



PLANNING & ZONING COMMISSION

PO Box 940027
13878 W. Armstrong Rd
Houston AK 99694

Debbie Meister, Chair
Shanie Heger
David Roberts
Jon Siivola
Gary Quimby

Regular Meeting Agenda

May 30, 2024 @ 6:00pm

1. Call to Order
2. Roll Call
3. Invocation and Pledge of Allegiance
4. Approval of the Agenda
5. Public Comments
6. Special Orders of the Day
7. Reports:
 - a. Public Works Director:
8. Minutes of Previous Meeting:
 - a. March 28, 2024
9. Persons to be Heard:
 - a. DOT Parks Highway Project and representative
10. Public Hearing:
 - a. RESOLUTION NO. 24-PC-03 A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING THE FINDINGS FOR A CONDITIONAL USE PERMIT APPLICATION FOR NATURAL RESOURCE EXTRACTION AT 4541 N TELSITNA ST. & 4616 N KING DAVID ST. FOR NORTHERN ASPHALT CONSTRUCTION INC. AS APPLICANT.
 - b. RESOLUTION NO. 24-PC-04 A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING THE FINDINGS FOR A CONDITIONAL USE PERMIT

APPLICATION FOR NATURAL RESOURCE EXTRACTION AT 12176 WEST BIRCH RD. FOR
THE CITY OF HOUSTON AS APPLICANT.

11. Unfinished Business:

- a. Discuss CIP Project Submissions to Date – Deadline 5/30/24
- b. Landscaping Lighting Residential and Commercial
- c. Review and Discuss Utility Codes

12. New Business:

- a. Commissioner Roberts's Letter of Resignation
- b. Review, discuss, update/revise HMC 10.03.070

13. Public Comments

14. Commission and Staff Comments

15. Adjournment



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Gary Quimby

Regular Meeting Minutes

March 28, 2024 @ 6:00pm

1. Call to Order: Chair Deb Meister called the meeting to order at 6:14pm
2. Invocation and Pledge of Allegiance: Invocation was led by Shanie Heger. Melissa Sonnek led the Pledge of Allegiance.
3. Roll Call: Commissioners present and establishing a quorum: Deb Meister, Shanie Heger, Gary Quimby.

Commissioners absent: John Siivola, David Roberts

Staff Members Present: Public Works Clerk Melissa Sonnek, Deputy Clerk Monika Antill, City Clerk Tani Schoneman, Public Works Director Jared Eison

4. MOTION: Deb Meister moved to approve the 3.28.24 Agenda
DISCUSSION: None

VOTE: Deb Meister Yea
Shanie Heger Yea
John Siivola ABSENT
David Roberts ABSENT
Gary Quimby Yea

Motion Passed Unanimously

5. Public Comments: Robert Hall spoke to traffic control during peak season, lighting and landscaping requirements.



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Gary Quimby

6. Special Orders of The Day: None
7. Reports: The Public Works Director spoke regarding the Lounsbury and Associates Hydrology report being completed. He additionally spoke to recent FEMA training for Public Works and the status of grading slush off the roads.

8. Minutes of the Previous Meeting

a. February 29, 2024

MOTION: Deb Meister moved to approve the 2.29.24 Meeting Minutes.

DISCUSSION: Gary Quimby proposed an amendment to the minutes.

Gary Quimby proposed a correction to COH3 of the P&Z packet, Items nine and ten to read "Stacy Quimby did not speak in 'favor'".

Deputy Clerk Antill Spoke to changes to the meeting minute format to align with the Planning and Zoning Bylaws.

City Clerk Tani Schoneman Spoke to the proper procedure for proposing changes to meeting minutes.

MOTION: Gary Quimby moved to correct the minutes of the 3.28.24 Meeting. Deb Meister Seconded.

VOTE: Deb Meister Yea

Shanie Heger Yea

John Siivola ABSENT

David Roberts ABSENT

Gary Quimby Yea

Motion Passed Unanimously



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Gary Quimby

MAIN MOTION AS AMENDED: Deb Meister moved to approve the 2.29.24 Minutes

VOTE: Deb Meister Yea

Shanie Heger Yea

John Siivola ABSENT

David Roberts ABSENT

Gary Quimby Yea

Motion Passed Unanimously

9. Persons to be Heard: None
10. Public Hearing: None
11. Unfinished Business:
 - a. Landscaping Lighting Residential and Commercial: Commissioner Deb Meister spoke to Ideas for landscaping lighting and signs. She would like to see the commissioners compile their ideas and bring them to the next meeting.
 - b. Deb Meister spoke to ideas for changing underground utility codes, sizes of the utility poles and switching to underground utilities.
 - c. CIP Project Submissions: Jared Eison spoke to the CIP Narrative and explained the projects that are being presented.
12. Public Comments: Robert Hall spoke to a wish list for funding CIP Items. Jared Eison spoke to CIP being important for grant submissions.
13. Commission Comments: None



PLANNING & ZONING COMMISSION

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Debbie Meister, Chair
Shanie Heger
David Roberts
Jon Siivola
Gary Quimby

14. ADJOURNMENT

MOTION: Deb Meister moved to adjourn the meeting at 7:15 p.m.

DISCUSSION: There was no discussion.

VOTE: There were none opposed, and the meeting was adjourned at 7:15 p.m.

Deb Meister, Chair

ATTEST:

Tani Schoneman, Clerk

Parks Hwy STIP#34172? The mayor had 31270 -- need clarification.

- 1) 4 and 5-lane highway
- 2) Commercial and heavy traffic branch off, starting at King Aurther north exit to bypass the City of Houston (would also provide another emergency exit)
- 3) New intersection locations with stop lights (Cheri Lake & Parks-King Arthur & parks)
- 4) Plans for connecting Parks Highway with Houston's needed road system for new development in surrounding areas. To include frontage roads.
- 5) Lighting in a downward-directed non-halo effect.
- 6) Underground Wild game crossings.
- 7) Continued bike path through the whole highway project with pedestrian crossings. Can be underground also or overpass bridge.
- 8) Sign usage, and location
- 9) Landscaping (grass that grows no more than 6 inches) in ditches
- 10) What is your plan for the Little Su River Bridge crossing, will you replace the current day park in the same area and create another new one on the other side (that would offer safe passage under the bridge to protect from road crossings. Bike path could be connected to it also) Also, will you replace and add new pull-offs or rest stops for parking to include public bathrooms and trash containers?
- 11) What is the railroad plan for this project?



May 20, 2024

Good afternoon,

The Alaska Statewide Transportation Improvement Program (STIP) is the state's four-year program for transportation system preservation and development. It includes interstate, state and some local highways, bridges, ferries, and public transportation, but does not include airports or non-ferry-related ports and harbors. It covers all system improvements for which partial or full federal funding is approved and that are expected to take place during the four-year duration of the STIP.

