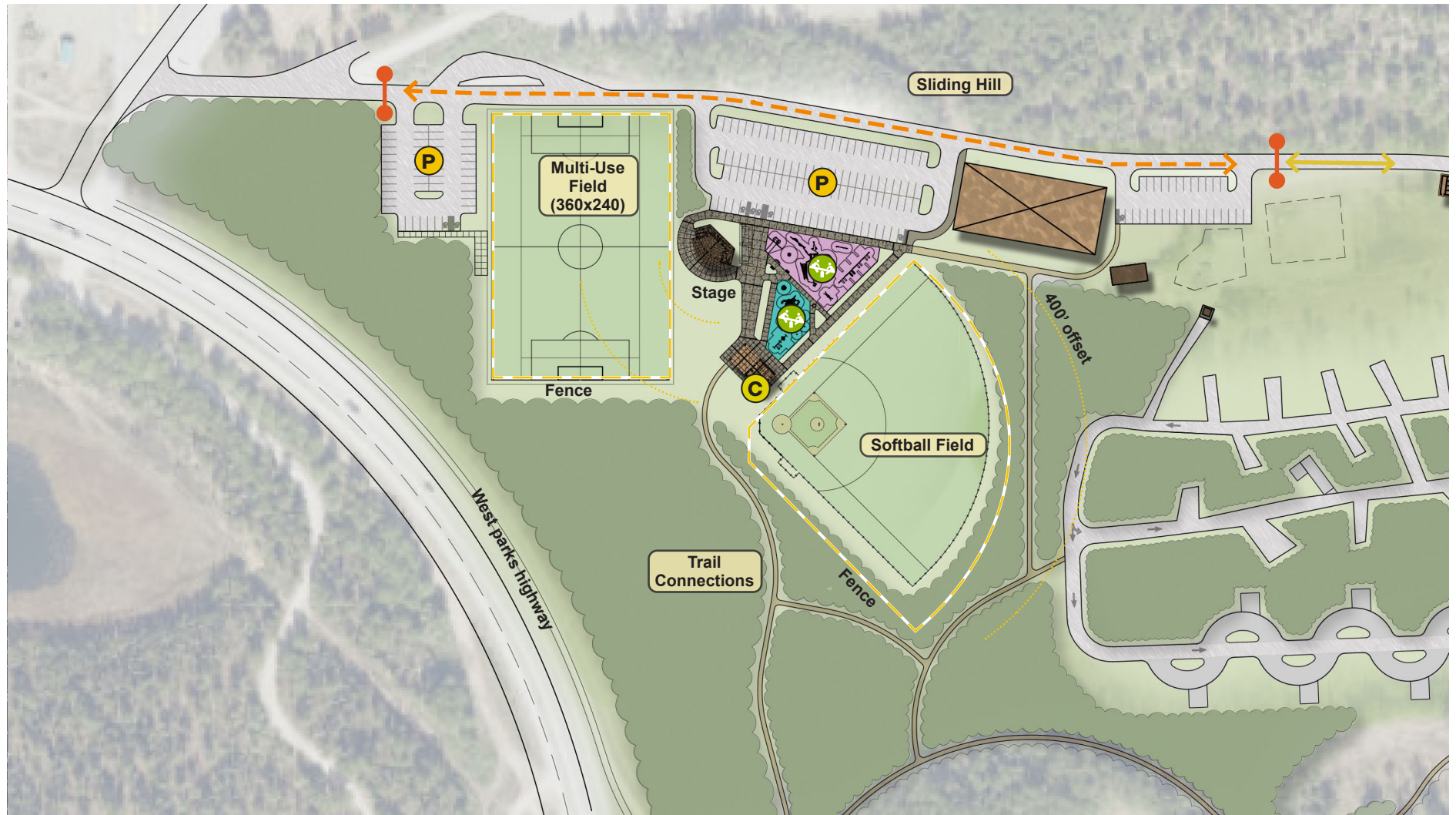
- Multi-Use field (football/soccer)
- Softball/baseball field
- Playgrounds (ages 2-5 and ages 5-12)
- New trails
- Sliding hill

Utilities

- Electric improvements
 - Site lighting
 - Facility support
- Water expansion
- Septic for services building

OTHER PROJECTS

Meetings included discussion of a community water source. The outcome was that a community water source should be co-located with a community building (such as a fire station). This allows more convenient access and faster identification of maintenance needs.



← → Site Access

← → Campground Access

● Gate

● Playgrounds (Ages 2-5, and Ages 5-12)

● Parking

● Day-Use Park Building (Restrooms, Concession, Storage)

0 100 200 400FT
1 inch = 200 feet @ 8.5x11



SITE DEVELOPMENT

MULTI-PURPOSE FIELD

EXISTING

This area was previously camping areas A and B, and contains an existing vault toilet, swingset, and truck tire play features. Few trees remain within this area.

PROPOSED

- North/south orientation
- 360x240 (allows full-size soccer field)
 - Football field with end zones (160x360)
 - Youth soccer configurations (U6–U8: 16; U9–U10: 4; U11–U12: 2 fields; U13–U19: 1)
- Bleachers
- Fencing (48" height)
 - Player access gates
 - Lockable maintenance access
- Co-location with stage/event space is beneficial

ASSOCIATED ITEMS

- Parking 50 spaces
 - 11+ players per team
 - Allows change-over between two games (four teams)
- Park services building

GUIDANCE

- Sportsfield planting soil mix
- No use for one full growing season
- Use of fencing safety top cap for visibility and player safety
- Coordinate extents of eastern fencing with shared use of multi-purpose field as a controlled access audience space for the stage
- Assumes re-grading of existing soils

UTILITIES

- None

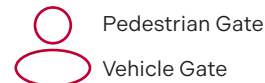
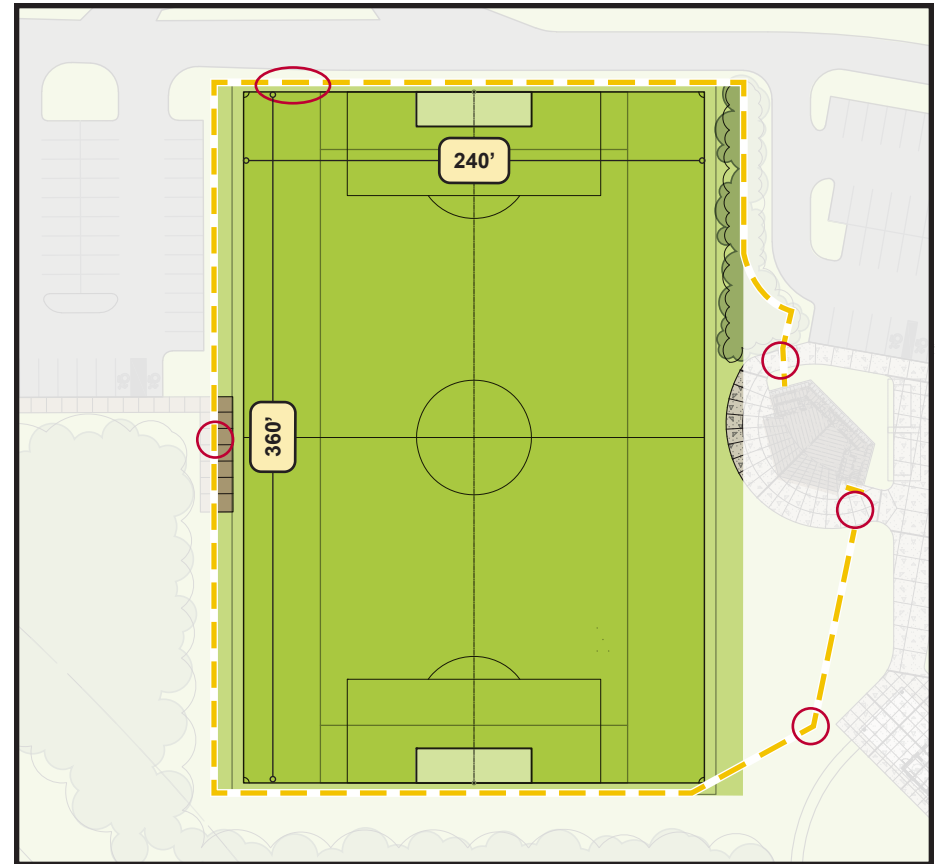
PHASING

- Full initial development
- Requires sufficient existing parking or concurrent construction

COST ESTIMATION

\$720,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



0 50 100 200FT
1 inch = 100 feet @ 8.5x11

This conceptual plan is diagrammatic only. Site specific survey and geotechnical information will be required for the development of full construction drawings.

SOFTBALL FIELD

EXISTING

This area was previously camping area D and has an impact to camping row E. The area has a significant quantity of birch trees within it.

PROPOSED

- Northeast orientation when possible (west/east acceptable as shown)
- 60' base path with 280' outfield is shown
- Covered dugouts
- Backstop
- Bleachers
- Fencing (48" height)
 - Dugout access gates
 - Lockable maintenance access

ASSOCIATED ITEMS

- Parking 50 spaces
 - 9+ players per team
 - Allows change-over between two games (four teams)
- Park services building

GUIDANCE

- Sportsfield planting soil mix
- Infield mix for baselines and pitchers mound
- No use for one full growing season
- Use of fencing safety top cap for visibility and player safety
- Maximize retention of trees around field to provide off-field protection from balls
- Assumes re-grading of existing soils

UTILITIES

- None

PHASING

- Full initial development
- Requires sufficient existing parking or concurrent construction

COST ESTIMATION

\$650,000

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0 50 100 200FT
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CENTRAL PLAZA

EXISTING

This area was previously camping area D. The area has a significant quantity of birch trees within it.

PROPOSED

- Central wide pathway/plaza
- Vendor/foot truck space and access
- Access to stage, shelter, playground
- Day-use area trails (not shown)
- Three small picnic shelters (not shown)
- Landscaping

ASSOCIATED ITEMS

- None (this development enables other development)

GUIDANCE

- Concrete thickness suitable for truck access
- Assumes 24"+ classified fill

UTILITIES

- None

PHASING

- Full initial development
- Requires sufficient existing parking or concurrent construction

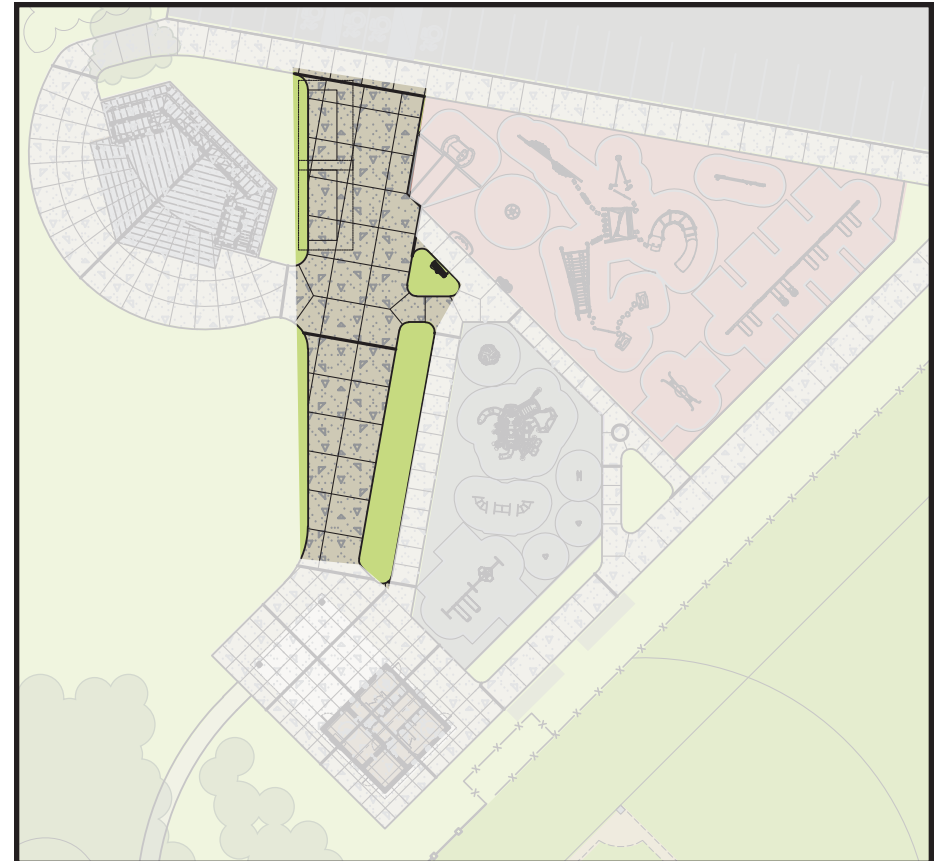
COST ESTIMATION

Plaza: \$280,000

Trails: \$200,000

Shelters: \$280,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



0 40 80 160 FT
1 inch = 80 feet @ 8.5x11

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PLAYGROUNDS

EXISTING

This area was previously camping area D. The area has a significant quantity of birch trees within it.

PROPOSED

- Ages 2-5 play area (4,000 SF)
- Fence around 2-5 play area
- Ages 5-12 play area (10,000 SF)
- Proximity to shelter and bathrooms
- Visibility from parking lot
- Walkways
- Lighting
- Landscaping

ASSOCIATED ITEMS

- Parking
- Park services building

GUIDANCE

- Fully inclusive playgrounds
- Full coverage of unitary surfacing (tiles or poured-in-place) below play areas
- Assumes 24" + classified fill

UTILITIES

- Lighting (8 poles)

PHASING

- Ideal as one full development, but can be phased to be one age group play area at a time
- Requires sufficient existing parking or concurrent construction

COST ESTIMATION

Ages 5-12: \$1,750,000

Ages 2-5: \$900,000

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0 30 60 120FT
1 inch = 60 feet @ 8.5x11

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PARKING - WESTERN LOT

EXISTING

This area was previously camping area
B. Few trees remain within this area.

PROPOSED

- 50 spaces
- Two ADA spaces (2 van)
- Supports multi-use field and general park use
- Lighting
- Landscaping

ASSOCIATED ITEMS

- None (this development enables other development)

GUIDANCE

- Asphalt
- Curb
- Concrete sidewalk
- Assumes 24"+ classified fill

UTILITIES

- Lighting: 2 poles

PHASING

- Full initial development

COST ESTIMATION

\$820,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)

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0 50 100 200FT
1 inch = 100 feet @ 8.5x11

PARKING - CENTRAL LOT

EXISTING

This area was previously camping area A, overlays existing roads, and extends into the camp host location. Few trees remain within this area.

PROPOSED

- 110 spaces
- Five ADA spaces (2 van and 3 car)
- Supports baseball field and general park use

ASSOCIATED ITEMS

- This includes associated realignment of the entry road

GUIDANCE

- Asphalt
- Curb
- Concrete sidewalk
- Assumes 24"+ classified fill

UTILITIES

- Lighting: 4 poles

PHASING

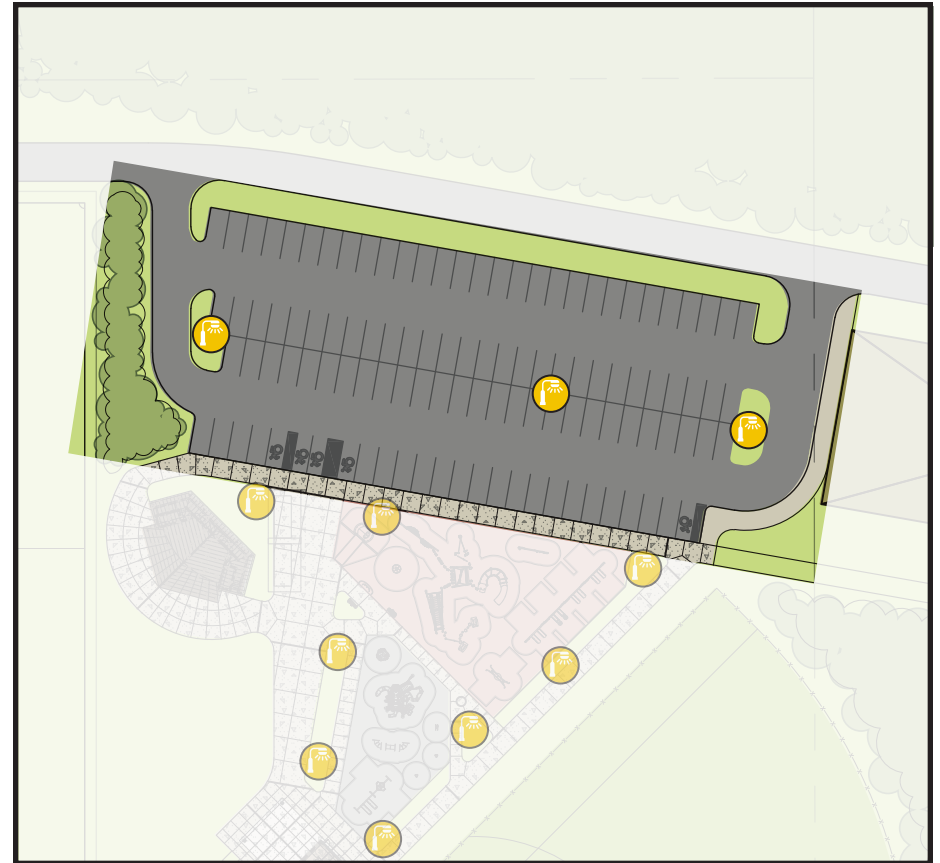
- Full initial development

COST ESTIMATION

\$1,500,000

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0 50 100 200FT
1 inch = 100 feet @ 8.5x11

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PARKING - EASTERN LOT & DAY-USE AREA

EXISTING

This existing day-use includes the access and parking for the picnic shelter, playground, and fenced off-leash dog area.