The 2024-2027 STIP was partially approved by FHWA on March 27th (with 6 project exceptions), and we here with Central Region wanted to touch base with our communities and ensure you are up-to-date on STIP actions that impact your area. Below are projects in your area that may specifically be of interest. You can view the final STIP and interactive tools at this website: <https://publicinput.com/stip/>

STIP ID	Project Name	Project Outcome from Public Notice to Approval
31841	Glenn Highway Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements [SOGR 2018]	\$11M in funding added to FY2027. AC Conversion added to FY 2024. Simplified project title.
2320	Glenn Highway Milepost 53-56 Reconstruction and Moose Creek Bridge Replacement	Project removed from the STIP.
34467	Glenn Highway Milepost 53-56 Reconstruction and Moose Creek Bridge Replacement	New project start with separate scope from STIP ID 2320. Region is requesting alteration of scope to remove "This project was previously programmed under STIP ID 2320." to make it clear that this is not the same project or scope.
32018	Glenn Highway: Parks Highway to South Inner Springer Loop (Cienna Avenue)	AC Conversion added to project.
28089	Glenn Highway Milepost 66.5-92 Reconstruction	Project missing from approved STIP. Region is requesting project be added back into STIP or Western Federal Lands (WFL) TIP.
34172	Parks Highway Milepost 52-57 Big Lake to Houston Reconstruction	Project added to STIP.

31270	Parks Highway Milepost 57-70 Rehabilitation	Project funding reduced by \$22,600,000. Construction phase moved up from FY28 to FY26.
29914	Parks Highway Milepost 99-163 Drainage and Culvert Improvements	Project broken into three phases and four STIP ID's: 34442 Culvert Replacement in 2024. [Child Stage 1], 34443 Railroad Creek Bridge in 2024 [Child Stage 2], 34444 Construction in 2025 [Child Stage 3], 29914 [Parent and Final Construction]. Funding spread throughout projects and delivery years, overall total reduced from \$59M to \$47.9M.

DOT&PF is currently working on the first amendment to the STIP which will be available for public comment later this year. DOT&PF thanks you for your interest and input in the transportation infrastructure investment of our state.

Please contact your regional planner if communities issues or needs arise, we look forward to continuing to serve all our communities. Coordination on the STIP within the MPO boundary will continue through the MPO and DOT&PF MVP MPO coordinator Adam Bradway.

Thank you,

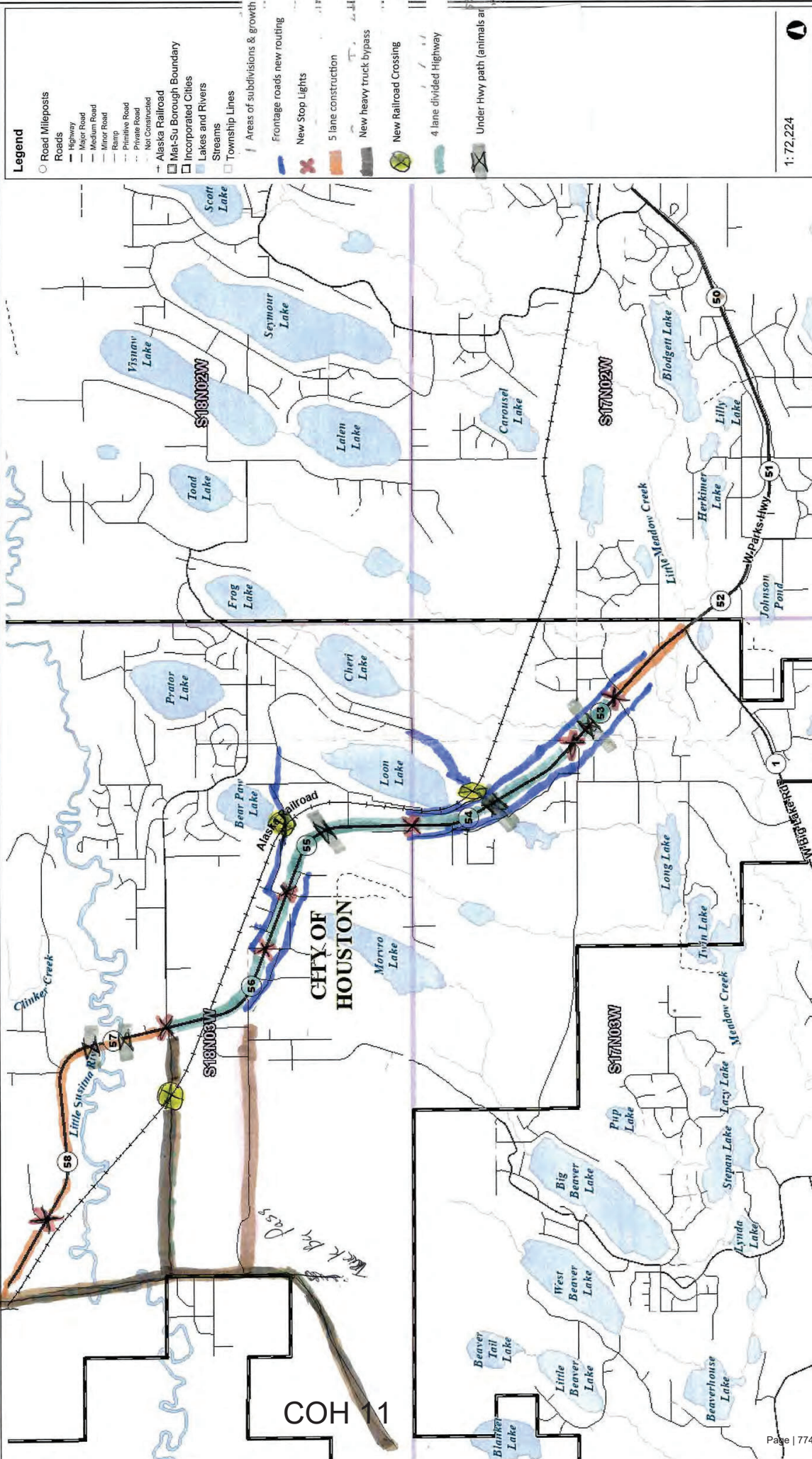
Kristina Huling | Alaska Department of Transportation & Public Facilities | Anchorage Field Office
 PO Box 196900 Anchorage, AK 99519 | 907.269.0509 | kristina.huling@alaska.gov | Mat-Su Area Planner

Comments by: Carter Cole

These comments on the STIP 23-30 Fiscal Construction 24-27 for 31270 are specifically from mile 52 – 70.

1. Big Lake Road to Houston was missing from the STIP so I am adding because I been told by our Representative that was a mistake. The next section from Big Lake to Houston must be upgraded to handle the anticipated growth in the fastest growing area in the Valley.
 2. Based on a previously constructed section of the highway, we want safe efficient travel that mostly has been provided except downtown Wasilla. Our Comprehensive Plan is a good guide on what Houston would like to see.
 3. The next section of Hwy Improvements should provide areas with better access to areas of subdivisions & growth, which I have provided a map that shows new subdivisions being developed. It is important to make the next improvements to provide the maximum mobility and safety.
 4. New frontage roads including new routing to the highway is critical to the safety of the public. The intersection should be in a safe location, have stop lights, and be considered in proved Arterial Road to handle the traffic. I have included a map that addresses future growth and frontage roads.
 5. New Stop Lights location needs to be provided until a safer entrance to the double lane freeway sections is incorporated.
 6. Houston sees the need for five lane construction in certain areas. The commercial area downtown and the south end of town, but safety for the public will be the final determining factor in how this is done.
 7. A new heavy truck bypass part of any plan for Houston to the Mat-Su Port. It will be needed to keep the big trucks moving out of our normal traffic. The map provided shows one possibility.
 8. New Railroad Crossing needs to be addressed; I have included increased development areas that need to be addressed with additional or relocated railroad crossing in the map.
 9. One option for Houston plans for a four-lane divided highway as depicted in the drawings but may need a bypass for heavy trucks in the future to avoid downtown area to the north edge of town. The final version of this will be determined in the planning and zoning passed by the City Council.
 10. Under highway path (animals and humans) This is a must to keep the highway from becoming a barrier in the City of Houston. Future growth requires this. Our trail system and rural lifestyle depend on it. We don't want to have wildlife as hood ornaments and this provision is an absolute. I hope the State address this in all your future construction. Build it once but do it right!
 11. We are looking forward to working with ADOT developing the next section of highway from Big Lake to Houston under this STIP. We want the upgrades done for the additional residences being planned inside of Houston. It is very important to have the highway constructed to move the traffic but also not be a barrier to the people or animals that migrate across our roads.
 12. Funding this section of the highway should be a priority because of all the residence Alaskans it will serve.
 13. Building transportation mobility inside our state is critical for the future.
- I attached a map to help better understand the need in Houston area.

Matanuska-Susitna Borough



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Private Road
 - Not Constructed
- Alaska Railroad
- Mat-Su Borough Boundary
- Incorporated Cities
- Streams
- Township Lines
- Areas of subdivisions & growth
- Frontage roads new routing
- ✕ New Stop Lights
- 5 lane construction
- New heavy truck bypass
- New Railroad Crossing
- 4 lane divided Highway
- Under Hwy path (animals)

Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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2.3 1.14 0 2.28 Miles

WGS 1984, Web, Mercator, Auxiliary, Sphere
© Latitude Geographics Group Ltd.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

Office of the Commissioner

3132 Channel Drive
P.O. Box 112500
Juneau, Alaska 99811-2500
907.465.3900
dot.state.ak.us

January 9, 2024

Mayor Carter Cole
City of Houston
13878 W. Armstrong Road
Houston, AK 99694

Dear Mayor Cole,

Thank you for your comprehensive outline of Houston's vision for the future highway improvements. Your detailed feedback, including the maps and specific suggestions, provides invaluable insights into the community's needs and aspirations. We are particularly attentive to your emphasis on safety, efficient travel, and the integration of new subdivisions and growth areas into our transportation planning.

You are correct in your assertion that the project reflecting improvements on the Parks Highway between Big Lake Road to Houston was missed in the draft STIP. You will note it is added in the final STIP. There are many important project needs identified in the draft STIP, and the Parks Highway is clearly a critical freight and mobility corridor for the state and one that the department will continue to plan for and fund into the future. Thanks for noting this in your comments.

In addition, we acknowledge the challenges in downtown Wasilla and are committed to addressing them to ensure safe, efficient travel aligns with Houston's Comprehensive Plan. The map you provided will be instrumental in planning highway improvements that cater to new and emerging residential areas. Enhancing mobility and safety in these subdivisions is a top priority.

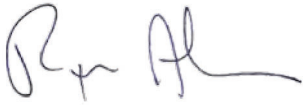
The concept of new routing and safe intersections, equipped with stoplights, is crucial for public safety. These elements will be carefully considered in our planning. We understand the immediate need for new stoplight locations and the potential requirement for five-lane constructions in specific areas. The balance between commercial needs and public safety will guide our decision-making process.

The proposed heavy truck bypass and new or relocated railroad crossings are also good ideas for maintaining smooth traffic flow and safety. Your provided map outlining these aspects will be a key reference in our planning.

And we wholeheartedly agree with the necessity of ensuring that highway safety includes addresses vehicle wildlife collisions. The integration of paths for wildlife is an innovative approach we will explore further.

Your active involvement and advocacy for Houston's needs are commendable. We share your commitment to building a transportation infrastructure that not only meets the current demands but also anticipates future growth and challenges. Your recommendations are noted and will be taken into account in our planning and decision-making process. We look forward to a fruitful partnership as we embark on this vital project, ensuring that our collective efforts will result in a safer, more connected, and thriving Houston.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ryan Anderson', with a stylized, flowing script.

Ryan Anderson, P.E.
Commissioner
Department of Transportation and Public Facilities

RESOLUTION NO. 24-PC-03

**A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION
APPROVING A CONDITIONAL USE PERMIT LOCATED AT 4541 N TELSITNA ST.
AND 4616 N KING DAVID ST.**

WHEREAS, HMC10.07.060 Provides that the privileges and responsibilities associated with the conditional use permits run with the land to which they pertain; and

WHEREAS, on May 30, 2024, the Houston Planning and Zoning Commission agreed to approve an application submitted by Northern Asphalt.

WHEREAS, the applicant has acknowledged that he will accept all responsibilities associated with the conditional use permit # 24-01

WHEREAS, the Public Works Director has reviewed the request for extension and recommends approval.

WHEREAS, the Planning and Zoning Committee held a public hearing regarding the request for a conditional use Permit in accordance with Houston Municipal Code (HMC) 10.09; and

WHEREAS, the Houston Planning and Zoning Committee reserves the right to unilaterally amend the conditional use permit when it is determined to be in the best interest of the City to do so, this can be, but is not limited to, correcting errors in the original permit or to reflect changes in local, State or Federal regulations; and

NOW, THEREFORE, BE IT RESOLVED, the Houston Planning and Zoning Commission approves Conditional Use Permit # 24-01 for the period of five years according to HMC 10.07.070 Exhibit A

PASSED AND ADOPTED by the Houston Planning and Zoning Commission on May 30, 2024.

THE CITY OF HOUSTON, ALASKA

Deb Meister, Commissioner

Introduced by: Planning and Zoning Commission

Action:

Date: May 30, 2024

Vote: Deb Meister, Shanie Heger, Jonathan Siivola, David Roberts

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46 **ATTEST:**

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50 Tani Schoneman, CMC, City Clerk

RESOLUTION NO. 24-PC-04

**A RESOLUTION OF THE HOUSTON PLANNING AND ZONING COMMISSION APPROVING A
CONDITIONAL USE PERMIT LOCATED AT 12176 WEST BIRCH RD. FOR THE CITY OF HOUSTON**

WHEREAS, HMC10.07.060 Provides that the privileges and responsibilities associated with the conditional use permits run with the land to which they pertain; and

WHEREAS, on May 30, 2024, the Houston Planning and Zoning Commission agreed to approve an application submitted by The City of Houston, Alaska.