PROPOSED

- 25 spaces
- Two ADA spaces (2 van)
- Supports general park use
- Renovation or removal play equipment (excluded from estimation)
- Picnic shelter maintenance

ASSOCIATED ITEMS

- This includes associated realignment of the entry road

GUIDANCE

- Asphalt
- Curb
- Concrete sidewalk
- Assumes 24"+ classified fill

UTILITIES

- Lighting (2 poles)

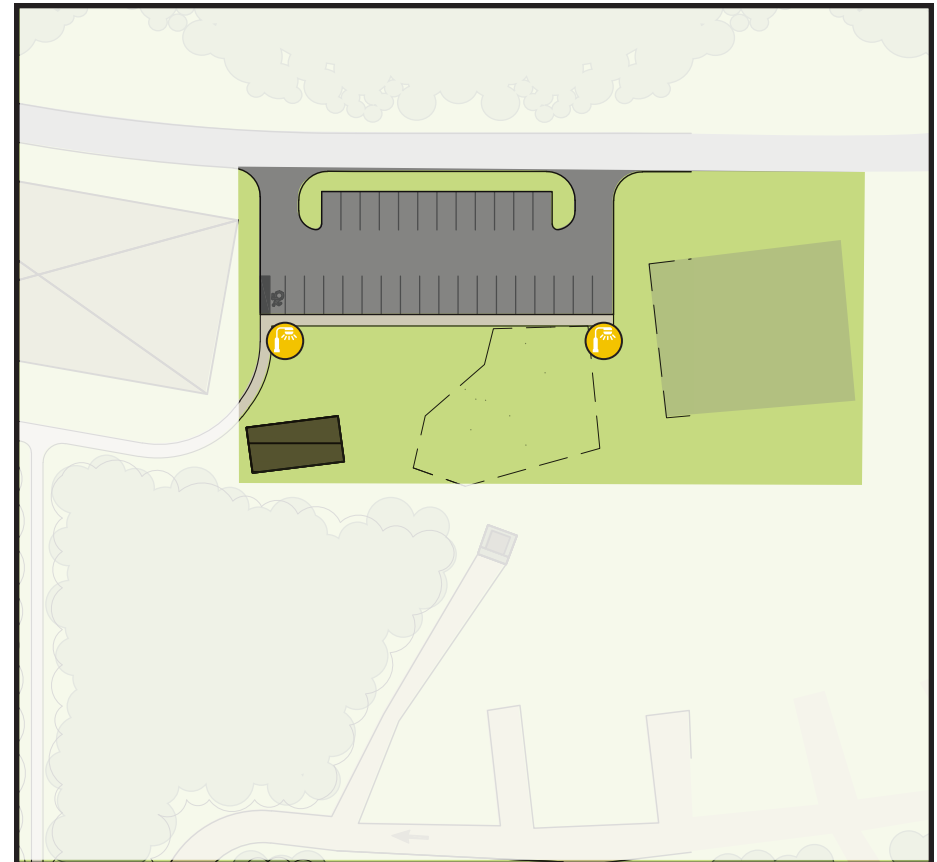
PHASING

- Full initial development

COST ESTIMATION

\$450,000

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0 50 100 200FT
1 inch = 100 feet @ 8.5x11

BUILDING DEVELOPMENT

STAGE

EXISTING

This area was previously camping area D. The area has a significant quantity of birch trees within it.

PROPOSED

- Covered stage
- Partially covered audience space
- Enclosed support space
- Close access from parking lot
- Co-location with field for audience/event space
- Fenced/gated with field

ASSOCIATED ITEMS

- Parking
- Restroom

GUIDANCE

- Concrete plaza

UTILITIES

- Power to support performance

PHASING

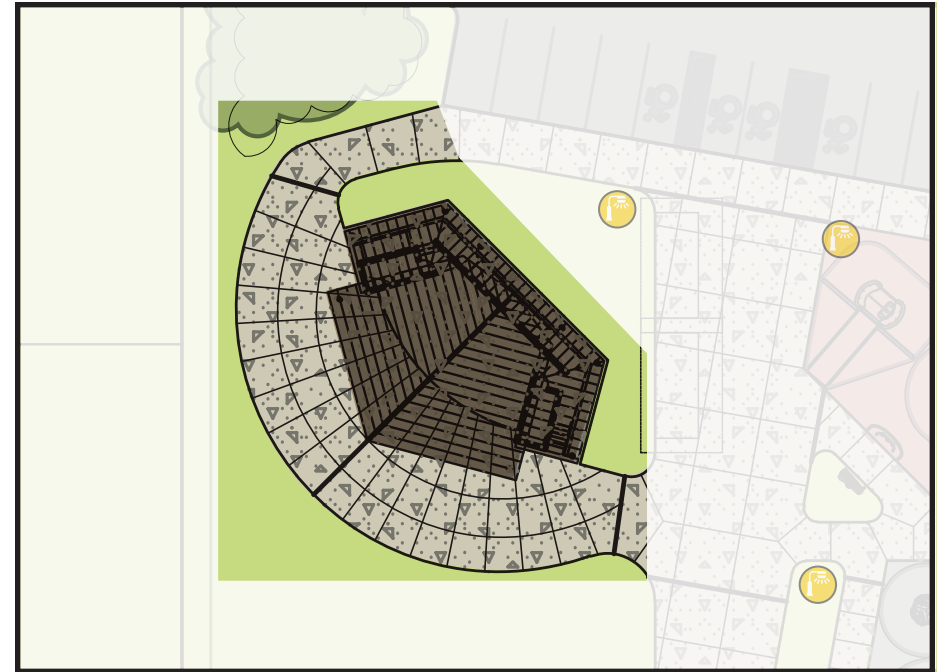
- Full initial development

COST ESTIMATION

\$1,900,000

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0 20 40 80FT
1 inch = 40 feet @ 8.5x11

PARK SERVICES BUILDING

EXISTING

This area was previously camping area D. The area has a significant quantity of birch trees within it.

PROPOSED

- Basis of Design
 - Manufacturer: Romtec
 - Large Concessions Building
 - Model 2085
- 30x30 building w/ 30x30 shelter
- Restroom (3 fixtures male/female)
- Drinking fountains
- Concession stand
- Storage
- Mechanical chase
- All-year use (heated)

ASSOCIATED ITEMS

- Adjacent plaza
- Utilities

GUIDANCE

- Concrete thickness suitable for truck access
- Assumes 24"+ classified fill

UTILITIES

- 100a service
- Water
- Septic

PHASING

- Full initial development

COST ESTIMATION

\$2,000,000

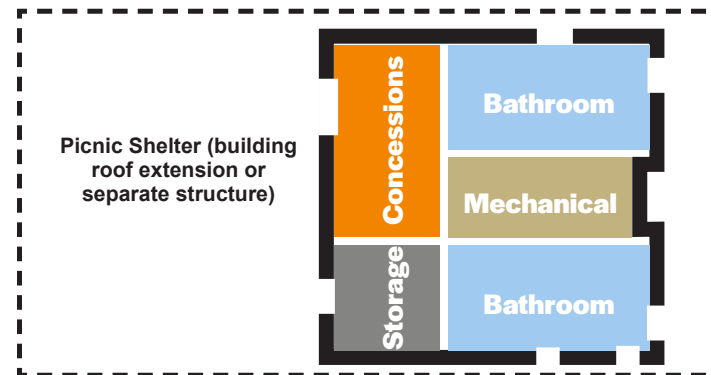
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Conceptual Site Plan

0 20 40 80FT
1 inch = 40 feet @ 8.5x11



Conceptual Building Organization (diagrammatic - not to scale)

RECREATION SHELTER

EXISTING

This area was the camp host location and overlays existing roads. Few trees remain within this area.

PROPOSED

- Clear-span metal building with open sides (similar to Willow school)
- Approx. 200'x95'
- Sports courts
 - Basketball: 70x114 (50x94)
 - Tennis: 60x120 (36x78)
 - Pickleball: 30x60 (20x44)
 - Hockey: 200x85
- Winter ice rink
- Fencing (48" height) or dasher boards

ASSOCIATED ITEMS

- Central and east parking areas

GUIDANCE

- Asphalt surfacing
- Location of shelter may need to be adjusted based on retention of existing transformer location and/or well

UTILITIES

- Lighting
- Receptacles
- Water access for ice

PHASING

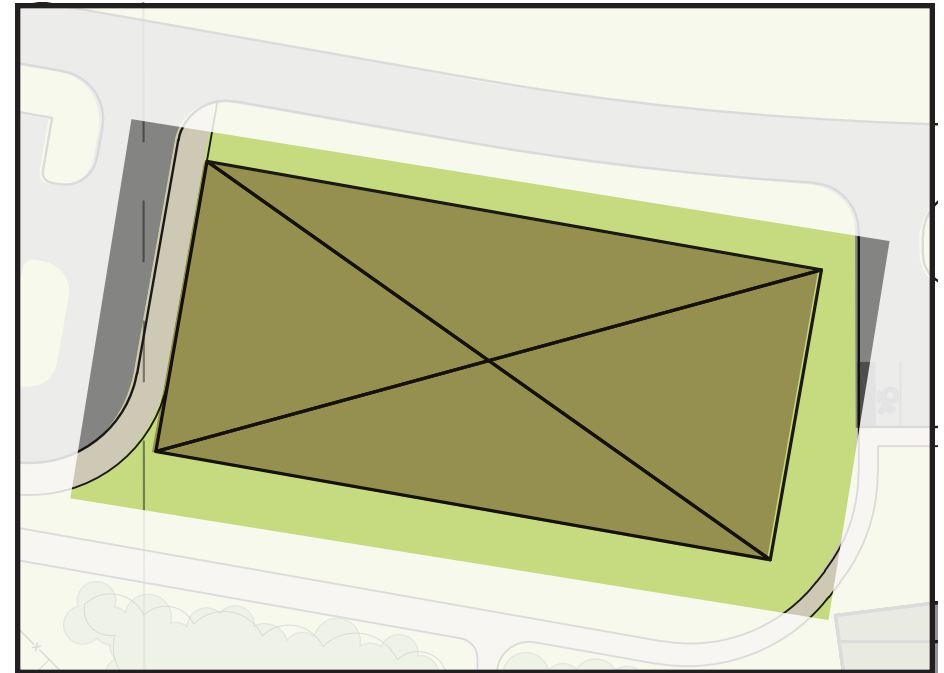
- Full initial development
- Requires sufficient existing parking or concurrent construction

COST ESTIMATION

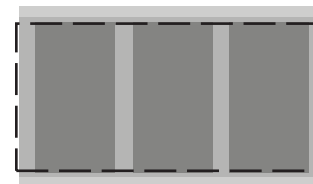
\$2,170,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)

This conceptual plan is diagrammatic only. Site specific survey and geotechnical information will be required for the development of full construction drawings.



0 30 60 120FT
1 inch = 60 feet @ 8.5x11



Basketball - 3 courts



Hockey



Pickleball - 9 courts



Tennis - 1 court

Half-size layout drawings to show scale of potential recreation uses

UTILITY DEVELOPMENT

WATER SERVICE

EXISTING

Potable water for the site is available at the well house, adjacent to the existing camp host site. The RV dump station is also serviced with a hose connection.

PROPOSED

Water connections will be provided for the Park Services Building.

The system will be designed to allow all-season use for the Park Services Building, allowing partial or full winterization as needed.

GUIDANCE

- Existing well to be assessed for re-use

UTILITIES

- Power for system

PHASING

- Included within the development of the Day-Use Park Services Building

COST ESTIMATION

Included within the cost estimation for the Day-Use Park Services Building provided in a previous section.

SEPTIC SERVICE

EXISTING

The site has an existing RV dump station with holding tank.

PROPOSED

The existing RV dump station will be removed from the Day-Use area of the site. A septic system will be provided for the Park Services Building.

GUIDANCE

- Septic system to be based on restroom and concession use

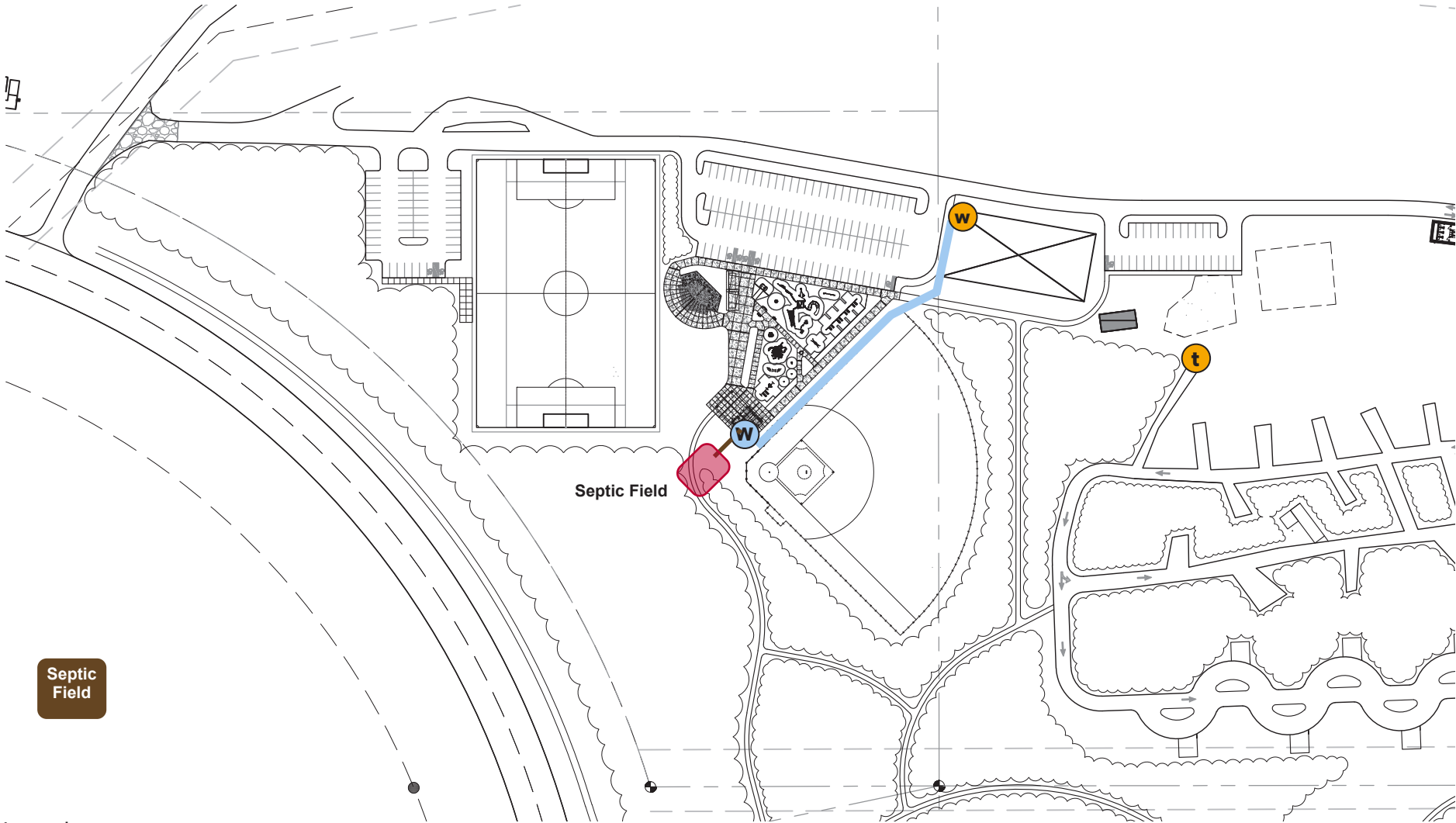
PHASING

- Included within the development of the Day-Use Park Services Building

COST ESTIMATION

Included within the cost estimation for the Day-Use Park Services Building provided in a previous section.

Figure: Illustrative Water & Sewer Services



Legend

-  Water Line
-  Sewer Line
-  Potable Water Source (existing/new)
-  Vault Toilet (existing)

0 100 200 400FT
 1 inch = 200 feet @ 8.5x11



2026-06-07: Electrical information is in the process of being confirmed. An updated document will be provided with updated/ additional information.

ELECTRIC SERVICE

EXISTING

The site is serviced by a 14.4 kilovolt (kV) to 120/240 volt (V), single phase transformer provided by Matanuska Electric Association (MEA). The utility transformer is located adjacent to the camp host site. The wellhead, dump-station, and host campsite are serviced with a metered 100 ampere (A) panel. The camp host is provided with a pedestal that contains (1) 30A (1) 20A, 120V outlet.

PROPOSED

The existing MEA electrical supply will need to be upgraded to serve the proposed new loads. Power will need to be provided for the following:

- Park Services Building approximately XXkVA
- Recreation Shelter approximately XXkVA
- Stage approximately XXkVA
- Well house approximately XXkVA

Site lighting will be provided for the parking areas, playgrounds, and central gathering area.

Construction includes copper conductors in HDPE buried conduit throughout. VE alternatives could include use of aluminum conductors for feeders and direct buried cables.

See illustrations this sheet for diagrammatic locations of services.

MEA will size the electrical transformer based on their utility tariff and demand load history for similar facilities.

PHASING

- Included within the development for the West, Central, and East parking areas; the playgrounds; the Day-Use Park Services Building; and the stage

COST ESTIMATION

Included within the cost estimation for the West, Central, and East parking areas; the playgrounds; the Day-Use Park Services Building; and the stage, provided in previous sections.

COMMUNICATIONS

EXISTING

There are currently no communications services at the park.