WHEREAS, the applicant has acknowledged that it will accept all responsibilities associated with the conditional use permit # 24-02

WHEREAS, the Public Works Director has reviewed this permit for natural resource extraction and recommends approval.

WHEREAS, the Planning and Zoning Committee held a public hearing regarding the request for a conditional use Permit in accordance with Houston Municipal Code (HMC) 10.09; and

WHEREAS, the Houston Planning and Zoning Committee reserves the right to unilaterally amend the conditional use permit when it is determined to be in the best interest of the City to do so, this can be, but is not limited to, correcting errors in the original permit or to reflect changes in local, State or Federal regulations; and

WHEREAS, ~~Strikethrough~~ font indicates existing language to be deleted and **bold** and **underlined** font indicates language to be added.

NOW, THEREFORE, BE IT RESOLVED, the Houston Planning and Zoning Commission approves Conditional Use Permit # 24-02 for the period of five years according to HMC 10.07.070 Exhibit A

PASSED AND ADOPTED by the Houston Planning and Zoning Commission on May 30, 2024.

THE CITY OF HOUSTON, ALASKA

Introduced by: Planning and Zoning Commission

Action:

Date: May 30, 2024

Vote:

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ATTEST:

Tani Schoneman, CMC, City Clerk

Chair, Deb Meister

CITY OF HOUSTON

CIP (6) Six Year 2024-2030

Capital Improvement Program Narrative



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CAPITAL IMPROVEMENT PROGRAM

NARRATIVE

Introduction

The CIP narrative is developed, improved upon, and added onto throughout the year without any impact on the budget section of the CIP that is approved for a set Fiscal Year. The Narrative allows year-round development of projects that may be added to the CIP Budget the next fiscal year.

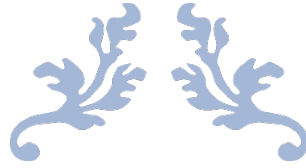
Most items in the CIP budget are rough estimates and should be updated on an annual basis. The Narrative can be developed up to a 95% design and help in the budget process to establish more accurate costs. The narrative supports anything from a conceptual plan to 95% design documents ready to be funded, for the purchase or construction of the CIP item.

The CIP Narrative allows for the development of a specific item that can later be funded by grants or external money from the city. The city can complete any project or purchase items on the CIP that have funding appropriated or have been budgeted in the FY CIP Budget approval process.

Three major steps that should be followed for any project are planning, design, and construction. By having the narrative ready it will allow the City Council to pick through the narratives and select the items they want to have the State Legislators help fund. This will be a useful tool in the future for the Houston City Council.

The narrative allows Directors to add capital improvement items throughout the year that are above \$5,000.00 and are not on an annual budget cycle that is needed by their department. Items of need can be placed on the CIP Budget for the next FY for funding.

Updating the CIP narrative regularly makes it much easier to manage and develop a CIP Budget. It maximizes the time for project development and allows new information to be added.



ADMINISTRATION

CIP Narrative



Project Title: Installation of Optic Fiber Cable from Parks Highway to City Hall
Funding request: City of Houston is Requesting \$30,000.00

Brief Project Description: Install optic fiber cable to City Hall from the main optic fiber at the Parks Highway.

Funding Plan:

Total Project Cost: \$30,000.00

Funding already secured: \$0

Project Deficit: \$30,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: New optic fiber cable to the city hall building and high-speed connection for the city to use for the public and employee access to the world wide web.

Justification:

With all things becoming digital and digital media being a main part of function with the public, the city needs the additional bandwidth and speed that an optic fiber cable will supply.

To broadcast video of council meeting to the public and provide the multi employee access, fiber cable will become a necessity in the future.

Project Timeline:

We would like the project completed by 2028.

Project Title: Upgrade to Two (2) Sequel Servers
Funding request: \$45,000.00

Brief Project Description: SQL server technology equipment such as network servers to run advance financial programs and other advanced software.

Funding Plan:

Total Project Cost: \$45,000.00

Funding already secured: \$0

Project Deficit: \$45,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: New server hardware and software to enable City Administration to run necessary software such as advanced financial software and public works applications.

Justification: The current City server set-up is antiquated and in need of replacement. An upgrade to SQL server hardware and software would allow city administration the server capacity needed to run software necessary to conduct City business and adequately support City staff.

Project Timeline:

Project Title: New Financial Software
Funding request: \$75,000.00

Brief Project Description: New secure financial software for City.

Funding Plan:

Total Project Cost: \$75,000.00

Funding already secured: \$0

Project Deficit: \$75,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: New functional and secure financial software for the city finances.

Justification: Previous versions of software implemented by the city for finances have been either not secure enough, or clunky, badly written, and difficult to utilize. To enable efficient and accurate financial tracking and reporting, the city is in dire need of better software.

Project Timeline:

We would like to complete the project by FY 25.

Project Title: City of Houston Comprehensive Plan Update :
Funding request: \$20,000

Brief Project Description:

Funding Plan:

Total Project Cost: \$20,000

Funding already secured: \$0

Project Deficit: \$20,000

Explanation of other funds:



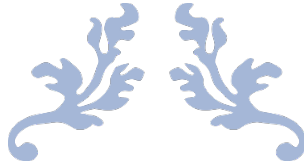
Detailed Project Description and Justification:

This Project Will Provide: An updated Comprehensive Plan for the City of Houston.

Justification: The City of Houston previously updated their comprehensive plan in 2016. Per Houston, Borough, and State regulations City Comprehensive plans shall be updated periodically. As the City grows it is necessary to update the comprehensive plan to keep up with growth.

Project Timeline:

We would like to complete the project by FY 25.



DEPARTMENT OF PUBLIC SAFETY

CIP Narrative



Project Title: Remodel of station 9/1

Funding request: The City of Houston is seeking funds in the amount of \$374,000.00

Remodel station 9/1 code upgrade re-purpose of space for emergency shelter & service north side of Little Susitna River

Brief Project Description:

Funding Plan:

Total Project Cost: \$374,000.00

Funding already secured: 0

Project Deficit: \$374,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Design and construction of a remodel to Fire Station 9-1 to bring the structure up to current fire code and industry standards for a fire station. Remodel will including structural repairs, replacement of all doors and windows, installation of automated alarms, improved telecommunications capability, redirection of water away from the building during seasonal melting,

Justification:

Fire Station 9-1 was built in 1978 (45 years old) and is the only Houston municipal emergency services facility north of Little Susitna River and also serves as the command center for any remote rescue operations launched from the southwest access to Hatcher Pass and Haessler-Norris Trail System, Zero Lake Road, and Bench Lake Trail. The city's vehicle extrication and heavy extrication equipment and apparatus are also stationed at this building. This facility also can provide emergency shelter location for residents north of the river in the event of flooding at the 100-year levels. The building currently has many structural weaknesses that create a risk for regular shifts at the fire station including several doors that do not close fully, windows that sometimes fall out of the building, no automated smoke or fire alarms, heater malfunctions, and 40 years of telecommunication wires left behind with upgrades that have occurred. There are also many dead-ended electrical wires in the structure, and the plumbing pipes are heavily corroded and needing replaced.

Project Timeline:

12 months after Notice of Award.

Project Title: Purchase of Quick Attack Fire Engine

Funding request: The City of Houston is seeking funds in the amount of \$350,000.00

Purchase of Quick Attack Fire Engine for wildfires.

Brief Project Description:

Funding Plan:

Total Project Cost: \$350,000.00

Funding already secured: 0

Project Deficit: \$350,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase and equipping of a fire engine capable to quick attack for any fire emergency involving structures, vehicles, wildland, docked boats, aircraft, or other, as well as light extrication rescue scenarios.

Justification:

Currently all fire apparatus of the city are Type 1 structural fire engines with replacement values exceeding \$750,000, and due to their size have limited ability to respond to fire or rescues not on the road system. The only exception to this is one pickup with a slide-in pump that can handle small grass fires but not anything major, and cannot handle any other emergencies at all. A single Quick Attack Fire Engine allows firefighters to respond a single apparatus to any fire emergency and be equipped to handle it fully. Smaller and lighter, it also allows for faster access and extinguishment of fires, quicker extrication of entrapped patients, and safer operations in general. In the event of a disastrous event that removes the truck from service, the cost is significantly less than comparable specialized apparatus.

Project Timeline:

12 months after Notice of Award.

Project Title: Purchase of Thermal Imaging Cameras

Funding request: \$30,000.00

Thermal Imaging Cameras

Brief Project Description:

Funding Plan:

Total Project Cost: \$30,000.00

Funding already secured: 0

Project Deficit: \$30,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase of 1 large thermal imaging camera and 20 small handheld Thermal Imaging Cameras

Justification:

Thermal imaging is the single most important technological improvement in the fire service in over 3 decades. These cameras are used to locate the seat of fire, victims, and escape routes. This project will purchase one large Imager to be installed in a Fire Engine and 20 small handheld Imagers that will be issued to each firefighter to have in the event of an emergency where they need to escape from hazardous conditions in zero visibility. The large Imager has much more capabilities and is excellent at fire attack and overhaul, whereas the smaller Imagers are very limited in their capabilities and are designed for emergency situations for egress.

Project Timeline:

6 months after Notice of Award

Project Title: Purchase of Firefighting Hose & Equipment

Funding request: \$65,000.00

Firefighting Hose & Equipment

Brief Project Description:

Funding Plan:

Total Project Cost: \$65,000.00

Funding already secured: 0

Project Deficit: \$ 65,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase of 4,000 feet of large diameter hose for all fire trucks.

Justification:

Hose has a limited lifetime due to the heat, stress, friction, weather conditions, and wear and tear of firefighting operations. Additionally, Houston needs to transition to larger diameter hose for increased fire flows at modern homes.

Project Timeline:

9 months after Notice of Award

Project Title: Purchase of Houston Ladder Truck

Funding request: \$975,000.00

Houston Ladder Truck

Brief Project Description:

Funding Plan:

Total Project Cost: \$975,000.00

Funding already secured: 0

Project Deficit: \$975,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase and equip a 6-foot aerial fire truck.

Justification:

The City of Houston has over 20 structures in the city that require fire flows exceeding 2,000 gallons per minute as well as many structure with high occupancy and limited egress from upper floors. In the most recent ISO evaluation of the city, it was determined that 34 homes exceed 3-stories in height which mean that their roof and upper floors are outside of the reach of our ground ladders. Ladder trucks provide higher flow, elevated platforms, and more firefighting capability than typical fire apparatus.

Project Timeline:

12 months after Notice of Award

Project Title: Purchase of Disaster Communications System

Funding request: \$105,000.00

Disaster Communications System

Brief Project Description:

Funding Plan:

Total Project Cost: \$255,000.00

Funding already secured: \$150,000.00 (in-kind)

Project Deficit: \$105,000.00

Explanation of other funds: Dedication of a reserve rescue apparatus for communication purposes



Detailed Project Description and Justification:

This Project Will Provide:

Purchase of hardware, supplies, and FCC licenses necessary to maintain communications during a disaster

Justification:

In the event of a largescale disaster that takes out traditional communication methods, Houston Fire Department needs the ability to maintain communication with regional and national agencies. This project will purchase equipment and supplies needed to upgrade our existing reserve rescue truck into a communication apparatus. This includes a vehicular repeater, cell phone boosters, FirstNet hardware, satellite communications, StarLink communications, and the ability to offer communication for residents via wireless connection to the Communications Truck as infrastructure allows. This vehicle can also serve as an Incident Command truck for campaign events such as large wildfires, regional flooding, earthquakes, terrorist attack, and other disasters.

Project Timeline:

Project Title: Purchase Replacement Fire Engine

Funding request: \$750,000.00

Replacement Fire Engine

Brief Project Description:

Funding Plan:

Total Project Cost: \$750,000.00

Funding already secured: 0

Project Deficit: \$750,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase and equipping of a new structural fire engine to replace the 29-year-old engine at Station 9-1

Justification:

The fire engine that is currently the first-out fire truck for Station 9-1 is 29 years old and does not meet current industry standards for a Type 1 structural engine. Besides being non-standard by construction and equipment, the truck far exceeds the NFPA recommendation of a 12-year life cycle for a structural fire engine. There is no reserve fire engine for Houston Fire Department at all.

Project Timeline:

12 months from Notice of Award

Project Title: Purchase Replacement Fire Tender

Funding request: \$700,000.00

Replacement Fire Tender

Brief Project Description:

Funding Plan:

Total Project Cost: \$700,000.00

Funding already secured: 0

Project Deficit: \$700,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

The tender that is currently the first-out tender for Station 9-2 is 27 years old and does not meet current industry standards for a Type 1 structural engine. Besides being non-standard by construction and equipment, the truck exceeds the NFPA recommendation of a 20-year life cycle for a structural fire engine. There is no reserve fire tender for Houston Fire Department at all.

Project Timeline:

12 months from Notice of Award

Project Title: Purchase Houston Heavy Rescue Truck

Funding request: \$250,000.00

Houston Heavy Rescue Truck

Brief Project Description:

Funding Plan:

Total Project Cost: \$250,000.00

Funding already secured: 0

Project Deficit: \$250,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase and equipping of an extrication truck specially designed for response to industrial and commercial emergencies.

Justification:

Houston has recently seen a surge in industrial investment including expansion of Alaska Railroad operations, 40-acre solar farm under production, commercial operations expanding, marijuana businesses, and a significant increase in daily traffic flow through the Parks Highway which serves as the state's primary north-south commerce corridor.