PROPOSED

The primary communications line will be brought by MEA to the facility. The main telecommunications headend equipment will be located in the <<Park Services Building>> <<Visitor Services Building>>. From the <<source>> <<a buried fiber optic line will be run to Park Services Building.>>

PHASING

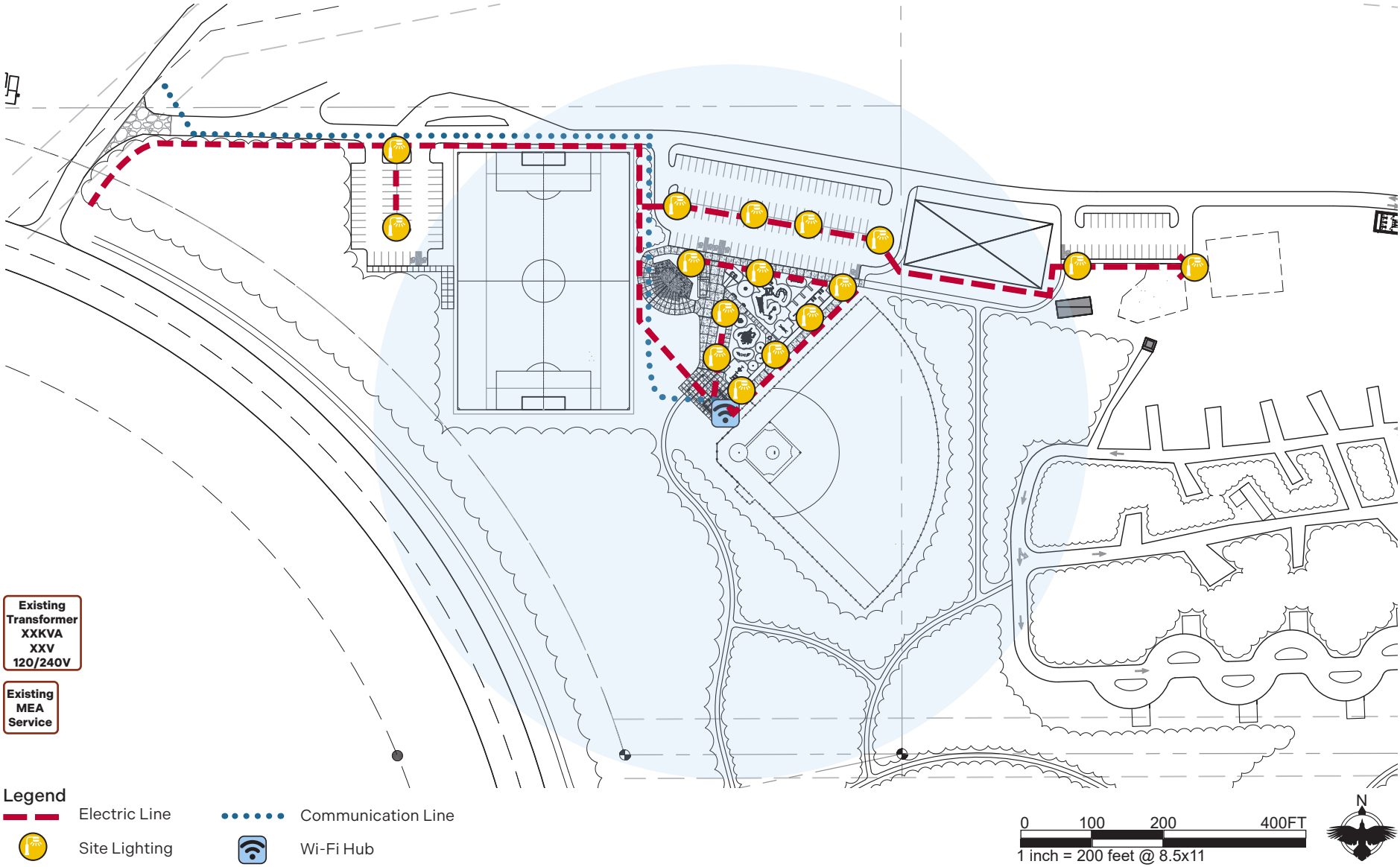
- Included within the development of the Day-Use Park Services Building

COST ESTIMATION

Included within the cost estimation for the Day-Use Park Services Building provided in a previous section.

2026-06-07: Electrical information is in the process of being confirmed. An updated document will be provided with updated/ additional information.

Figure: Illustrative Electrical and Communication services



CAMPGROUND AREA

3

SUMMARY

EXISTING

This area is composed of what were formerly campground rows E, F, G and H, and perimeter undeveloped areas of vegetation.

PROPOSED

Desired improvements will support the development of a seasonal campground. These improvements include:

Site Improvements

- Realigned access road
- Relocation of campground entry
- Loop changes for circulation
- Gate(s) for seasonal closure
- Landscape and berming to screen views, control access, and provide aesthetics

Structures

- Visitor Services Building
 - Office space
 - Two restrooms
 - Showers
 - Vending area
 - Electrical/storage/maintenance space
- Vault Toilets

Utilities

- Relocation of dump station
- Electric improvements
 - Facility support
- Water expansion
- Septic for services building
- Wi-Fi service

RV and Campsites

- Upgrade Existing Loops (Phase 1)

- Relocated camp host site
- Reconfigured/renovated campsites

New RV Loop (Phase 2)

- 10 Back-in sites
- 8 Pull-through sites

New RV Loop (Phase 3)

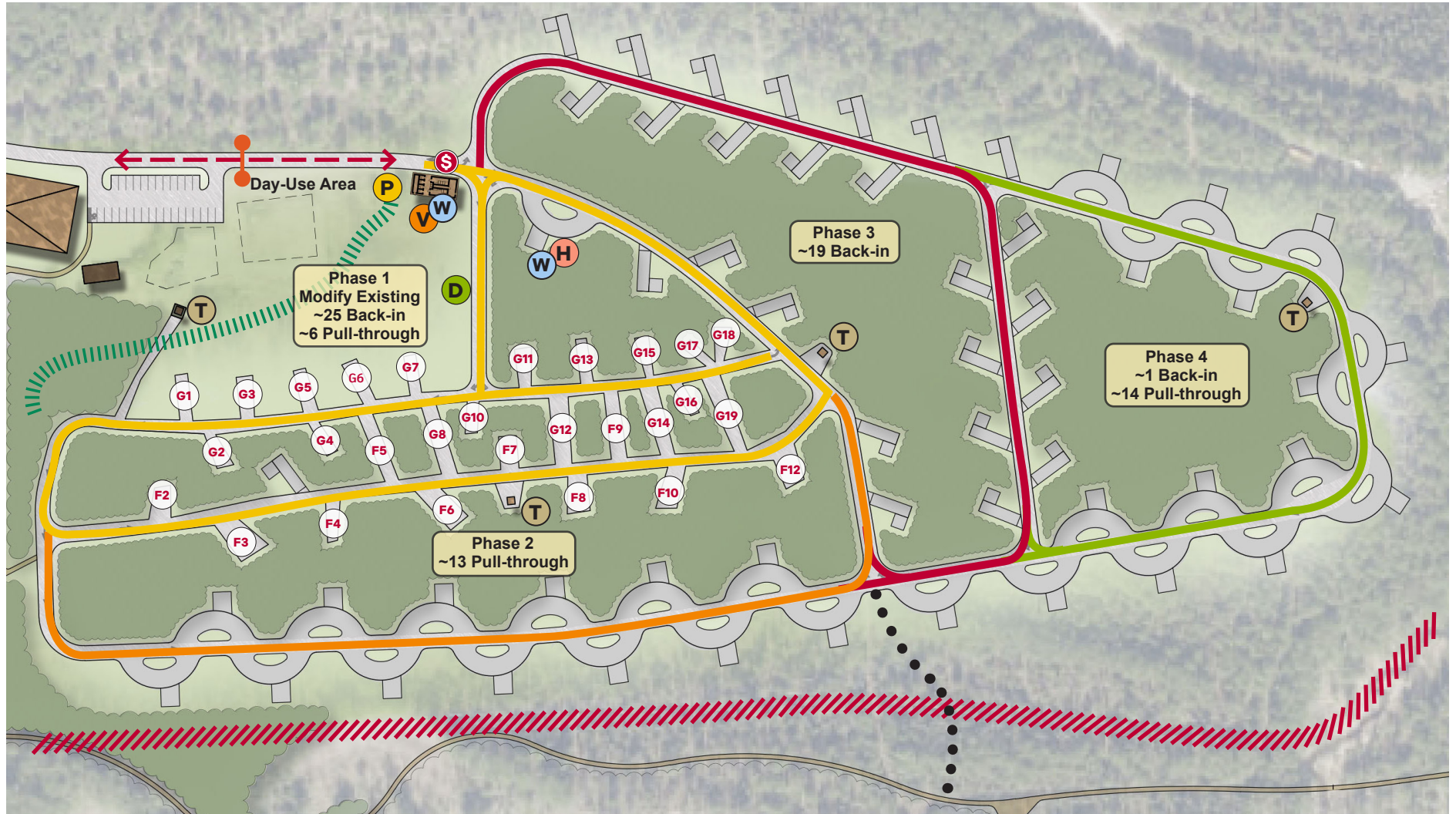
- 14 Back-in sites
- 4 Pull-through sites

New RV Loop (Phase 4)

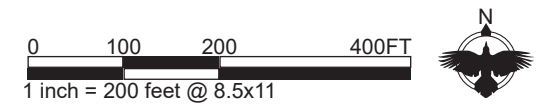
- 9 Back-in sites
- 8 Pull-through sites

Legend

-  Gate
-  Vehicle - Public Access
-  Loop 1 - Improved
-  Loop 2 - Future Phase
-  Loop 3 - Future Phase
-  Loop 4 - Future Phase
-  Multi-Use Trail
-  Bluff
-  Vegetative Buffer
-  Existing Site Number
-  Vault Toilet (New)
-  Fee Station
-  Parking
-  Visitor Services Building
-  Camp Host Site
-  Potable Water
-  Dump Station



Multi-Use
Field
(360x240)



SITE DEVELOPMENT

CAMPGROUND - PHASE 1

2026-06-07: Campground information is in the process of being confirmed. An updated document will be provided with updated/ additional information.

This conceptual plan is diagrammatic only. Site specific survey and geotechnical information will be required for the development of full construction drawings.

EXISTING

For the eastern portion of the campground that is to remain, there are two access points (connecting to row E and row H) that exist directly adjacent to day-use traffic. A dump station is provided outside of the campground area, close to the main park entry. The existing camp host site is to the west of this eastern area.

PROPOSED

The intent of Phase 1 is to renovate the existing eastern campground area, and to make improvements that will allow the addition of future campground loops and provide space for the development of the Day-Use Recreation Area. Minor realignment of the entry road, and removal of a portion of row E, will isolate the campground from day-use traffic, with a single controlled entry point. The camp host site will be relocated to be in the area of this new entry, and to be centrally located relative to future campground phases. The dump site will also be relocated to be within the campground zone. Two new vault toilets will be provided, with one also providing for the adjacent day-use facilities.

ASSOCIATED ITEMS

- Visitor Services Building
- Future campground phases

GUIDANCE

- Asphalt road
- Asphalt sites
- Electric pedestals this phase (20a/30a) would include transformer and service sized for future expansions

UTILITIES

- Electric option
- No septic

PHASING

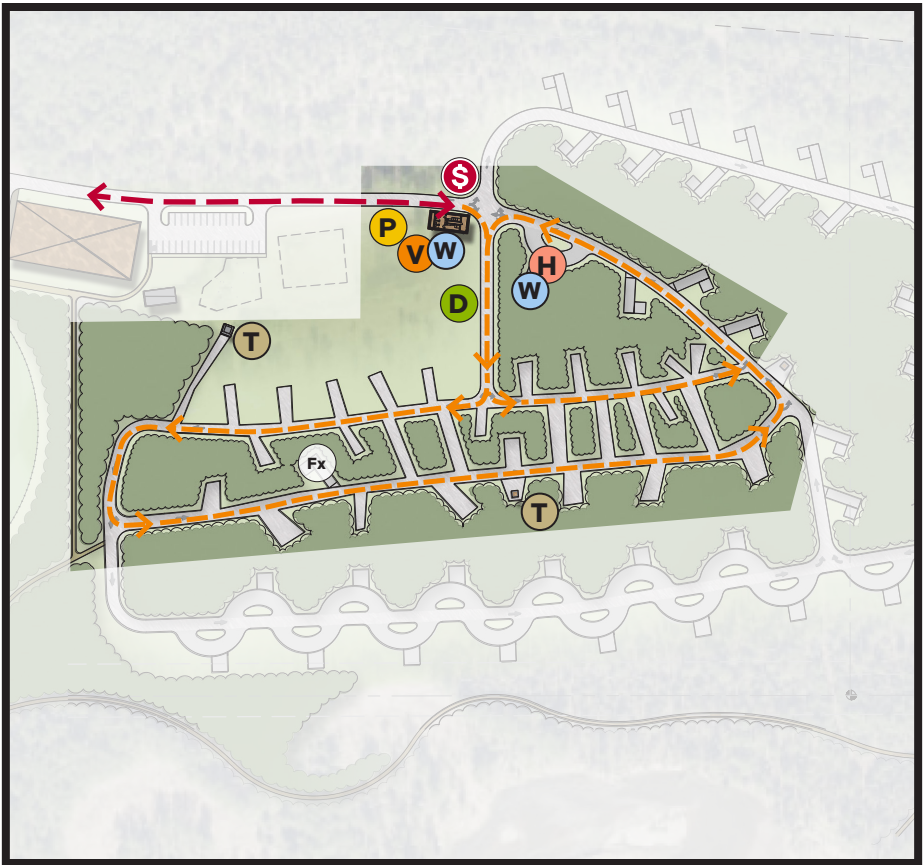
- Park Services Building could be a separate phase.

COST ESTIMATION

Base: \$1,240,000

Electric: \$490,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



Legend

- ← → Vehicle - Public Access
- ← - - - Vehicle - Campground (one-way)
- (P) Parking
- (W) Potable Water Source
- (D) Dump Station
- (H) Host Site

0 150 300 600FT
1 inch = 300 feet @ 8.5x11

- (V) Visitor Services Building
- (C) Day-Use Toilets
- (T) Vault Toilet (New)
- (Fx) Campsite Number (New)

2026-06-07: Campground information is in the process of being confirmed. An updated document will be provided with updated/ additional information.

This conceptual plan is diagrammatic only. Site specific survey and geotechnical information will be required for the development of full construction drawings.

CAMPGROUND - PHASE 2

EXISTING

This area is generally undeveloped and consists of existing vegetation, with the exception of an existing cleared trail (with the same route as the proposed new loop).

PROPOSED

The addition of a new camp loop (a new row H) will consist of pull-through campsites and an additional vault toilet.

An option to the cost estimation is provided that includes 20a/30a/50a pedestals for pull-through spaces and 20a/30a pedestals for back-in.

ASSOCIATED ITEMS

- Visitor Services Building
- Future campground phases

GUIDANCE

- Asphalt road
- Asphalt sites

UTILITIES

- Electric option
- No septic

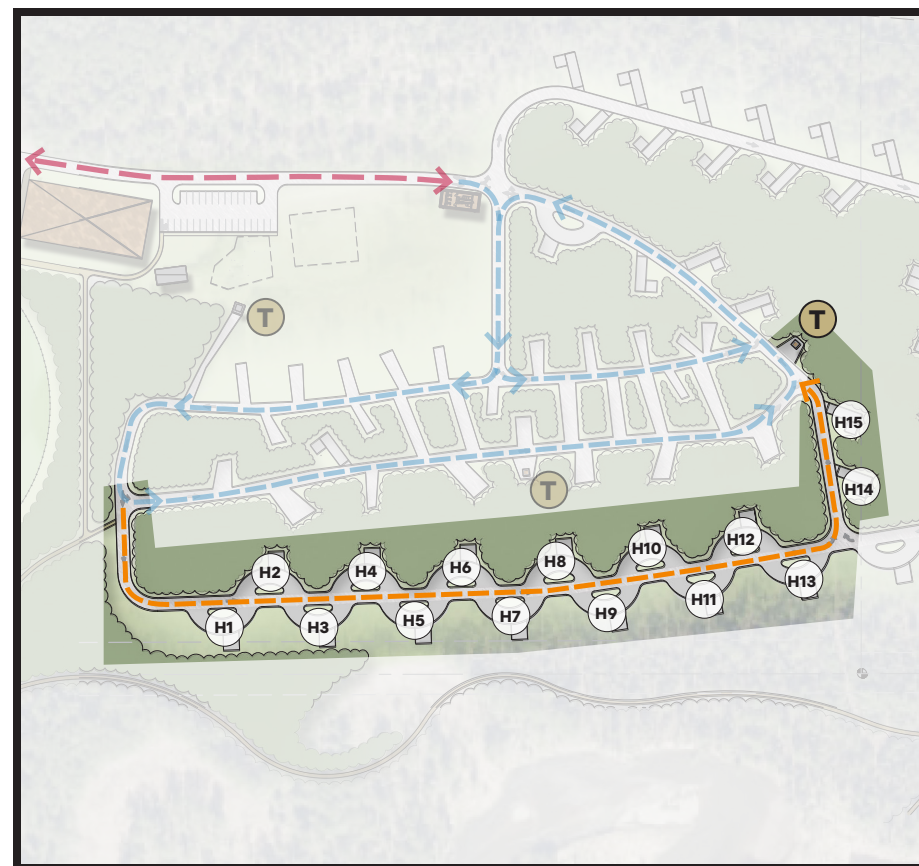
PHASING

- Requires Phase 1

COST ESTIMATION

Loop and Sites: \$1,400,000
Electric Pedestals: \$250,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



Legend

- ← — — Vehicle - Campground (one-way)
- ← — — Vehicle - Campground (two-way)
- ← — — Vehicle - Campground (previous phase)
- H# Campsite Number (New)
- T Vault Toilet (New)
- T Vault Toilet (previous phase)

0 150 300 600FT
1 inch = 300 feet @ 8.5x11

2026-06-07: Campground information is in the process of being confirmed. An updated document will be provided with updated/ additional information.

This conceptual plan is diagrammatic only. Site specific survey and geotechnical information will be required for the development of full construction drawings.

CAMPGROUND - PHASE 3

EXISTING

This area is generally undeveloped and consists of existing vegetation, with the exception of an existing cleared trail (sharing some alignment with the proposed new loop).

PROPOSED

The addition of a new camp loop (a new row I) will consist of back-in campsites and a pull-through campsite.

An option to the cost estimation is provided that includes 20a/30a/50a pedestals for pull-through spaces and 20a/30a pedestals for back-in.

ASSOCIATED ITEMS

- Visitor Services Building
- Future campground phases

GUIDANCE

- Asphalt road
- Asphalt sites

UTILITIES

- Electric option
- No septic

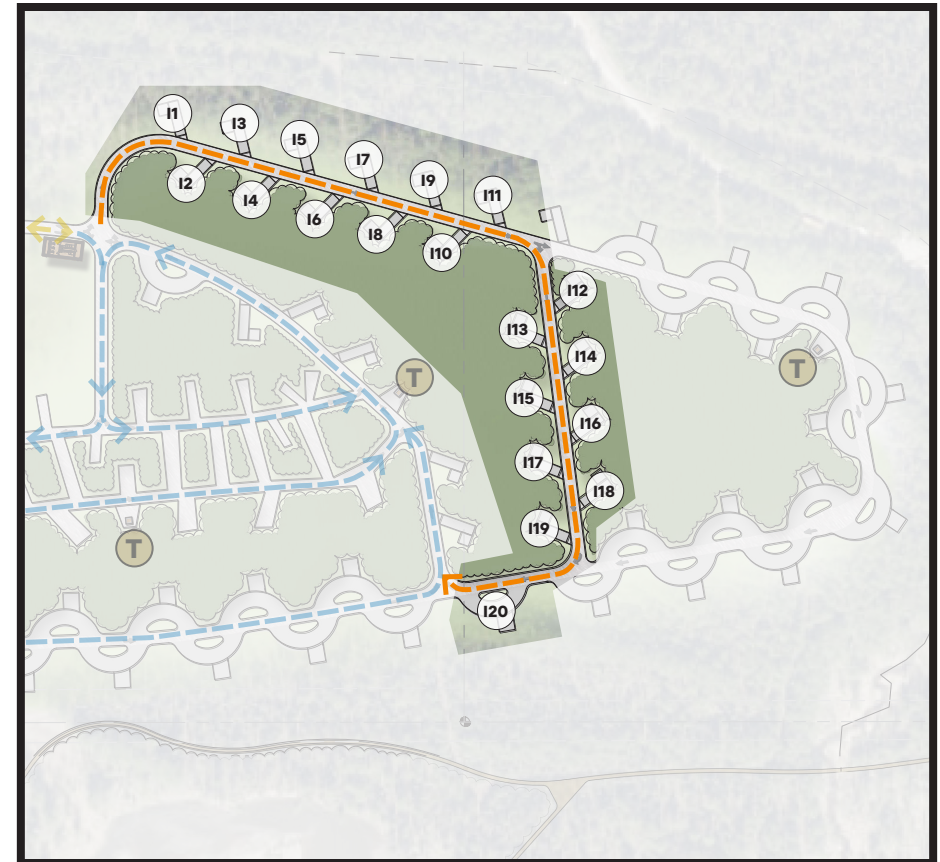
PHASING

- Requires Phases 1&2

COST ESTIMATION

Loop and Sites: \$1,035,000
Electric Pedestals: \$285,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



Legend

- ← — — Vehicle - Campground (one-way)
- ← — — Vehicle - Campground (two-way)
- ← — — Vehicle - Campground (previous phase)
- I# Campsite Number (New)
- T Vault Toilet (New)
- T Vault Toilet (previous phase)

0 150 300 600FT
 1 inch = 300 feet @ 8.5x11

2026-06-07: Campground information is in the process of being confirmed. An updated document will be provided with updated/ additional information.

This conceptual plan is diagrammatic only. Site specific survey and geotechnical information will be required for the development of full construction drawings.

CAMPGROUND - PHASE 4

EXISTING

This area is generally undeveloped and consists of existing vegetation, with the exception of an existing cleared trail (sharing some alignment with the proposed new loop).

PROPOSED

The addition of a new camp loop (a new row J) will consist of pull-through campsites and an additional vault toilet.

An option to the cost estimation is provided that includes 20a/30a/50a pedestals for pull-through spaces and 20a/30a pedestals for back-in.

ASSOCIATED ITEMS

- Visitor Services Building
- Future campground phases

GUIDANCE

- Asphalt road
- Asphalt sites

UTILITIES

- Electric option
- No septic

PHASING

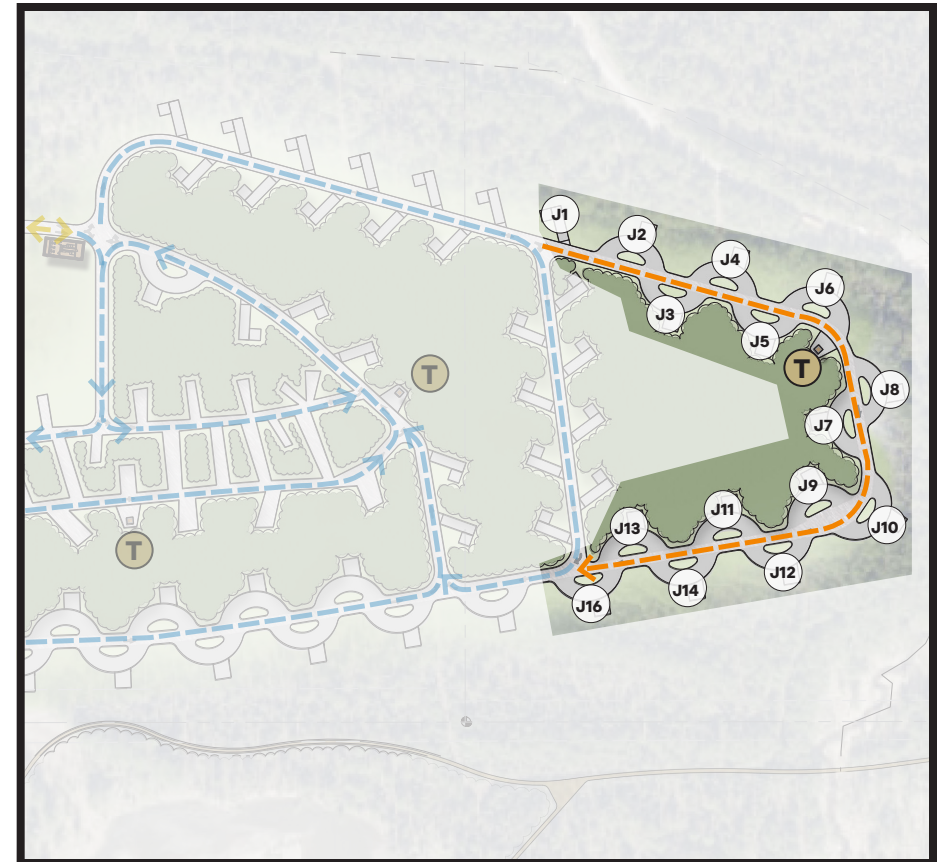
- Requires Phases 1, 2, & 3

COST ESTIMATION

\$1,735,000

Electric Pedestals: \$340,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



Legend

- ← Vehicle - Campground (one-way)
- ↔ Vehicle - Campground (two-way)
- ← Vehicle - Campground (previous phase)
- J# Campsite Number (New)
- T Vault Toilet (New)
- T Vault Toilet (previous phase)

BUILDING DEVELOPMENT

VAULT TOILETS

EXISTING

The campground currently has two double stall vault toilets, inclusive of one that also serves the adjacent day-use park area. The condition of the buildings is poor to fair.

PROPOSED

The existing and proposed loops will be provided with new double stall vault toilets. If decentralized storage is desired for the campground, a model with an exterior accessed chase for storage should be selected.

Within the master plan, most campsites are within a 400' radius of a vault toilet or restroom (with a maximum walk of approximately 600', including trail shortcuts between sites).

Vault Toilet

- Manufacturer: CXT
- Model: Double Rocky Mountain Vault Restroom (optional chase)
- Size: 11'11" x 14'4"
- Finishes:
 - Lower walls: Napa Valley texture, Natural Grey
 - Upper Walls: Board and batten texture, Natural Honey
 - Roof: Cedar shake texture, Charcoal Gray
 - Doors & Signs: Charcoal Gray
- Miscellaneous:
 - White plastic toilet risers with lids.
 - Stainless steel grab bars and ADA-compliant signage with Braille.
 - Toilet paper holders, coat hooks, and door stops.
 - Polyethylene lined concrete vault.
 - Raised wet hatches
 - Owl guards

UTILITIES

- Option to act as WiFi repeaters

PHASING

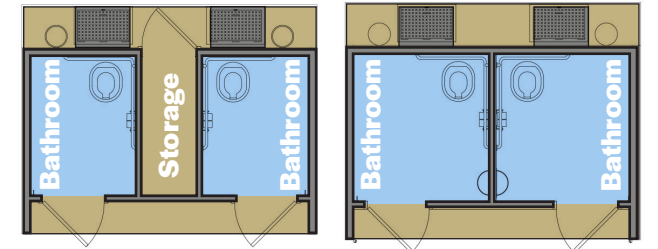
- Included within camp loop development

COST ESTIMATION

Included within the cost estimation for the camp loops provided in a previous section.



Double Rocky Mountain Vault Restroom



approx. 1"=10'-0"

VISITOR SERVICE BUILDINGS

EXISTING

None

PROPOSED

The new buildings shall be functional, ADA accessible, and attractive within a campground setting. Buildings will be winterized.

Restroom/Shower Building

- Manufacturer: CXT
- Model: Cheyenne
 - 26' x 30'
 - Two multiuser restrooms. Three fixtures and two sinks each.
 - Four separate shower rooms
 - Mechanical chases
- Finishes:
 - Lower walls: Napa Valley texture, Natural Grey
 - Upper Walls: Board and batten texture, Natural Honey
 - Roof: Cedar shake texture, Charcoal Gray
 - Doors & Signs: Charcoal Gray
- Miscellaneous:
 - Drinking fountains
 - Hose bib for maintenance and camper water access

Office

Relocation of the cabin, or the potential to expand the visitor services building to include office space.

ASSOCIATED ITEMS

- Assumes new well with this building

UTILITIES

- 100a service
- Water well
- Septic

PHASING

- Flexible.

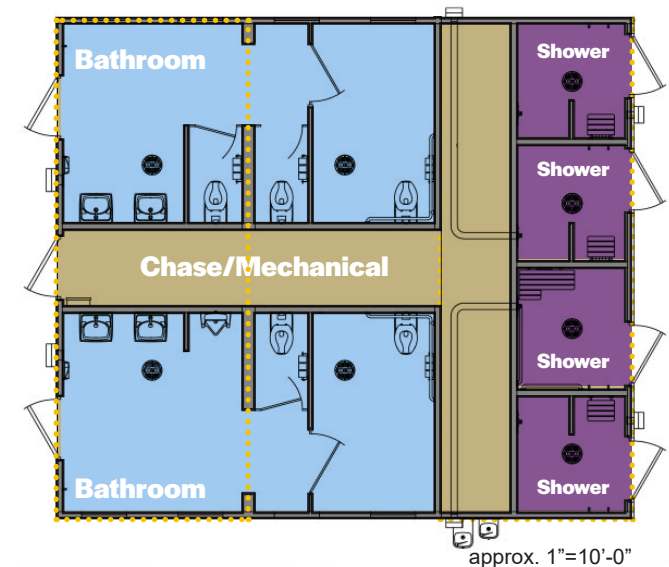
COST ESTIMATION

\$1,450,000

(Note: cost estimation is at the conceptual level only and represents a high target. During design, value analysis is expected to provide significant benefit including potential cost reductions. Estimation includes contingencies for design (20%) and construction (10%) periods, design (10%) and construction period (10%) consultant services, and contractor mobilization and overhead. Estimation does not include escalation factors.)



Cheyenne Restroom/Shower Building



UTILITY DEVELOPMENT

WATER SERVICE

EXISTING

Potable water for the site is available at the well house, adjacent to the existing camp host site. The RV dump station is also serviced with a hose connection.

PROPOSED

Water connections will be provided for the Visitor Services Building. The building will include running water for the restrooms and a potable water source for campers

The system will be designed for annual winterization.

GUIDANCE

- Water system to be based on restroom, showers, and camp-host use

PHASING

- Included within camp loop development

COST ESTIMATION

Included within the cost estimation for the camp loops provided in a previous section.

SEPTIC & SEWER SERVICE

EXISTING

The Day-Use area site has an existing RV dump station with holding tank.

PROPOSED

The existing RV dump station will be removed from the Day-Use area of the site. A new dump station will be provided.

A septic system will be provided to serve the Visitor Services Building and the Camp Host Site.

GUIDANCE

- Septic system to be based on restroom, showers, and camp-host use

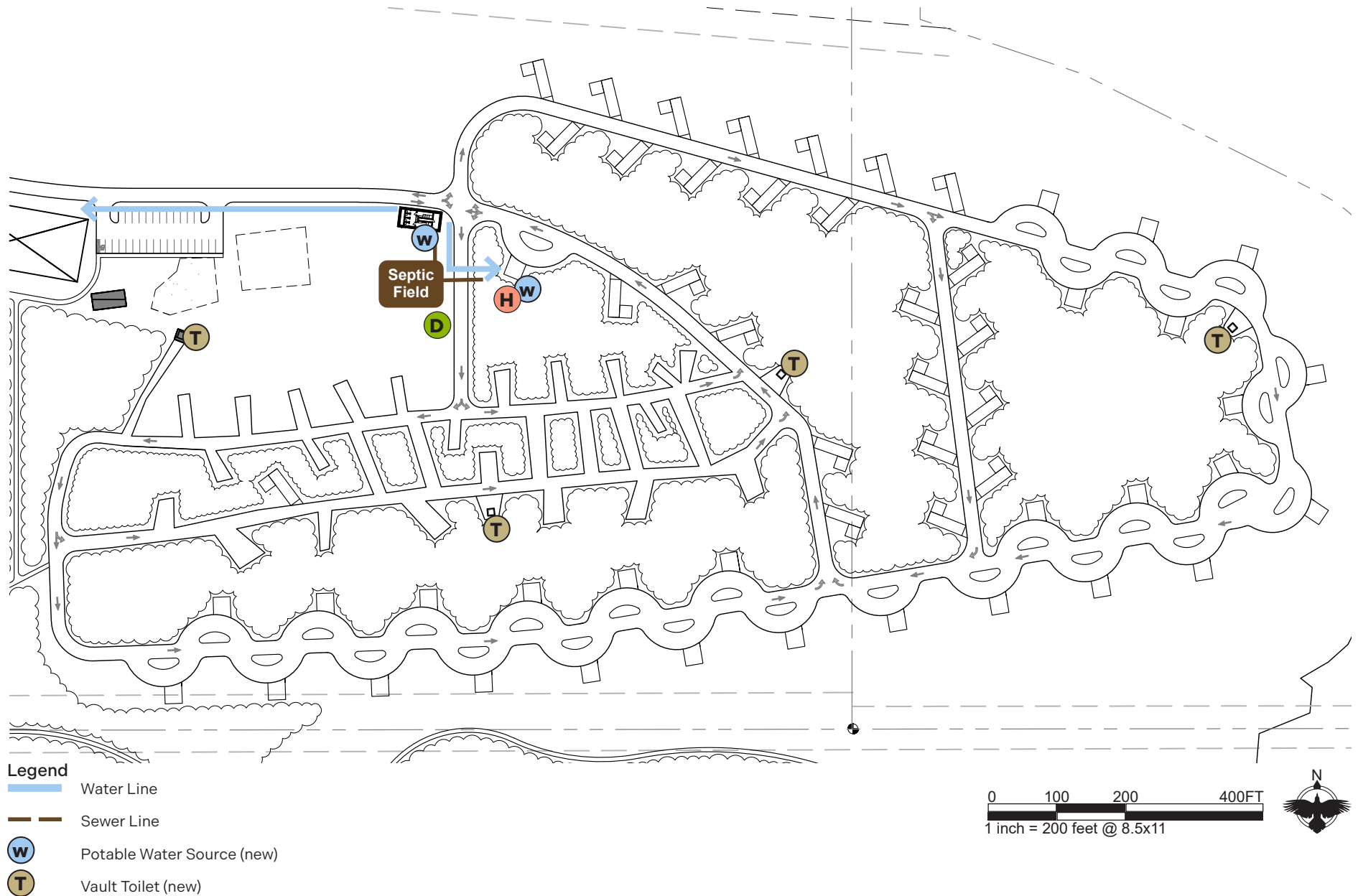
PHASING

- Included within camp loop development

COST ESTIMATION

Included within the cost estimation for the camp loops provided in a previous section.

Figure: Illustrative Water & Sewer Services



ELECTRIC SERVICE

EXISTING

The existing transformer (14.4kv 120/240) is located adjacent to the existing camp host site, adjacent to the well house. The camp host is provided with a pedestal that contains 20A and 30A, 120V outlets.

PROPOSED

A new MEA electrical supply will be needed to serve the proposed new loads. Power will need to be provided for the following:

- Visitor Services Building approximately 10kVA
- Camp Host (50A/30A/20A)
- Site Pedestals (20A/30A & 20A/30A/50A)
- Electric service may also be extended as needed for Wi-Fi hub connections.

Construction includes copper conductors in HDPE buried conduit throughout. VE alternatives could include use of aluminum conductors for feeders and direct buried cables.

See illustrations this sheet for diagrammatic locations of services for RV sites.

MEA will size the electrical transformer based on their utility tariff and demand load history for similar facilities. MEA would provide a new pad-mounted transformer (assumed to be approximately 250kVA) and service lateral to our new main distribution panel with metering equipment. The new MDP would also be pad-mounted 1,600A, 120/208V, 3-phase, 4-wire. From the MDP, we anticipate providing sub distribution panels at each of the loops which in turn will feed several individual pedestals, as well as service to the visitor service building and vault toilets.

PHASING

- Included within camp loop development

COST ESTIMATION

Included within the cost estimation for the camp loops provided in a previous section.

WI-FI SERVICE

EXISTING

There are currently no communications services at the park.

PROPOSED

The primary communications line will be brought by MEA to the facility. The main telecommunications headend equipment will be located in the <<Park Services Building>> <<Visitor Services Building>>. From the <<source>> a buried fiber optic line will be run to the vault toilets. At each of the vault toilets as well as at the Visitor Service Building, an outdoor wireless access point will be provided to supply robust Wi-Fi service to each of the campsites.