Project Timeline:

9 months after Notice of Award

Project Title: Purchase Emergency Dry Hydrants

Funding request: \$50,000.00

Emergency Dry Hydrants

Brief Project Description:

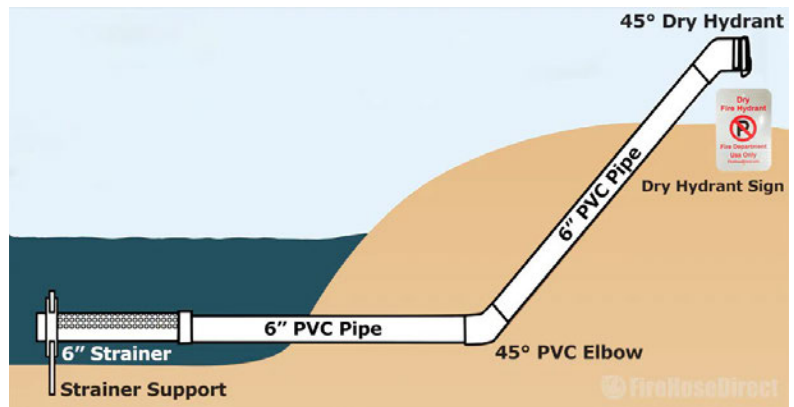
Funding Plan:

Total Project Cost: \$50,000.00

Funding already secured: 0

Project Deficit: \$50,000.00

Explanation of other funds: N/A



Detailed Project Description and Justification:

This Project Will Provide:

Purchase of items necessary to install 20 dry hydrants throughout Houston.

Justification:

As Houston does not have a municipal water system, fire department depends on efficient access to static water supply (lakes, creeks, pools, cisterns, etc.) at pre-planned locations. Many of these locations are on private property with property owner permission. However, one drawback is that many water sites are inaccessible because the shore is inaccessible or too soft during some months. A dry hydrant allows for a pre-plumbed piping to the static water supply site and permits a fire truck to hook up to a quarter-turn coupling and begin drafting immediately.

These dry hydrants would be strategically placed throughout the city at publicly accessible properties that provide for a faster and safer water supply operation at any fire emergency.

Project Timeline:

Purchase of parts 6 months after Notice of Award, installation completed over 36 months scheduled on a prioritized basis.

Project Title: Purchase Firefighting Turnouts

Funding request: \$35,000.00

Firefighting Turnouts

Brief Project Description:

Funding Plan:

Total Project Cost: \$42,000.00

Funding already secured: \$7,000.00

Project Deficit: \$35,000.00

Explanation of other funds: Budgeted amounts for purchase of replacement PPE



Detailed Project Description and Justification:

This Project Will Provide:

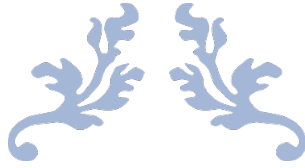
14 sets of firefighting turns including jacket, trousers, gloves, helmet, shroud, and particulate-filtering hood. Sized per responders.

Justification:

Firefighter protective ensembles must be replaced every 10 years, and Houston Fire Department currently operates on a 3-per-year order routing to ensure that we always have a compliant set for every responder. However, to comply with current industry standards we need a second set of gear per responder so that the first set can be washed immediately after a call without removing the firefighter from service while they wait for the first set to completely clean. To fully clean a gear by manufacturer standards and guidelines requires a minimum of 12 hours per set.

Project Timeline:

6 months from Notice of Award.



DEPARTMENT OF PUBLIC WORKS

CIP Narrative



Project Title: Replacement Utility Truck

Funding request: the City of Houston is seeking \$80,000.00

Public Works needs to replace the current 2020 utility bed truck with a new gas-powered model and new box.

Brief Project Description:



Funding Plan:

Total Project Cost: \$80,000.00

Funding already secured: None

Project Deficit: \$80,000.00

Explanation of other funds:

Future grant opportunities may become available. We are watching out for potential funding opportunities.

Detailed Project Description and Justification:

This Project Will Provide:

This project provides the Public Works crew with a four-wheel drive gas-powered utility bed truck, which provides storage bins for tools, parts, maintenance items, and other job necessities. The existing fuel tank will be transferred to it so that we can refill the grader, backhoe, and other equipment with diesel in the field. It will also be outfitted with an existing plow, after purchasing a new mount, so that it can be an available backup snowplow if we are down a regular plow vehicle as happened in the winter of 2023. It will not be a primary plowing vehicle, just a backup should it ever be needed due to a primary plow vehicle being broken down.

Justification:

Public Works currently has a 2020 Ford F350 utility truck that has recently started requiring many expensive repairs. The engine is a Triton V10, which is nearing the end of its expected lifespan and both the truck body and the utility ed are too rusted out to continue making any investments in repairs. It has effectively reached the end of its service life and needs to be replaced as the crew is continually having to drive the equipment to the gas station any time fuel is needed. This is both a waste of time and money whenever they must drive across town. This also complicates many jobs when the truck is broken down as it is essentially a rolling toolbox so taking the extra time to load and unload tools from the shop for simple repairs takes longer. Spare bolts, filters, and other routine maintenance and repair items are not kept on-site either meaning another trip to the shop. All this lost time translates into wasted staff hours over the course of a month.

Project Timeline:

If funded, the RFP or state bid contract would be started in the summer of 2025 with a delivery date in the fall or early winter of 2025.

Project Title: Visitor Center Relocation and Campground Kiosk

Funding request: City of Houston is Seeking \$50,000.00

Relocation of Visitor Center Cabin to the Little Su Campground and Cashless Payment Kiosk

Brief Project Description:

Funding Plan:

Total Project Cost: \$50,000.00

Funding already secured: None

Project Deficit: \$50,000.00

Explanation of other funds: None identified, but grant opportunities are being actively looked for.



Detailed Project Description and Justification:

The project involves relocating the existing visitor center cabin from its current location to the Little Susitna Campground where it will be used by the campground hosts during the regular season and by other groups holding events there in the off-season. Currently, the cabin is vacant and was last used by the now-defunct Chamber of Commerce. We need to clear an area and build a foundation for the cabin, which will also include conduits in the concrete for potential future utilities if they are ever needed or available. A company with building moving expertise will need to be hired, but no permits will be needed as it is a short move only involving crossing one city road. There have been many recurring attempts to break open the payment box and steal the cash, so a cashless kiosk payment is needed to stop these thefts. This will also make life easier for the low-paid campground hosts by not having to collect and deal with any cash payments.

This Project Will Provide:

The visitor center is no longer used and needs to be repurposed rather than left to rot where it is. Finding a campground host that is willing to work for the current \$25 per day has been challenging and adding a cabin that would be available for their use in the summer will help by adding some extra covered living space outside of their RV. Campground and other paperwork can also be kept out of the elements. The cabin can also be utilized by other groups and event organizers during the off-season such as the Boy Scouts, trunk or treat, fat tire races, and others. The foundation will have any needed conduit placed in the cement so that it will be ready to go should we ever decide to add utilities in the future. We are trying to get the campground cleaned up and looking more presentable to attract more campers and this is a great step towards that goal.