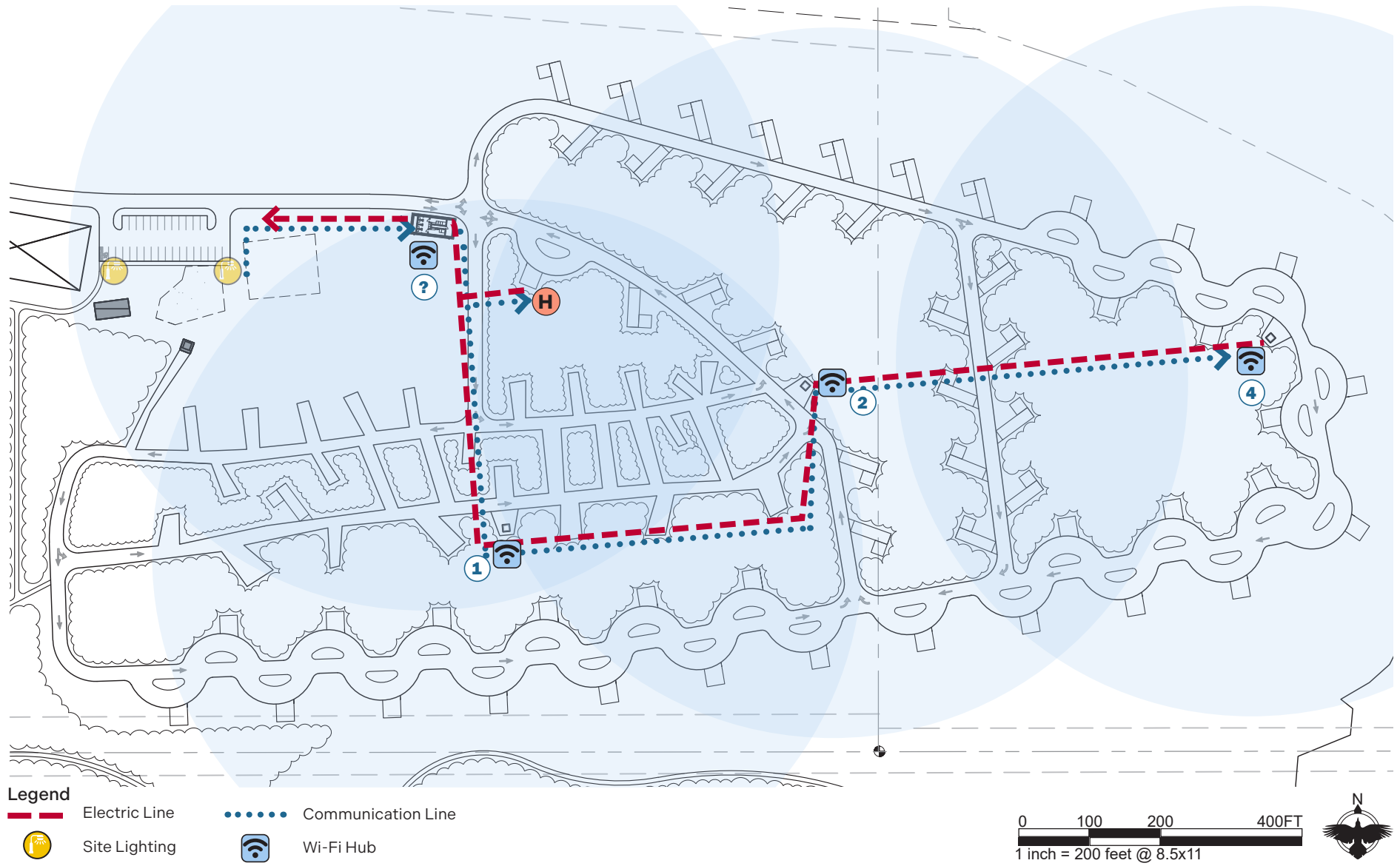
PHASING

- Included within camp loop development

COST ESTIMATION

Included within the cost estimation for the camp loops provided in a previous section.

Figure: Illustrative Electrical services



APPENDIX

4

COST ESTIMATION

This master plan cost estimation has been developed at a conceptual level and represents a high target.

Future design development will allow more accurate cost estimation, and value analysis is expected to provide significant benefit including potential cost reductions.

In order to account for unknowns and changes, the cost estimation includes two contingencies:

- 20% for design contingency - to account for change to scope during design development
- 10% for construction period contingency - to account for unanticipated costs

The cost estimation also includes project costs related to:

- 10% for design period services for project development and bid documents
- 10% for construction period oversight, administration, and construction observation

2026-06-07: Cost estimation is being finalized, specifically related to electrical and the campground loops. An updated document will be provided with updated/additional information.

Costs for the Day-Use Recreation Area will have minor affect from this.

Costs for the Campground Area may have a higher impact, especially related to the option for the inclusion of electrical service to campsites.

		20%	10%	10%	10%	
	Base Estimation	Design Period Contingency	Overhead - Design Period	Construction Period Contingency	Overhead - Construction Period	Total
Multi-Purpose Field	\$459,000	\$92,000	\$55,000	\$55,000	\$61,000	\$721,000
Baseball/ Softball Field	\$411,000	\$83,000	\$50,000	\$50,000	\$55,000	\$646,000
Central Plaza	\$460,000	\$92,000	\$56,000	\$56,000	\$61,000	\$723,000
Playground (Ages 5-12)	\$1,114,000	\$223,000	\$134,000	\$134,000	\$147,000	\$1,750,000
Playground (Ages 2-5)	\$574,000	\$115,000	\$69,000	\$69,000	\$76,000	\$901,000
Parking - Western Lot	\$521,000	\$105,000	\$63,000	\$63,000	\$69,000	\$818,000
Parking - Central Lot	\$953,000	\$191,000	\$115,000	\$115,000	\$126,000	\$1,498,000
Parking - Eastern Lot	\$287,000	\$58,000	\$35,000	\$35,000	\$38,000	\$451,000
Picnic Shelter Day-Use Area	\$1,282,000	\$257,000	\$154,000	\$154,000	\$170,000	\$2,016,000
Stage	\$1,205,000	\$241,000	\$145,000	\$145,000	\$160,000	\$1,894,000
Campground Building	\$932,000	\$187,000	\$112,000	\$112,000	\$123,000	\$1,465,000
Recreation Shelter	\$1,381,000	\$277,000	\$166,000	\$166,000	\$183,000	\$2,171,000
Campground - Phase 1	\$1,084,000	\$217,000	\$130,000	\$130,000	\$143,000	\$1,703,000
Campground - Phase 2	\$1,038,000	\$208,000	\$125,000	\$125,000	\$138,000	\$1,632,000
Campground - Phase 3	\$831,000	\$167,000	\$100,000	\$100,000	\$110,000	\$1,306,000
Campground - Phase 4	\$1,311,000	\$263,000	\$158,000	\$158,000	\$174,000	\$2,061,000
Totals	\$13,835,000	\$2,767,000	\$1,661,000	\$1,661,000	\$1,827,000	\$21,749,000

Note: Cell values are rounded to the \$1,000 within the original spreadsheet. Addition of cells above may not equal totals.

CAMPGROUND PRECEDENT

5

MATANUSKA RIVER PARK CAMPGROUND

Overview

The existing campground is located at mile 17 Old Glenn Highway.

Existing Buildings

- Gate House
 - Small office
 - Tourism materials
- Comfort Station
 - Male and female bathrooms with showers

Existing RV Support

- Dump Station
 - Holding tank and non-potable water source

Existing RV and Camping Sites

- Loop 1
 - 40 RV sites with 30A service and shared 20A between adjacent spaces
 - Host site with 50A and 20A service and water
 - Adjacent site to host site with water
- Loop 2
 - 47 primitive RV sites with no hook ups, limited to combined vehicle length of 30' or less.
- Group Campsite
 - Open area with pavilion

Adjacent Day Use Facilities:

- Playgrounds
- Four pavilions
- Open field
- Bike park and trails
- Multi-use trails

Other Information from Website

Mile 17 Old Glenn Highway. Eighty-seven (87) spaces for tents or RV's (40 caravan sites), central comfort station featuring flush toilets and hot showers, RV dump station, picnic tables, grills, five (5) park pavilions, playground equipment, a sand volleyball court, trails and river access, observation deck, parking areas, campfire area, firewood, and group camping area.



K'ESUGI KEN CAMPGROUND

Overview

It provides rental cabins, a group site, tent sites, and camping/RV sites. Sites are services with communal water pumps and vault toilets. There are not shower or dump facilities. The area is connected with paved roads and pedestrian trails, including access to the nearby K'esugi Ken Interpretive Center. This is an open Pavilion that includes interpretive panels and a fireplace, and interpretive staff are seasonally available.

Camping/RV Loop

K'esugi Ken offers tent/RV campsites of various size and configuration options including pull-through and back-in sites (16' width for all) with adjacent gravel pads which include picnic tables and a fire pit. Tents can be set up within vehicle or gravel pad areas, or in adjacent landscape areas for some sites. The loop is served by a central water pump and four vault toilets. The sites include the following rough dimensions:

- (5) Pull-Through sites
- (8) 35' back-in sites
- (16) 45' back-in sites
- (3) 55' back-in sites

From their Website

Facilities include a ranger station, 32 RV campsites, 10 walk-in campsites, paved roads, a group campsite, three public-use cabins, a new hiking trail to alpine areas plus a network of trails for a range of abilities, and an interpretive center/pavilion.

- Accessible Vault Toilets
- Bear-Resistant Trash
- Drinking Water
- Fee Station
- Information Center
- Parking Area
- Ranger Station

Other Information from Website

- Campsites are available for reservation from the third Friday in May through the third Sunday in September. After the third Sunday in September, all campgrounds are first come first served until the campground closes for the season (weather dependent).
- Reservations for individual campsites and group campsites may be made up to 7 months in advance, but no later than 48 hours prior to your arrival date check-in time (1:00pm).
- Campers may stay no longer than 7 nights in any thirty-day period.
- Saving campsites is prohibited. Campers must be physically present in the site at least the first night of stay.

- Two vehicles are allowed in each campsite, provided they fit without placing wheels off the gravel surface nor extend into the roadway. Vehicle is defined as a registered highway vehicle, towing vehicle or trailer; tow vehicle + trailer = 2 vehicles.
- Extra vehicles in a campsite will be required to pay daily parking fees. Extra vehicles using electricity in an RV site will be required to pay camping fees.
- Check-in time is 1:00 PM for all reservations.
- Check-out time is 12:00 Noon for all reservations. Late checkouts may incur additional fees unless prior arrangements have been made with park staff.
- Quiet Hours are 11 PM through 7 AM. This includes the use of generators. Please be considerate of fellow campers and arrive early (prior to 11 PM) to set up your campsite. The noise created from setting up is often disturbing to other campers. If all-night generator use is required for medical reasons, check-in first with the camp-host or park ranger.
- Campfires are allowed in metal fire-rings only.
- All pets must be kept on a leash no longer than nine feet, and not be left unattended. Campers are responsible to clean up after their pet.
- Firewood is available for sale in this campground.



RILEY CREEK CAMPGROUND

Overview

Riley Creek is located in the front country area of Denali National Park and is a fairly wooded campground, with some screening between sites. Most of the campground sites are open to either tent campers or vehicles / RVs. The proximity of Highway 3 means there is occasional traffic noise, but also means campers have all the conveniences and amenities of the park entrance area, and businesses outside the park, close at hand. Trails leading from the campground connect to the Denali Visitor Center, which is the central hub of trails in the entrance area.

Camping/RV Loop

RVs and trailers up to 40 feet long may camp at Riley Creek. Each large site can accommodate up to two vehicles (or one long trailer and a vehicle). No hook-ups. The campground has 142 sites with a mix of <30' and <40' length, and a group campsite.

Amenities

Year Round Amenities

- Cell Phone Reception
- Trash/Recycling Collection
- Food Storage Lockers
- Vault toilets
- Fires allowed at campsite

Seasonal Amenities

- Internet Connectivity
- Camp Store
- Ice for Sale
- Firewood for Sale
- Staff On Site

- Amphitheater
- Laundry
- Dump Station
- Potable Water
- Flush Toilets
- Showers

Other Information from Website

No campground in Denali has electrical or water hookups for RVs. However, Riley Creek has a nearby mercantile, or general store, which features camping supplies, food, a shower house and laundry facilities. The mercantile also has a dump / fill station for RV use.

Spring visitors take note:

- The yearly goal is turn on the dump / fill station and water spigots in Riley on May 15 each year. However, weather can delay that date.
- Drinking fountains and water bottle refilling stations are at the Murie Science and Learning Center, the Denali Visitor Center, and at the Denali Bus Depot. Contact us in the spring to find out if delays in turning on the water are anticipated.
- Riley Creek can fill entirely in spring, before fees are charged. Spring visits are very popular, especially when the weather in May is nice. Be prepared to look outside the park for campsites if Riley Creek is full. The local Chamber of Commerce is one starting point for researching what is available outside of Denali.
- Small animals, such as red squirrels and snowshoe hare, are commonly seen in Riley. Large animals, like moose, occasionally appear

in the campground. Bear sightings in Riley are more rare, but do happen. Read below for wildlife safety information.

- There is a maximum of eight people per site.

Campground Basics

- Restrooms, both flush-toilet and pit-vault, can be found throughout the campground. Potable water is available both at the mercantile and at spigots throughout the campground. All sites have a picnic table and fire grates (see below).
- Quiet hours are between 10 pm and 6 am. Generators may only be operated from 8 am to 10 am, and 4 pm to 8 pm. There are no exceptions to these rules.
- Keep all food and scented items (e.g., toothpaste, sunscreen, ice chests/coolers, etc) in your hard-sided vehicle if available. If you are tent-camping without a vehicle, use the food lockers found throughout the campground. Label and date your items in the food locker. Keep a clean camp and wash your dishes immediately. Learn more about wildlife safety.
- Fires are allowed only in established grates. Wood may be purchased at the mercantile. Use of power saws, and the cutting of live vegetation or standing deadwood, are prohibited. Do not leave your campfire unattended. Do not cook directly on fire grates - use foil, and immediately dispose of it after cooking.
- Pets are welcome at Riley. Dispose of pet feces in garbage cans. Secure pet food in your vehicle or a food locker. Learn more about camping with your pet.



CENTENNIAL PARK CAMPGROUND

Overview

Centennial Campground is located in east Anchorage adjacent to the Glenn Highway. It is a well-treed campground.

Camping/RV Loop

The campground has 84 sites (21 RV with electricity; 20 RV non-electric; 42 RV/tent; and two group sites),

Amenities

Wi-Fi is available near main office. Sites provide for RV and tent camping. Approximately 1/3 of sites with electric service. Restrooms and showers. (Note: information was distilled from a few sources on-line including reviews)

Other Information from Website

Guests are asked to abide by the following rules:

- The use of fireworks and firearms of any type are not allowed in city parks.
- Pets must be leashed or confined at all times and must not disturb other campers. Please clean up after your pet - no exceptions!
- Anchorage is bear country! Do not keep food stored in your tent or outside in a cooler. Discard garbage in the bear proof containers provided.
- Leave wildlife wild -- DO NOT approach any wildlife of any species, at any time.
- Children must be supervised by parents at all times.
- All vehicles must remain on roads or in parking lots at all times. No more than two vehicles per campsite are allowed.
- Quiet time begins at 10 pm; please keep music low, generators off, and children near campsites after this time.
- Centennial Campground allows for a maximum stay of 14 days per year. Camping/RV Loop



RESOLUTION NO. 26-PC-03

**A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING
CONDITIONAL USE PERMIT 26-03 FOR MUSTARD SEED DEVELOPMENT FOR NATURAL
RESOURCE EXTRACTION ON APPROXIMATELY 1.35 ACRES LOCATED AT 4580 N. TELSITNA
STREET AND FORWARDING THE APPROVAL TO THE CITY COUNCIL FOR FINAL ACTION.**

WHEREAS, Mustard Seed Development submitted an application for Conditional Use Permit
(CUP) 26-03 requesting approval to conduct natural resource extraction; and

WHEREAS, the subject property is located at 4580 N. Telsitna Street within the City of
Houston, Alaska, consisting of approximately 1.35 acres; and

WHEREAS, natural resource extraction is an activity permitted through the issuance of a
Conditional Use Permit under the applicable provisions of the Houston Municipal Code; and

WHEREAS, the proposed use does not require rezoning, as the current zoning designation
allows consideration of natural resource extraction through the CUP process; and

WHEREAS, the Planning and Zoning Commission reviewed the application, staff report, and
any public testimony presented at the duly noticed meeting held on April 30, 2026; and

WHEREAS, the Commission finds that the proposed use, with appropriate conditions, meets
the criteria for approval, is compatible with surrounding land uses, and will not be
detrimental to public health, safety, or welfare;

NOW, THEREFORE, BE IT RESOLVED that the Houston Planning and Zoning Commission
hereby approves Conditional Use Permit 26-03 for Mustard Seed Development for natural
resource extraction on approximately 1.35 acres located at 4580 N. Telsitna Street.

BE IT FURTHER RESOLVED that the Planning and Zoning Commission hereby forwards this
approval to the Houston City Council for final consideration and action in accordance with
municipal procedures.

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Laurie Faubert, Chair

ATTEST:

Tani Schoneman, CMC, City Clerk



Received

MAR 04 2026

Drop Box
Fax Email

City of Houston

PO Box 940027
13878 W Armstrong
Houston AK 99694(907) 892-6869 Office
(907) 892-7677 Fax

Received

MAR 04 2026

Window Drop Box
USPS Fax Email

APPLICATION FOR CONDITIONAL USE PERMIT

CUP# 26 - 03

(Non-refundable Application Fee \$1,000.00)

*All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (HMC 10.01.015)

GENERAL INFORMATION	
PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Mustard Seed Development	Name: Gary Miller
Mailing Address:	Mailing Address:
PO Box 940127 Houston, AK 99694	PO Box 940127 Houston, AK 99694
Contact Phone: Day Night	Contact Phone: Day Night
907-354-6129	907-354-6129
FAX:	FAX:
E-mail:	E-mail:

*Documentation of property ownership is required.
Attach list of additional owners if any.

Extensions
An application extension shall be subject to the same application fee as a conditional use permit and shall require public notice and public hearing in accordance with the requirements of HMC 10.09.
☐ Check here if you are applying for an extension.

PROPERTY INFORMATION
Size of property: 1.35 ACRES
Property tax #: 56902000L001
Street Address: 4580 N. Telsitna Street
Legal Description: Lot(s) 1 Block N/A Subdivision Miller's Hilltop
OR Parcel/Tract N/A Section 22 Township 18N Range 3W
[Attach additional page if necessary.]
Zoning:
R1 Single-family and Two-Family Residential ☐ RA-2.5 Residential /Agriculture ☐
RA-5 Low-Density Residential Agricultural ☐ NC Neighborhood Commercial ☐
MFR Multi-family ☐ C Commercial ☐ LI Light Industrial ☐ Industrial ☐
HI Heavy Industrial ☐ PLI Public Lands and Institutions ☐ H Holding ☐ PH Parks Highway ☒

Requested use: **NATURAL RESOURCE EXTRACTION (sand and gravel)**

AUTHORITY TO APPLY FOR CONDITIONAL USE:

I hereby certify that I am (authorized to act for) the owner of the property and that I am applying for or requesting an extension on a Conditional Use in conformance with Title 10 of the Houston Municipal Code of Ordinances. I understand that payment of the application fee is non-refundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use.

DATE: 3/4/26

SIGNATURE: 

PRINTED NAME: Gary Miller

Comprehensive Plan Information

Attach a statement of how the proposed project conforms with the City of Houston Comprehensive Plan.

When reviewing applications or extension for a conditional use permit the City Council shall consider the following factors:

1. The degree of compatibility of the proposed site plan and land uses with the City of Houston Comprehensive Plan and established borough plans. This includes the long-term and community-wide land use trends that may be established or affected by the proposed project in the relationship to those trends recommended by the Comprehensive Plan; HMC 10.07.040

Land Use

Describe current use of property covered by this application: **Residential**

Surrounding property (Describe how land adjacent to the property is currently being used.):

North:

Open gravel pit

South:

Open gravel Pit

East:

Open gravel pit

West:

Open gravel pit

Site Plan
A detailed site plan drawn to scale depicting the following must be attached to the application SEE ATTACHED
Existing site conditions including topography, watercourses, flood plains, other natural hazards and features, vegetation, land use, and access: SEE ATTACHED
A general landscaping plan, including the treatment and materials used for private and common open spaces, final grading of the property, existing and proposed drainage patterns, types of plants and/or screening to be used, especially at the perimeter of the site: SEE ATTACHED
Proposed lot lines or subdivision designs, if any: N/A
Location and size of any mobile home spaces; N/A
The location and floor area size of all existing and proposed building structures and other improvements; including a delineation of the type of land use proposed to occupy the land and structures: N/A
The existing and proposed pedestrian and vehicular circulation system within the site and relationship of that circulation system to the surrounding area. This will include off-street parking areas, service areas, loading areas and major points of access to the site: N/A
Proposed utility systems: N/A
Location and size of any mobile home spaces; N/A

Quantitative data
A development schedule indicating the approximate date when development or natural resource extraction shall begin and be completed: SUMMER 2026 through FALL 2031
Total number and type of dwelling units, parcel size: N/A
Proposed lot coverage by buildings and structures, approximate gross and net residential densities: N/A
Total amount of open space: N/A
Total number of parking spaces: N/A

Attach a written narrative addressing the following Criteria:
HMC 10.07.010 The conditional use permitting procedure is intended to allow the City Council, acting as the City Zoning Board, to consider the consistency of a proposed use with the City of Houston Comprehensive Plan and its potential impacts on surrounding uses and the natural environment; and to attach such conditions to a permit that will ensure that the conditional use will be compatible with nearby uses, will be in keeping with the character and integrity of the area, and will protect the public's health, safety, and welfare. SEE ATTACHED
1. The compatibility of the project and the site design with surrounding buildings, land uses, ownership and physical characteristics: SEE ATTACHED
2. The adequacy of access to and from the project and the effect on pedestrian and vehicular circulation and safety: SEE ATTACHED

3. The impact that the proposed project may have on the need and availability of public services within the area:

SEE ATTACHED

4. The sensitivity of the project to its site conditions and environmental setting:

SEE ATTACHED

5. The impact of noise, fumes and dust associated with the project:

SEE ATTACHED

Additional Requirements-Natural Resource Extraction, Adult Business or Telecommunication Tower

Applications for a conditional use for the purposes of **natural resource extraction** shall include all the requirements above and the following additional information: **SEE ATTACHED**

- a. The name of the operator of the proposed extraction; identification of type and estimated quantity of the resource, based on on-site testing of the material; and a schedule for completion and restoration of the extraction site. **SEE ATTACHED**

- b. Proposed site plan drawn to scale depicting conditions upon completion of the extraction operation including the following: finished contours; re-vegetation plan; finished drainage plan; and finished access points. **SEE ATTACHED**

- c. Operational plan for the duration of the resource extraction activities, including the following: site buffering and screening plan; operational vehicular access and circulation plan; fencing and/or security measures; hours of operation; and average quantity of material hauled per day during months of operation. **SEE ATTACHED**

Applications for conditional use for an **adult business** shall include all the requirements of above and the following additional information:

- a. The name of the adult business and its address. **N/A**
- b. The written authorization of the owner of the property, including land and buildings, for the applicant to use the property as proposed.
- c. The name, including all aliases, and current mailing address of the person or persons who will operate or manage the business. The application shall also identify a natural person as the contact person for purposes of the application and official communications from the City;
- d. Written proof that each person who will operate or manage the business is at least 21 years of age shall also be provided;
- e. Fingerprints and two portrait photographs at least two inches by three inches of person or persons who will operate or manage the adult business;

f. If the applicant is a corporation, the name of the corporation, the date and state of incorporation, the name and address of its registered agent, the name and address of all shareholders owning more than five percent of the stock in such corporation, and all officers and directors of the corporation;

g. A detailed exterior site plan or as-built drawing prepared to scale by a qualified registered surveyor or professional engineer which shows the location and dimension of the real property used for the business, the exterior dimensions of the building or structure to be used for the adult business, the height and bulk of the building or structure, exterior signage detail, all points of pedestrian and vehicle access, buffering and landscaping, drainage, traffic circulation patterns, exterior illumination, location of employee and customer parking;

h. A detailed interior site plan or as-built drawing prepared to scale by a qualified registered architect or professional engineer and approved by the state fire marshal which shows interior dimensions of the building or structure in which the adult business will be operated as well as the dimensions and location of all walls, booths, enclosures, rooms, structures, fire exits, signage, mechanical areas, stairways and walkways;

i. A detailed plan of operations which demonstrates how the applicant will operate the business in a manner consistent with this chapter.

Applications for conditional use for a **telecommunication tower** shall include all the requirements above and the following additional information:

N/A

a. Evidence the applicant has investigated the possibilities for locating the proposed facilities on an existing telecommunication tower or in an area of lesser negative impact.

b. An explanation as to why the proposed facility cannot be located on an existing tower or in an area of lesser impact.

c. A **signed statement** indicating that:

i. The applicant and landowner agree they will diligently negotiate in good faith to facilitate collocation of additional wireless facilities by other providers on the applicant's structure or within the same site location.

ii. The proposed tower will accommodate collocation of additional wireless service facilities on the structure.

iii. The applicant and/or landlord agree to remove the facility within two years after abandoning the use of the facility as a telecommunication tower.

iv. Certification that proposed antenna usage will not interfere with other adjacent or neighboring electrical or telecommunication transmission or reception functions; and

v. A letter signed by the applicant stating that the tower will comply with all Federal Aviation Administration (FAA) regulations and Electronic Industries Alliance (EIA) Standards and all other federal, state and local laws. (Ord. 08-13 § 5, 2008; Ord. 09-23 § 4, 2009. Formerly Ch. 10.41 Art. VIII)

Application Check list:

- ☒ Applicant has owner's authorization to submit application.
- ☒ Documentation of Ownership
- ☒ Detailed site plan
- ☒ Written Narrative is attached.
- ☒ Application fee.
- ☒ Legal description.

For office Use Only

Date Received: _____ Fee Paid \$1,000.00: _____ Zoning: _____

Tentative HPC review: _____ Signature: _____

Application Check list:

- ☒ Applicant has owner's authorization to submit application.
- ☒ Documentation of Ownership
- ☒ Detailed site plan
- ☒ Written Narrative is attached.
- ☒ Application fee.
- ☒ Legal description.

For office Use Only

Date Received: 3/4/26 Fee Paid \$1,000.00: ☒ Zoning: PH
Tentative HPC review: _____ Signature: [Signature]

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Mustard Seed Development, LLC
 General Account
 dba Just Right Trucking
 PO Box 940127, Houston, AK 99694

3/4/26

PAY TO THE ORDER OF City of Houston \$ 1000.00

One thousand dollars no/100 DOLLARS

Gary or Debbie Miller

MEMO Permit

Debbie Miller

Intuit® CheckLock™ Secure Check

City of Houston
13878 W. Armstrong Rd.
P.O. Box 940027
Houston, Alaska 99694

RECEIPT DATE 3/4/26 No. 452255

RECEIVED FROM Mustard Seed \$ 1000.00

~~\$\$\$~~ one thousand and 00/100 DOLLARS

☐ FOR RENT
☐ FOR Cup Application

ACCOUNT	<u>1000.00</u>	☐ CASH
PAYMENT	<u>1000.00</u>	☒ CHECK
BAL. DUE	<u>0</u>	☐ MONEY ORDER
		☐ CREDIT CARD

FROM [Signature] TO [Signature]

BY [Signature]

3-11

City of Houston

13878 W. Armstrong Road
PO Box 940027
Houston, Alaska 99694

RE: City of Houston – Conditional Use Permit – GRAVEL EXTRACTION
Miller's Hilltop Lot 1 (plat #2009-64)
4580 N. Telsitna Street // Matanuska-Susitna Borough Tax Account #: 56902000L001
Township 18 North Range 3 West Section 22, Seward Meridian, State of Alaska

APPLICANT:

Mustard Seed Development
PO Box 940127
Houston, Alaska 99694
Contact: Gary Miller

PROJECT:

The purpose of this conditional use permit is for the natural resource extraction of existing gravel that lies below the surface of the existing residential site under HMC 10.07. In order to facilitate the removal of natural resources and create a final surface that is beneficial for future commercial development, the need to remove gravel on adjacent parcels will be necessary.

Just Right Trucking, a locally owned construction company, will be the company involved with all extraction activities. Equipment used for these activities are expected to be loaders, excavators, dozers and dump trucks. Gary Miller is a City of Houston longtime resident and is also the owner. This same company has extracted natural resources within the City of Houston for several developments throughout numerous years and has been authorized to do so through this same conditional use permitting process. Just Right Trucking has a long history of working with the City of Houston. Gary Miller and Just Right Trucking was authorized to extract natural resources on adjacent properties in 2016 under City of Houston Ordinance 16-27.

Extraction activities will be required on Miller's Hilltop Lot 2; this lot is owned by Mustard Seed Development Trust and is currently used as a gravel extraction site.

Extraction activities will also be required on Bryant No. 5 Subdivision Tract B; this lot is owned by FIP Master Funding II, LLC and is currently used as gas station and convenience store (west 1/3) as well as a prior gravel extraction site (east 2/3). Upon approval of this extraction permit, a written agreement between the permittee and the land owner will be acquired to remove the required gravel on this parcel in order to provide a final grade for the project.

SURROUNDING LAND USE:

The subject site is bounded on the north and west by an open gravel site, also zoned PH – Parks Highway District. Land use immediately to the south is also an open gravel site, also zoned PH – Parks Highway District. Farther west on this same parcel is the active Three Bears gas station and convenience store. N. Telsitna Street borders the east side of the project site. Adjacent to N. Telsitna Street on the east side of the road is also an active gravel extraction site.

LOCATION & ACCESS:

The site is located along the west side of N. Telsitna Street just north of W. Parks Highway. This 1.35-acre site is the only remaining residential site in the near vicinity. Immediately north of the site is an active gravel extraction site. The parcels to the west and south were previous gravel extraction sites. The site is

currently zoned PH – Parks Highway District. No fencing is proposed for the applicable activities. Resource extraction traffic will be limited to N. Telsitna Street.

SOILS and TOPOGRAPHY:

The soils information for this conditional use permit application was taken from a previously approved natural resource extraction permit, City of Houston Ordinance 16-27 for an adjacent site location, Bryant #5 Subdivision Tract B. According to the Soil Survey, Matanuska Valley Area Alaska, the soils on this site are described as Homestead-Jacobson association, which are described as brown, well drained, silty upland soils that are shallow or very shallow over gravel and sand; and dark gray, very poorly drained stony soils in depressions. The project site is outside of the Matanuska-Susitna Borough mapped wetlands, as defined here:

<https://experience.arcgis.com/experience/35b7d23a27134c67ad6ee23e213f02de>

PLAN OF OPERATIONS:

The first operations will include the removal and relocation of existing residential structures. There is an existing single family home septic discharge system that will be abandoned as well as an existing water well that will be removed/abandoned. One utility pole near the structures will be removed and coordination with Matanuska Electric Association is planned in order to remove the overhead powerline crossing N. Telsitna Street.

It is expected that an initial site survey will be conducted to identify the extraction limits along a line that is 10 feet offset to and parallel with the utility easement along the west side of N. Telsitna Street. The intention of this buffer is to provide adequate slope protection and maintain structural integrity for the roadway. The main operations conducted on site will include minor native vegetation clearing near the roadway, overburden stripping, gravel extraction and the required site reclamation including landscaping for the buffer and screening plan. See Reclamation Plans.

An estimated 64,000 c.y. of gravel may be extracted from the site for the entire project. The schedule of extraction will be determined by the material requirements for other projects. It is anticipated that gravel extraction may take five summer seasons, between May 1 and October 1, unless otherwise controlled by generally accepted weather for gravel extraction. Hours of operation may be up to 12 hours daily, 5 days a week between 7am and 7pm.

No pedestrian circulation is proposed with this activity. No parking is proposed with this application.

Minor repairs related to those typical of day-to-day activities can be performed on-site. It is expected that major repairs needed for extraction related equipment will be performed off site.

RECLAMATION PLANS:

I am proposing to reclaim the site conditions along the roadway to include final slopes of 2:1 grades beginning 10 feet from and parallel to the existing 15' wide utility easement adjacent to the west edge of the road right-of-way. A nominal 15 wide buffer from the existing 15' wide utility easement will be maintained. As this site has previously been cleared of native vegetation, it is proposed that the buffer be replanted with a mix of ornamental vegetation, including grasses and small brush plants.

NATURAL HAZARDS:

The site is not located within any known flood zones (as determined on FIRM 0200217143F, dated 9/27/2019) or mapped wetland areas. The site is within seismic zone four, as is the entire City of Houston and the general vicinity as mentioned in the previously approved natural resource extraction permit, City of Houston Ordinance 16-27 for an adjacent site location, Bryant #5 Subdivision Tract B.

CONFORMANCE WITH LAND USE ZONING PH DISTRICT – PARKS HIGHWAY DISTRICT:

Natural resource extraction is an allowed use through the conditional use permit process under HMC 10.03.110(D)(6).

CONFORMANCE WITH THE CITY OF HOUSTON 2016 COMPREHENSIVE PLAN – HMC 10.07.040:

The proposed use of this parcel is consistent with the City of Houston 2016 Comprehensive Plan for economic development. The removal of gravel from the site will make the land use more harmonious with the surrounding parcels. The site currently disrupts economic development along the W. Parks Highway surrounding properties because of the elevation change currently existing for the site. Once the site elevations are reduced to existing elevations of adjacent properties, efficient use can be utilized since site development grade restrictions will be removed. The site is located in an ideal vicinity that is central to the city which has a high probability for development opportunities for commercial retail, sale, personal, governmental and /or public services.

The surrounding parcels have historically supported natural resource extraction. The gravel removed will be used for other site developments including local new roadways being constructed, residential site development and nearby commercial property development.

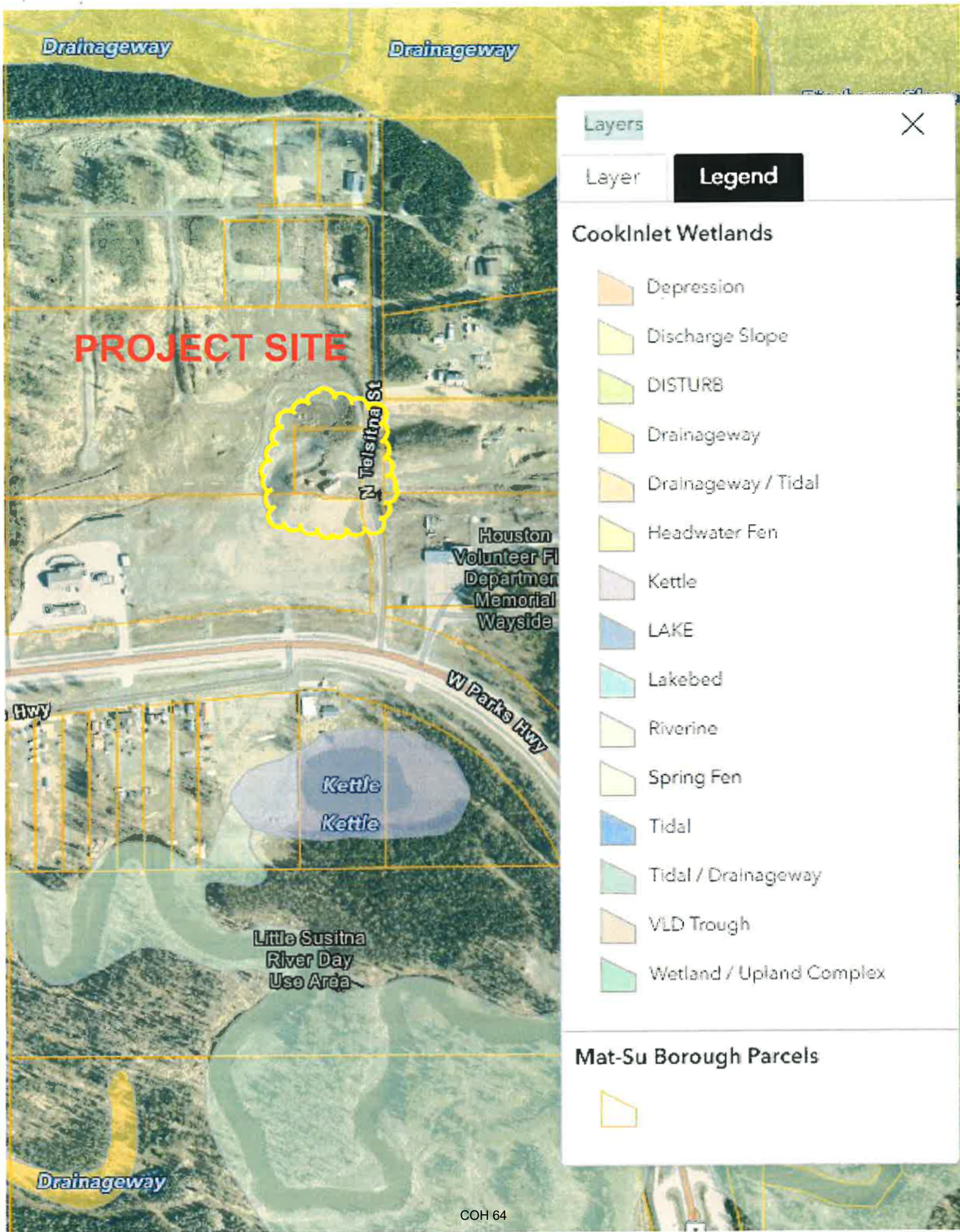
If you have any questions, please do not hesitate to contact me.