Justification:

Making the campground cashless is another goal to help make it easier for the hosts and city to manage. The cash drop box is a constant target by thieves and dealing with cash creates a ton of extra work with the accounting processes so a kiosk will solve those problems. A small kiosk is planned at the dump station where we have been losing a lot of money from people not paying. This pay station will be wired to a gate that allows access after a payment has been made.

I would like to start the cabin moving portion of this proposal this summer (2024) in conjunction with some planned tree cleanup projects. The kiosk portion can wait until fall of 2024 or the summer of 2025, although 2024 would be better as the cash drop box remains a temptation for the thieves. **COH 40**

Brief Project Description: Create a drainage system for the Prator Lake overflow
Funding Request: \$250,000.00

Funding Plan:

Total Project Cost: \$250,000.00 (Estimated)

Funding already secured: None

Project Deficit: \$250,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: This will provide a drainage outlet or reestablishing an existing one, so the water overflow doesn't continue flowing across the city roads. This is a new problem, and the permanent fix needs to be solved after the snow has melted so we can identify all components that are leading to this overflow. Ditch work does need to be done to keep the water off the city roads.

Justification:

In November 2023 we had problems with the water overflow from Prator Lake crossing Anthony creating a major ice problem on the roadway. It has been a continual problem as the snow weight pushes more water out from under the ice as winter goes on. Public Works had to continually break the ice off the road to keep it drivable and to reduce the chance of a motorist damaging their vehicle. The ice formed again quickly requiring many times of constant maintenance to the area, which in turn means all the other city roads are being ignored. We do not know the full extent of the work that needs to be done yet until the snow melts. Our initial assessment did show that a major ditching project will have to be completed to ensure that the water flows toward the culverts in the low areas.

Project Timeline:

We need to get the basic ditch fixes done before winter 24/25 to avoid ice and ice dams forming on the city roads.

Brief Project Description: Purchase 10 Yard Dump Truck equipped with Alaska Snow
Funding request: The City is seeking funds in the amount of \$180,000.00

Purchase new 10 Yard Dump Truck equipped with Alaska Snowplow and Wing Bladed for year-round road maintenance.

Brief Project Description:

Total Project Cost: \$180,000.00

Funding already secured: No

Project Deficit: \$180,000.00

Explanation of other funds: Currently we have a grant in the US Senate Appropriations Committee for \$750,000.00 with 25% Match for Rural Communities.



Detailed Project Description and Justification:

This Project Will Provide:

One Ten Yard Dump Truck with Snow Blade.

Justification:

City of Houston is in the process of rebuilding their roads the new ten-yard dump truck will provide the back up to the 5-yard dump truck the city purchased used. It will allow additional snow plowing and dump truck capability during summer and winter seasons.

Project Timeline:

The city would like to purchase truck before the fall of 2024

Project Title: Auxiliary Shed for Sand Storage Heating System
Funding request: \$10,000.00

Purchase sand shed for needed protection of the sand with Heating System.

Brief Project Description:

Funding Plan:

Total Project Cost: \$10,000.00

Funding already secured:

Project Deficit:

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Space and Protection for the Sand Storage Heating System.

Justification:

Sand Storage building will need a heating system, in order to protect the heating equipment from damage a separate storage building is needed to put the Heating system equipment in.

Project Timeline:

Summer of 2024

Project Title: D6 Caterpillar Dozer

Funding request: The City of Houston is seeking \$125,000.00

Purchase of D6 Caterpillar Dozers and delivery to Houston, Alaska.

Brief Project Description:

Funding Plan:

Total Project Cost: \$125,000.00

Funding already secured: NO

Project Deficit: N/A

Explanation of other funds: Currently we have a grant in the US Senate Appropriations Committee for \$750,000.00 with 25% Match for Rural Communities.



Detailed Project Description and Justification:

This Project Will Provide: The purchase of one D-6 Caterpillar Dozer.

Justification:

The City of Houston needs the ability to fix and rebuild roads. The dozer will give the city ability to do cut & grade in road re-construction and provide the ability to prep for construction sites for buildings and trails for Parks & Recreation.

During Emergencies the dozer can help stop flooding by building Earth Dams where needed, also during wildfire make and clear fire break areas to slow the fire and preserve city infrastructure.

Project Timeline:

We would like to purchase by the March or April of 2025 in time for the heavy road re-construction season.

Project Title: Equipment Trailer

Funding request: \$60,000.00

Equipment Trailer for moving PW equipment to work site locations around the city of Houston for road maintenance.

Brief Project Description:

Funding Plan:

Total Project Cost: \$60,000.00

Funding already secured: None

Project Deficit: \$60,000.00

Explanation of other funds:

Currently we have a grant in the US Senate Appropriations Committee for \$750,000.00 with 25% Match for Rural Communities.



Detailed Project Description and Justification:

This Project Will Provide:

The PW Department with a trailer for moving equipment around the city to do road maintenance work, Construction of parks and trails and other important functions the PW Department must carry out throughout the city.

Justification:

The City has an excavator and other equipment that requires moving of equipment around the city and it must either long term lease for over 2k a month or purchase a trailer.

Project Timeline:

Would like to have before summer of 2024.

Project Title: Water Truck for Dust Control

Funding request: City of Houston is seeking \$65,000.00

Water truck with spraying nozzles to apply polymer

Brief Project Description:

Funding Plan:

Total Project Cost: \$65,000.00

Funding already secured: No

Project Deficit: \$65,000.00

Explanation of other funds:

Currently we have a grant in the US Senate Appropriations Committee for \$750,000.00 with 25% Match for Rural Communities.



Detailed Project Description and Justification:

This Project Will Provide:

Provide a water truck for applying dust mitigation on the gravel roads through out Houston.

Justification:

Project Timeline:

Summer 2025

Project Title: Front End Loader

Funding request: City of Houston is seeking \$350,000.00

Brief Project Description: Front Loader for removing snow berms at intersections and moving gravel.

Funding Plan:

Total Project Cost: \$350,000.00

Funding already secured: 0

Project Deficit: \$350,000.00

Explanation of other funds:



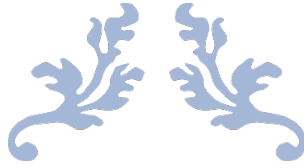
Detailed Project Description and Justification:

This Project Will Provide: Front Loader for removing snow berms at intersections and moving gravel.

Justification: We currently do not have this equipment. We currently use a backhoe which is not built for doing this type of work. Upgraded equipment is needed.

Project Timeline:

Summer 2025



PARKS & RECREATION

CIP Narrative



Project Title: Purchase of Property Bearpaw LK Block 1 Lot 1
Funding request: \$7200.00

Brief Project Description: Expansion of Park Land for Central Bear Paw Park.