Sincerely,

Gary Miller
Owner

Included attachments:

MSB Wetlands Map
MSB Flood Map
As-Built Survey
2019 Topography Map
Proposed Topography Map
Quantity Calculation Report
2026 Site Photos
2021 Warranty Deed





2026-001 Miller's Hilltop Lot 1

ProgeCAD 2019 Gravel Extraction Calculation Report

February 10, 2026 1:25pm

Command: dpvolumes

Calculating Volume...Done

Cut=65124.892201 Fill=1082.375338 Net=約 64042.516862 Cubic Yards

SITE - NW VIEW



SITE - SW VIEW



SITE - NORTH VIEW



SITE - UTILITY POLE - NE VIEW



**WARRANTY DEED**

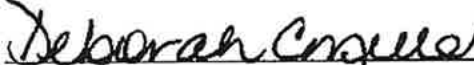
The GRANTORS, GARY L. MILLER and DEBORAH C. MILLER, a married couple of P.O. Box 940127 Houston, Alaska 99694, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, grants, conveys and warrants to the GRANTEES, Gary Lynn Miller and Deborah Corinne Miller, Co-Trustees of the MUSTARD SEED DEVELOPMENT TRUST, registered in the Superior Court of Alaska, of P.O. Box 940127 Houston, Alaska 99694, all interest the Grantors may have, if any, in the following described real property, such interests to be held as Community Property:

Lots 1 and 2, MILLER'S HILLTOP SUBDIVISION, according to Plat No. 2009-64, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Subject to reservations, easements and restrictions of record. The addresses of the Grantors and Grantee are referenced above.

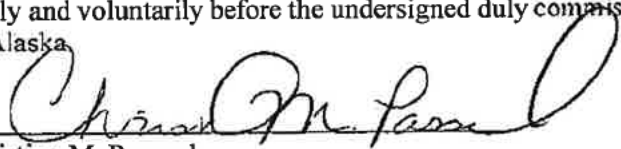
DATED Nov 2nd, 2021.


Gary L. Miller, Grantor


Deborah C. Miller, Grantor

STATE OF ALASKA)
)ss:
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on Nov. 2, 2021, personally appeared Gary L. Miller and Deborah C. Miller, known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to on the above Warranty Deed, appeared to execute the document freely and voluntarily before the undersigned duly commissioned and sworn Notary Public for the State of Alaska.


Christina M. Passard
Notary Public in and for the State of Alaska
My Commission Expires: January 8, 2023

**After Recording Return To:**

Gary Lynn Miller and Deborah Corinne Miller, Co-Trustees
P.O. Box 940127
Houston, AK 99694



Account: 6874000T00A-1

General Ownership: PRIVATE

Owner: MUSTARD SEED DEV
TR

Legal Description: KENLAR BSNS PK RSB
T/A TRACT A-1



This map is solely for informational purposes. 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.



HOUSTON CITY HALL

13878 W ARMSTRONG ROAD, HOUSTON AK, 99694

WWW.HOUSTONAK.US

IF YOU HAVE ANY QUESTIONS

PLEASE CONTACT THE CLERKS OFFICE AT 907-892-6869

Notice of Public Hearings

Thursday, April 30, at 6:00 p.m. Regular Planning & Zoning Meeting

April 30, 2026 @ 6:00 p.m. Public Hearing at Regular Planning and Zoning Meeting.

During this meeting, public testimony will be heard on the following items:
A member of the public may address the Commission for 3 minutes before discussion and action.

**A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION
APPROVING CONDITIONAL USE PERMIT 26-03 FOR MUSTARD SEED
DEVELOPMENT FOR NATURAL RESOURCE EXTRACTION ON APPROXIMATELY
1.35 ACRES LOCATED AT 4580 N. TELSITNA STREET AND FORWARDING THE
APPROVAL TO THE CITY COUNCIL FOR FINAL ACTION.**

Resolution NO. 26-PC-03

Application or Item: Conditional Use Permit

City of Houston Code Section: HMC 10.03.110

Request: Natural Resource Extraction

Parcel ID#: 509155

Location: 4580 N, Telsitna St.

03/09/26
Posted B/B



City of Houston Receipts

03/09/26 12:19 PM

Page 1

Current Period: MARCH 25-26

Receipts Batch 030626Checks2

\$1,000.00

Refer	0 Miscellaneous Customer ✓	Ck# 006210 3/4/2026 ✓	
Cash Receipt	R 01-4104 Permits Other ✓	CUP Application 26-03 Mustard Seed Development	\$1,000.00 ✓

Transaction Date	3/6/2026 ✓	MAIN ACCOUNT	1001	Total	\$1,000.00
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Fund Summary

	1001 MAIN ACCOUNT	
01 General Fund Account	\$4,440.37	
	\$4,440.37	

RESOLUTION 26-PC-04

**A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING REZONE/
LAND USE AMENDMENT APPLICATION (RZ 26-02) FOR LATITUDE NORTH ESTATES TO REZONE A
40-ACRE PARCEL LOCATED AT 11101 W PADRE PAIO ROAD.**

WHEREAS, Latitude North Estates submitted an application for Rezone/ Land Use Amendment (RZ 26-02) requesting approval to rezone a 40-acre parcel located at 11101 W Padre Paio Road; and

WHEREAS, the subject property includes Tract A, Lots 1-2, Block 1, and Lots 1-2, Block 2, which shall remain designated as Commercial; and

WHEREAS, the applicant requests that Lots 3-4, Block 1, and Lots 3-20, Block 2, be rezoned from Commercial to R-1 Single-Family and Two-Family Residential; and

WHEREAS, the Planning and Zoning Commission reviewed the application, staff report, and public testimony presented at the duly noticed meeting held on May 28, 2026; and

WHEREAS, the Commission finds that the proposed zoning change is consistent with the City's Comprehensive Plan, supports orderly development, and promotes compatible land use within the surrounding area; and

WHEREAS, the Commission further finds that the proposed rezoning will not be detrimental to public health, safety, or welfare, and will provide opportunities for residential growth consistent with community needs;

NOW, THEREFORE, BE IT RESOLVED that the Houston Planning and Zoning Commission hereby approves Rezon/ Land Use Amendment Application (RZ 26-02) for Latitude North Estates, authorizing the rezoning of Lots 3-4, Block 1, and Lots 3-20, Block 2, from Commercial to R-1 Single-Family and Two-Family Residential, while maintaining the Commercial designation for Tract A, Lots 1-2, Block 1, and Lots 1-2, Block 2.

BE IT FURTHER RESOLVED that this approval shall be forwarded to the Houston City Council for final consideration and action in accordance with municipal procedures.

PASSED AND APPROVED by the Houston Planning and Zoning Commission this ____ day of _____, 2026.

Introduced by: Planning and Zoning Commission

Introduced: 05/28/2026

Action:

Date: May 28, 2026

Vote:

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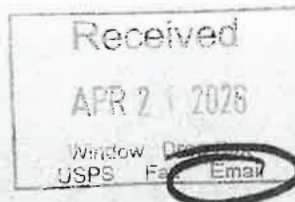
Laurie Faubert, Commission Chair

ATTEST:

Tani Schoneman, City Clerk



City of Houston



PO Box 940027
13878 W Armstrong
Houston AK 99694

(907) 892-6869 Direct
(907) 892-7677 Fax

RZ-26-02

Rezone/Land Use Amendment Application (Non Refundable Fee \$1,000.00)

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: CEF Properties LLC	Name: Dean Beaulieu
Mailing Address: P.O. Box 871572 Wasilla AK 99687	Mailing Address: Same
Contact Phone: [Redacted] Night	Contact Phone: Day Night Same
FAX: NA	FAX: NA
E-mail: [Redacted]	E-mail: Same

*Attach list of additional owners if any. *Please attach proof of ownership of lots.

PROPERTY INFORMATION
Size of property: (A minimum of two acres is necessary before application may be accepted HMC 10.08.030B) See attached plat
Legal Description of properties covered by this application: See attached plat.
Current Zoning: PLI Public Lands & Institutions ☐ RI Single-family & Two-Family Residential ☐ RA-2.5 Residential/Agriculture ☐ MFR Multi-family Residential ☐ RA-5 Low Density Residential/Agricultural ☐ NC Neighborhood/Commercial ☐ C Commercial ☒ HI Heavy Industrial ☐ H Holding ☐ PH Parks HWY ☐ LI Light Industrial ☐ Lots 1+2 Blk 1, Lots 1+2 Blk 2 + Tract A to remain commercial
Requested Zoning: PLI Public Lands & Institutions ☐ RI Single-family & Two-Family Residential ☒ RA-2.5 Residential/Agriculture ☐ MFR Multi-family Residential ☐ RA-5 Low Density Residential/Agricultural ☐ NC Neighborhood/Commercial ☐ C Commercial ☐ HI Heavy Industrial ☐ H Holding ☐ PH Parks HWY ☐ LI Light Industrial ☐ Lots 3+4 Blk 1 and Lots 3-20 Blk 2 RI + Two family residential

LAND USE
Describe current use of property covered by this application: Vacant
Surrounding property: (Describe how land adjacent to the property is currently being used.) North: Vacant or commercial church.

South:	vacant
East:	vacant
West:	Commerical + some Vacant.

Attach a written narrative addressing the following Criteria

10.08.030

The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Is the proposed change in accordance with the goals, objectives and criteria with the City comprehensive Plan?	yes.
2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?	Changes some to residential from Commercial but Big Lake Rd + Parks property remains Commercial
3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?	yes
4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?	yes
5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?	Public welfare is un-effected - no special privilege is given
6. Are there substantial reasons why the property cannot be used in accordance with existing zoning?	Makes more sense for Lake lots + non-main Hwy to switch to residential
7. Were other adequate sites in the City researched for the proposed change?	NA

I hereby certify that I am (authorized to act for) the owner of the property and that I petition to rezone it in conformance with Title 10 of the Houston Municipal Code. I understand that payment of all postage and copies for mailings to property owners and other parties required for action on an application are my responsibility.
HMC 10.10.070.

PRINTED NAME: Dean Beaulieu - Manager CEF properties, L.
DATE: 4/21/26 SIGNATURE: [Signature]

For office Use Only

Date Received: 04/21/26 Fee Paid \$1,000.00 X Zoning: _____
Date of Planning Commission review: 05/28/26 Date of Council Public Hearing: 06/11/26
Signature: _____ Date of Issue: _____
Approved: As Is With Conditions: _____
Conditions: _____
Disapproval Based on the Following: _____



C.E.F. PROPERTIES LLC

PO Box 871572 Wasilla AK 99687
907.357.6007

4/21/26

To whom it may concern.

CEF Properties is requesting a minor land use change for the development known as Latitude North, for which the Matanuska-Susitna Borough has already approved the preliminary plat.

Specifically, Tract A, Lots 1–2, Block 1, and Lots 1–2, Block 2 will retain their current commercial designation. However, for Lots 3–4, Block 1, and Lots 3–20, we are requesting a zoning change from commercial to R1 single-family and two-family residential.

This proposed adjustment aligns with both the commercial and residential land use goals outlined in the City of Houston's 2017 Comprehensive Plan. The parcels with direct access to South Big Lake Road and the Parks Highway will remain commercially designated, as these locations represent their highest and best use. In contrast, the lots surrounding the small lake are more suitable for residential development, and maintaining a strictly commercial designation for these parcels is not practical.

A signed application is included for your review.

Dean Beaulieu – Manager

CEF Properties LLC

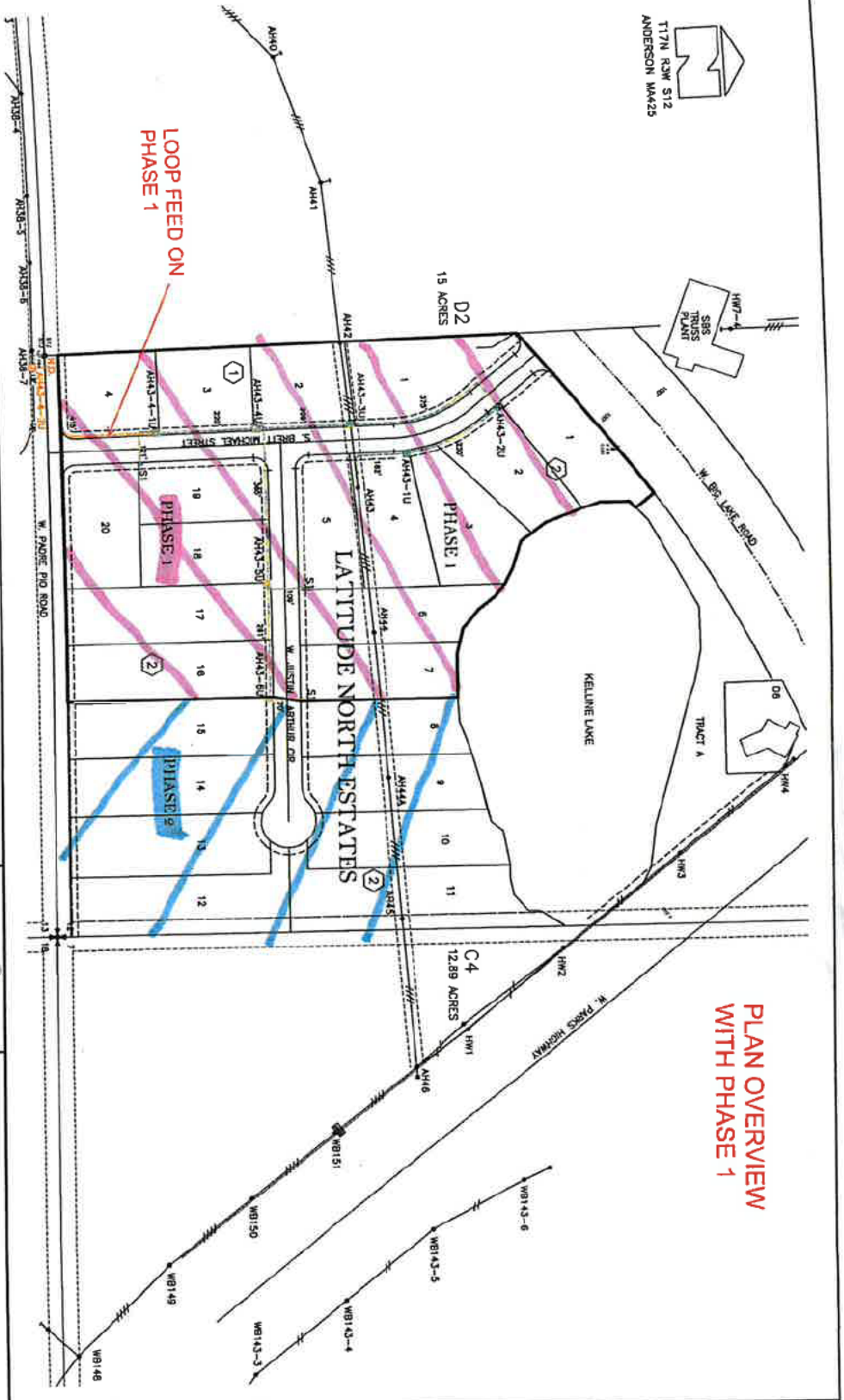
LEGEND
EXISTING
RETIRE
NEW CONST.

EQUIPMENT
POLE
J-BOX
SWITCH CAB.
ANCHOR
PEDESTAL
TRANSFORMER

0 100 200 400
SCALE
1"=200'



LATITUDE NORTH ESTATES			
PHASE 1			
WORK ORDER	DATE	ENGINEER	SHEET
135231	2/24/2026	BRADLEY	1 OF 1



PLAN OVERVIEW
WITH PHASE 1

Fike Industrial Construction, LLC

PO Box 873607
Wasilla, AK 99687
907-357-6003

DATE 4-27-26

89-6/1252

PAY TO THE ORDER OF

City of Houston

\$ 1000.00

One thousand and no/100

DOLLARS

First National Bank
ALASKA

FOR

On behalf of CEF Properties Rezoning

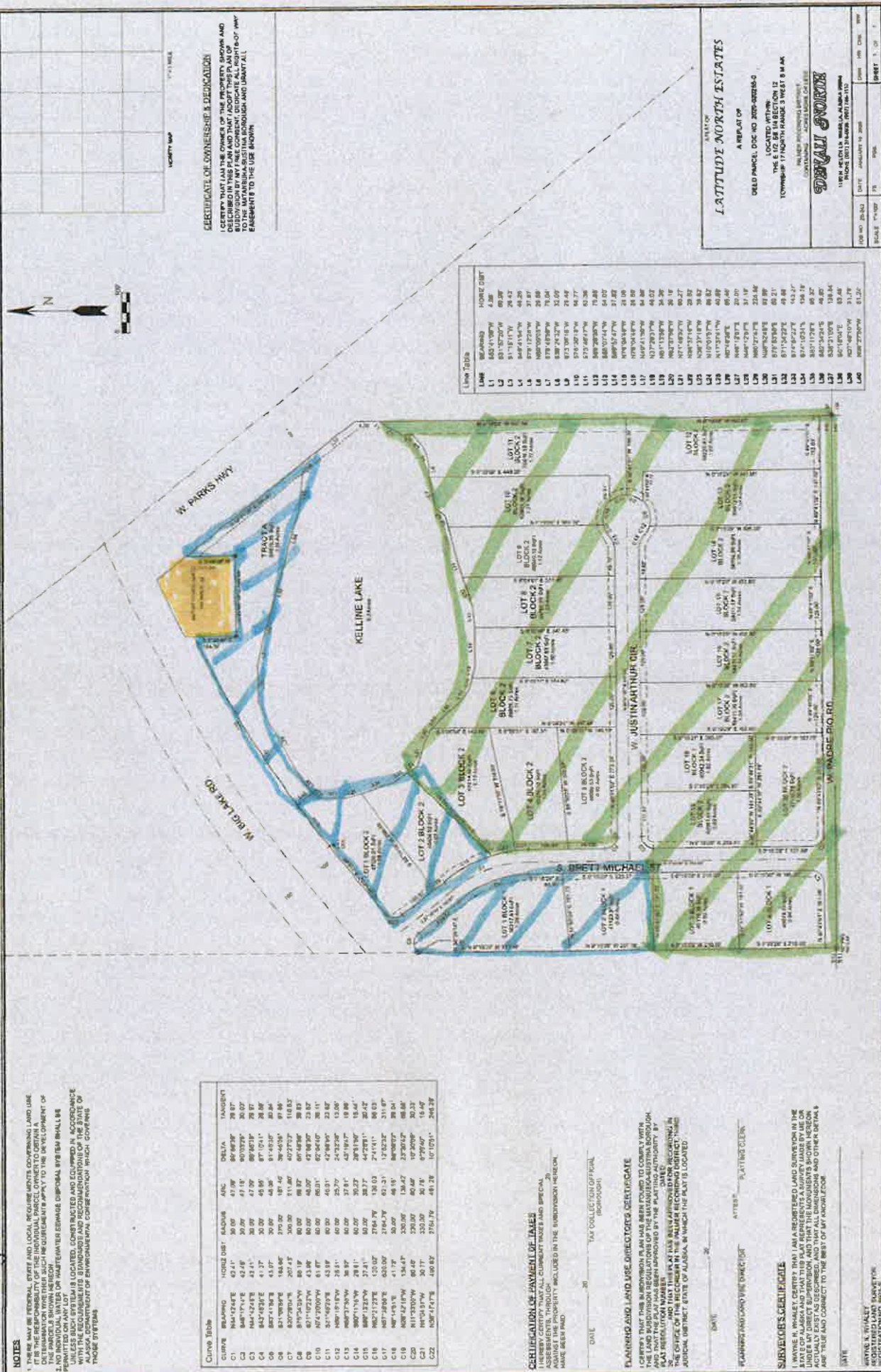
[Signature]

City of Houston
13878 W. Armstrong Rd.
P.O. Box 940027
Houston, Alaska 99694

RECEIPT		DATE <u>4/27/26</u>	No. <u>111</u>
RECEIVED FROM <u>CEF Properties</u>		\$ <u>1000.00</u>	
<u>one thousand and no/100</u>		DOLLARS	
FOR RENT <u>Rezone</u>			
FOR <u>Rezone</u>			
☐ CASH ☒ CHECK ☐ MONEY ORDER ☐ CREDIT CARD		FROM <u>[Signature]</u>	TO <u>[Signature]</u>
PAID BY <u>cash</u> BAL DUE <u>0</u>		BY <u>[Signature]</u>	

Church - not CEP

Change to R Single family + two family residential
Remains as is.



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE DETERMINATION. THE USER OF THIS PLAT REPRESENTS AND WARRANTS THAT THE USER HAS DETERMINED THAT THE PLAT REPRESENTS A COMPLIANT DEVELOPMENT OF THE LAND AND THAT THE USER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE PLAT REPRESENTS A DEVELOPMENT OF THE LAND AND THE USER OF THIS PLAT REPRESENTS AND WARRANTS THAT THE USER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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10. THE PLAT REPRESENTS A DEVELOPMENT OF THE LAND AND THE USER OF THIS PLAT REPRESENTS AND WARRANTS THAT THE USER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C2	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C3	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C4	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C5	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C6	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C7	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C8	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C9	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C10	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C11	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C12	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C13	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C14	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C15	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C16	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C17	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C18	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C19	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C20	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C21	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'
C22	N41°14'47"E	43.41'	50.00'	50.00'	90°00'00"	28.87'

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE: 01/19/2008 TAX COLLECTOR (OFFICIAL) (SIGNATURE)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I, [NAME], PLANNING AND LAND USE DIRECTOR, DO HEREBY CERTIFY THAT THE PLAT REPRESENTS A COMPLIANT DEVELOPMENT OF THE LAND AND THAT THE USER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 01/19/2008 PLANNING AND LAND USE DIRECTOR (SIGNATURE)

SURVEYOR'S CERTIFICATE

I, [NAME], SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT REPRESENTS A COMPLIANT DEVELOPMENT OF THE LAND AND THAT THE USER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 01/19/2008 SURVEYOR (SIGNATURE)

REGISTERED LAND SURVEYOR
REGISTRATION NO. 10000



HOUSTON CITY HALL

13878 W ARMSTRONG ROAD, HOUSTON AK, 99694

WWW.HOUSTONAK.US

IF YOU HAVE ANY QUESTION

PLEASE CONTACT THE CLERKS OFFICE AT 907-892-6869

Notice of Public Hearings

Thursday, May 28, at 6:00 p.m. Regular Planning & Zoning Meeting

May 28, 2026 @ 6:00 p.m. Public Hearing at Regular Planning and Zoning Meeting. During this meeting, public testimony will be heard on the following items: A member of the public may address the Commission for 3 minutes before discussion and action.

A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING REZONE/LAND USE AMENDMENT APPLICATION (RZ 26-02) FOR LATITUDE NORTH ESTATES TO REZONE A 40-ACRE PARCEL LOCATED AT 11101 W PADRE PAIO ROAD.

Resolution NO. 26-PC-04

Application or Item: Rezone/Land Use Amendment

City of Houston Code Section: HMC 10.03.070

Request: Land Rezone

Parcel ID#: 20230

Location: 11101 W Padre Pio Road



HOUSTON CITY HALL
13878 W ARMSTRONG ROAD, HOUSTON AK, 99694

WWW.HOUSTONAK.US

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE CLERKS OFFICE AT 907-892-6869

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Location: 11101 W Padre Pio Road



**OFFICE OF MAYOR
CITY OF HOUSTON, ALASKA**

**Carter R. Cole
Mayor**

**Jeff Brasel
Deputy Mayor**

May 20, 2026

Planning and Zoning Members,

After reviewing the application to rezone the Property from Commercial to R-1 Single-family and two-family residential district. The Proposed lot sizes support the R-1 designation.

The small section retained as commercial keeps the current land along the Big Lake Road corridor, available to businesses. Is recommended in the Comprehensive Plan.

The City see no reason to deny the rezoning as currently depicted.

Respectfully,

Carter R. Cole
Mayor

Office of Mayor

P.O. Box 940027 • Houston, Alaska 99694-0027 • Phone: (907)892-6869

• Email: mayor@houston-ak.gov • Website: <https://www.houstonak.us/>

Page 1 of 1



HOUSTON CITY HALL
PO Box 940027
13878 W Armstrong Rd
Houston AK 99694

(Vacant) Seat A
Jon Siivola Seat B
Gary Quimby Seat C Vice Chair
Laurie Faubert Seat D Chair
(Vacant) Seat E

Regular Planning & Zoning Meeting Minutes

March 26, 2026, at 6:00 pm

1. Call to Order: 6:02 by Commissioner Faubert
2. Roll Call: All present; Jon Siivola, Gary Quimby, Laurie Faubert
3. Invocation & Pledge of Allegiance: Led by Commissioner Quimby
4. Approval of Agenda

Laurie Faubert moved to approve the agenda; Commissioner Siivola seconded the motion.

Discussion amongst Commissioners.

Vote Roll Call: Passed unanimously; Faubert-Y, Quimby-Y, Siivola-Y

5. Special Orders of the Day

6. Reports/Correspondence

- Chair (NONE)
- Mayor (NONE)
- City Council (NONE)
- Parks & Rec (NONE)

7. Public Participation

- A. Persons to be Heard: Presentations from Citizens/Businesses who requested to be on the agenda:

Public Hearings – 3 minutes per person – A member of the public may address the commission for a maximum of 3 minutes before Commission discussion and action on

Ordinances.

- B. Public Hearing, Thursday March 26, 2026, at Houston City Hall Regular Planning & Zoning Meeting at 6:00pm. Comments from Citizens, Commission, and an Action Vote by the Commission:

1. RESOLUTION NO. 26-PC-02. A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF HOUSTON, ALASKA, RECOMMENDING APPROVAL OF A RE-ZONING REQUEST BY: MUSTARD SEED DEVELOPMENT TO CHANGE APPROXIMATELY 14.51 ACRES FROM H (HOLDING DISTRICT) TO MFR (MULTI FAMILY RESIDENTIAL) LOCATED AT 1488 S KENLAR ROAD

Public hearing opened at 6:06, closed at 6:53.

Commissioner Quimby moved to Approve; Commissioner Faubert seconded the motion.

Discussion amongst Commissioners

Vote: Roll Call; Failed Unanimously; Faubert-N, Quimby-N, Siivola-N

Denise Hook-No Support

Commissioner Quimby-No Support

Commissioner Faubert-No Support

Commissioner Siivola-No Support

- C. Audience Comments: *Three minutes per person on other matters.*

- B. Minutes of Previous Meeting:

1. February 26, 2026

Commissioner Quimby moved to approve previous meeting minutes from February 26, 2026, Faubert seconded the motion.

Vote: Roll Call; Passed Unanimously; Faubert-Y, Quimby-Y, Siivola-Y

8. Unfinished Business: None

9. New Business:

- A. A. Review of HMC 10.03.110 – Parks Highway (PH) District The Commission will review Houston Municipal Code 10.03.110 – Parks Highway District and discuss potential modifications or updates. Commissioners may propose amendments,

request staff analysis, or direct further review as needed.

Commissioner Discussion

12. Audience Comments – *3 minutes per person None* (NONE)

13. Commissioners, Directors & Mayor Comments

Gary Quimby spoke
Laurie Faubert spoke

14. Adjournment: 6:21pm

THE CITY OF HOUSTON, ALASKA

Laurie Faubert, Commission Chair

ATTEST:

Tani Schoneman, CMC , City Clerk

Disabled Persons Needing Reasonable Accommodation in Order to Participate at a Council Meeting should Contact
the City Clerk at 892.6869 at Least 5 Days in Advance of the Meeting

10.03.110 PH district – Parks Highway district.

A. Intent. The purpose of this district is to encourage a moderate level of growth which will provide an economic base in Houston adequate to allow provisions of employment opportunities in the area and to avoid becoming dependent upon external governmental or economic factors and activities. It is also intended to maintain the qualities that make the George Parks Highway corridor an attractive community entry and community center. These qualities include buildings set back from the street, predominance of trees and other vegetation and building sizes and styles that reflect Houston's history and natural setting. It is intended to encourage this area to support a mixture of residential and commercial activities.

B. Permitted Principal Uses and Structures. The PH district allows the following development:

1. Single-family and two-family dwellings, and multifamily dwellings if eight or fewer units per acre;
2. Retail, office, service, or other commercial buildings with a footprint of 10,000 square feet or less;
3. Hotels, motels or other overnight accommodations;
4. Recreational vehicle parks or campgrounds with spaces for total of 50 or fewer tent camping or RV spaces;
5. Building for community civic uses;
6. Utility facilities;
7. Churches;
8. Parks and playgrounds;
9. Accessory uses;
10. Marijuana retail facilities, subject to setback and buffer requirements;
11. Marijuana testing facilities, subject to setback and buffer requirements;
12. Marijuana cultivation facilities, subject to setback and buffer requirements;
13. Alcohol beverage uses, involving the manufacturing, storage, or sale of alcoholic beverages;

14. Industrial hemp processing and retail facilities;

15. Short-term rentals as defined in HMC [10.01.040](#).

C. Permitted Accessory Uses and Structures.

1. Accessory uses and structures are allowed as a part of a principal permitted use or structure on the same lot. An accessory use or structure is a use or structure which is clearly incidental and subordinate to the principal use or structure of a lot and which is commonly associated with and is on the same lot as the principal use or structure and integrally related to it.

2. Marijuana product manufacturing facilities.

3. Marijuana on-site consumption if licensed by the state of Alaska for that purpose and if collocated with a marijuana retail facility.

D. Conditional Uses and Structures. The PH district allows the following conditional uses and structures:

1. Multifamily dwellings of more than eight units per acre;

2. Retail, office, service, or other commercial buildings with a footprint of more than 10,000 square feet;

3. Recreational vehicle parks or campgrounds with spaces for a total of more than 50 tent camping or RV spaces;

4. Agricultural uses, including industrial hemp growing located not less than 1,000 meters (3,280.84 feet) from marijuana cultivation;

5. Used car lots;

6. Natural resources extraction;

7. Light industrial uses;

8. Telecommunication structures as regulated under the provisions of this chapter; and

9. Other uses that are compatible with the district, with character compatible to the uses listed here, and that are of similar or lighter intensity of use in terms of their traffic, noise or other off-

site impacts, as determined by the Public Works Director.

E. Prohibited Uses and Structures. The following uses and structures are prohibited:

1. Mobile home parks;
2. Junkyards and refuse areas;
3. Correctional community residential centers;
4. Heavy industrial uses;
5. Any adult entertainment or business as defined in HMC [10.01.040](#);
6. Tower farms and tall structures over 100 feet in height, except as permitted under federal regulations;
7. Firework stands;
8. *Repealed by Ord. 16-05*;
9. Marijuana social clubs; and
10. Other uses and structures not listed as permitted or conditional are prohibited.

F. Development Standards. The development standards within this district are as follows:

1. The maximum building height is 35 feet. Buildings at a height that exceeds 35 feet require a variance from the City of Houston.
2. There is a 100-foot water body setback from the Little Susitna River for all structures.
3. Existing accesses onto Parks Highway are grandfathered. Any new accesses onto Parks Highway must be developed, to the extent, along section lines, or by providing frontage road access, in coordination with development on adjacent lot.
4. There is a floor area ratio (FAR) requirement of one.
5. The maximum lot coverage of the total of all buildings on a lot shall not exceed 50 percent.
6. Vegetative Buffer Standards.

a. Intent. The provision of a setting that is distinctive and representative of the community of Houston is important to the values of the citizens of Houston. This section establishes standards for maintenance, selective clearing, and planting of vegetation along the Parks Highway to maintain the attractive character of the roadway. These standards provide for continued residential development and commercial enterprise along the Parks Highway while maintaining a setting that reflects the values of the community. These standards also provide for an enhanced experience for visitors. It is the intent of these buffer standards to encourage development that will maintain the buffer of trees but, if so desired by the landowner, to allow views into residential areas and businesses.

b. Buffering Standards.

i. There shall be left a 25-foot-deep strip of native vegetation from the edge of the Parks Highway right-of-way, running parallel to the highway, for all properties that abut the Parks Highway right-of-way.

ii. The buffer shall not be encumbered by utility easements. Where utility easements exist, the buffer shall begin at the boundary of the utility easement and maintain a 15-foot width from the boundary of the utility easement.

iii. Where native vegetation has previously been cleared, native vegetation or a mix of native vegetation and ornamental vegetation up to a maximum of 50 percent ornamental vegetation may be replanted in replacement of cleared vegetation. Where native vegetation has been previously been grubbed, lawn, native vegetation, or ornamental vegetation may be planted in the cleared area.

iv. Where vegetation is planted in a previously cleared area, this shall include trees planted at a net density of one tree per 200 square feet (one tree per eight feet of highway frontage). Trees may be more tightly grouped or massed in one area in order to allow more open views to residences, businesses, or signage in other areas, within the buffer area. On lots adjacent to the Parks Highway, where a frontage or parallel access road is present, buffering requirements shall be from the lot line common with the edge of the frontage or access road, as opposed to the Parks Highway.

c. Buffering Standards Exceptions.

i. Buffer requirements do not apply to driveways authorized by Alaska State Department of Transportation and Public Facilities (ADOT and PF) that connect from the ADOT and PF right-of-way to abutting lots. ADOT and PF requires permits for driveway connection

COH 90

to a state right-of-way. Driveways shall cross the lot at an angle perpendicular to the roadway.

ii. Trimming of trees and shrubs is permitted to allow views to properties or signage. Unhealthy, damaged, or dead trees posing a hazard may be removed.

iii. Trimming of trees and shrubs is permitted within the buffer as needed to accommodate utility service between rights-of-way, utility easements, and development on individual lots.

iv. On properties where the portion of the lot fronting on the Parks Highway is crossed by one or more community utility easements running parallel to the road, and where such a utility easement extends more than 25 feet into the lot from the front property line of the lot, the vegetative buffer requirement is reduced such that the total depth of the easement and buffer does not exceed 50 feet (e.g., if the utility easement is 40 feet, the vegetative buffer would be 10 feet).

7. Marijuana Establishment Setback/Buffer.

a. Structures containing a marijuana retail store shall be set back a minimum of 100 feet from any adjacent residential lot line, and include a minimum 25-foot vegetative buffer.

b. All other marijuana establishments shall provide a minimum 25-foot setback and buffer of natural vegetation from adjacent properties.

8. Alcohol Beverage Establishment Setback/Buffer. Structures containing alcohol beverage retail or dispensing uses shall be set back a minimum of 100 feet from any adjacent residential lot line and include a minimum 25-foot vegetative buffer.

G. Minimum Lot Area Requirements. Lot area shall be 40,000 square feet.

H. Parking. See HMC [10.04.060](#).

I. Signs. See Chapter [10.05](#) HMC. (Ord. 08-13 § 5, 2008; Ord. 09-23 § 4, 2009; Ord. 11-06 § 4(3), 2011; Ord. 16-05(A) § 5, 2016; Ord. 17-02 § 5, 2017; Ord. 21-08 § 15, 2021; Ord. 22-08 § 13, 2022. Formerly Ch. 10.41 Art. IV)

The Houston Municipal Code is current through Ordinance 25-14, passed June 12, 2025.

Disclaimer: The city clerk's office has the official version of the Houston Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.houstonak.us/>

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