Funding Plan:

Total Project Cost: \$7200.00

Funding already secured: 0

Project Deficit: \$7200.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Expansion of Park Land for Central Bear Paw Park.

Justification:

Project Timeline:

Project Title: Purchase of Property Enchanted Forest Block 20 Lot 3
Funding request: \$7200.00

Brief Project Description: Expansion of Park Land for Central Bear Paw Park.

Funding Plan:

Total Project Cost: \$7200.00

Funding already secured: 0

Project Deficit: \$7200.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Expansion of Park Land for Central Bear Paw Park.

Justification:

Project Timeline:

Project Title: Purchase of Property Enchanted Forest Block 20 Lot 2
Funding request: \$7200.00

Brief Project Description: Expansion of Park Land for Central Bear Paw Park.

Funding Plan:

Total Project Cost: \$7200.00

Funding already secured: 0

Project Deficit: \$7200.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Expansion of Park Land for Central Bear Paw Park.

Justification:

Project Timeline:

Project Title: Purchase of Property Enchanted Forest Block 20 Lot 1
Funding request:\$ 7200.00

Brief Project Description: Expansion of Park Land for Central Bear Paw Park.

Funding Plan:

Total Project Cost: \$7200.00

Funding already secured: 0

Project Deficit: \$7200.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Expansion of Park Land for Central Bear Paw Park.

Justification:

Project Timeline:

Project Title: Motorized Boat Launch

Funding request: \$100,000.00

Brief Project Description: Motorized boat launch, KDF Boards

Funding Plan:

Total Project Cost: : \$100,000.00

Funding already secured: 0

Project Deficit: : \$100,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Motorized Family use boat launch

Justification: There is a current need for a family motorized boat launch

Project Timeline:

6 months after Notice of Award

Project Title: Bear Paw Lake Activity Park
Funding request: \$723,000.00

Brief Project Description: Central Park for Houston at Bear Paw Lake

Funding Plan:

Total Project Cost: \$723,000.00

Funding already secured: 0

Project Deficit: \$723,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Central Park for Houston at Bear Paw Lake

Justification: Public park access for the city of Houston

Project Timeline:

6 months after Notice of Award

Project Title: Parks & Recreation Master Plan

Funding request \$45,000

Brief Project Description:

Master Plan for Houston Area Parks

Funding Plan:

Total Project Cost: \$45,000

Funding already secured: 0

Project Deficit: \$45,000

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Master Plan is needed so the city has continuity in where and what each park will have for the residence.

Project Timeline:

3 months after Notice of Award.

Project Title: Houston Willow Creek Trailhead Phase II

Funding request \$250,000

Brief Project Description:

Multi-use trail from Houston to Willow

Funding Plan:

Total Project Cost: \$250,000

Funding already secured: 0

Project Deficit: \$250,000

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Multi-use trail access from Houston to Willow

Justification:

This trail will be an addition to the long Trail

3 months after Notice of Award.

Project Title: Restroom Upgrades

Funding request: \$270,000.00

Brief Project Description:

Replace 3 restrooms at Little Susitna River Campground

Funding Plan:

Total Project Cost: \$270,000.00

Funding already secured: 0

Project Deficit: \$270,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Purchase, transportation, and installation of three restrooms for Little Susitna River Campground to replace existing facilities.

Justification:

The current restroom facilities at Little Susitna River Campground were built around 1980 and are nearing 50 years old. These concrete brick structure require regular replacement of roofing due to poor design, and the privacy and security afforded by them are inadequate and unfavorable.

Project Timeline:

12 months after Notice of Award

Project Title: Replace Damaged Picnic Tables

Funding request: \$30,000.00

Brief Project Description:

Replace picnic tables in 87 campsites at Little Susitna River Campground and 13 tables in other parks.

Funding Plan:

Total Project Cost: \$30,000.00

Funding already secured: 0

Project Deficit: \$30,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

A total of 100 picnic tables at \$300 each to replace the 87 rotting tables at Little Susitna River Campground and new installation of 13 other campsites between Zero Lake Trail Trailhead (10) and Little Susitna River Day Parking (3).

Justification:

The tables at Little Susitna River Campground are in various forms to deterioration and rot, resulting in unsafe conditions for visitors of the campground. Additionally, there are no municipal benches at the parking area and pavilion for Zero Lake Trail nor at the Little Susitna River Campground Day Parking Area. These tables will replace the existing tables, which will be recycled or purposed in a manner safe and appropriate.

Project Timeline:

6 months after Notice of Award

Project Title: Rebuild Camp site pads

Funding request: \$15,000

Brief Project Description:

Rebuild 5 pads for Little Susitna River Campground

Funding Plan:

Total Project Cost: \$15,000

Funding already secured: 0

Project Deficit: \$15,000

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

This project will refresh 8 sites at Little Susitna River Campground by providing for level parking and camping areas.

Justification:

Three campsites in Little Susitna River Campground's H row have been lost to overgrowth from the surrounding forested lands and 5 drive-through RV parking areas on F/G rows need refreshed due to growth of flora, weathering, and erosion. This refresh will make these areas safe for RVs that require flat terrain to safely park at, as well as providing walking areas more comfortable for people with mobility restrictions and help the campground continue to improve into ADA compliance.

Project Timeline:

3 months after Notice of Award

Project Title: Upgrade Playground equipment

Funding request: \$50,000.00

Brief Project Description:

Replace aged playground equipment at Little Susitna River Campground

Funding Plan:

Total Project Cost: \$50,000.00

Funding already secured: 0

Project Deficit: \$50,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

New playground equipment will be installed at Little Susitna River Campground to replace the 50-year-old playground currently on site.

Justification:

The existing playground equipment was installed in the 1970s and had required multiple extensive and costly repairs. Children have been injured on it due to the design of several components. There is currently no opportunity for mobility-restricted persons to play.

Project Timeline:

9 months after Notice to Proceed.

Project Title: Non-Motorized Boat Launch end of Robin Hood

Funding request: \$ 15,000

Brief Project Description:

Design and installation of a non-motorized boat launch for free public use

Funding Plan:

Total Project Cost: \$ 15,000

Funding already secured: 0

Project Deficit: \$ 15,000

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Design and installation of a non-motorized boat launch for free public use at the end of Robin Hood Lane, with improved fish habitat in the stream nearby to improve salmon spawning success.

Justification:

This location is in the middle of a residential neighborhood and is the halfway point between non-motorized Boat launch sites on Three Bees Road and the other at Parks Highway. By constructing this site, it allows families to exit or enter the river just one hour from one of the other sites, cutting the trip in half for people who do not want to be on the river for two hours or who have a situation come up during the trip that requires stopping sooner. It also permits emergency responders closer access to any in-river emergencies that occur during floats.

Project Timeline:

12 months from Notice to Award.

Project Title: Day Use Parking Trail (highway to boat launch)

Funding request: \$10,000.00

Brief Project Description:

Plan, permit, and place a river walk trail along Little Susitna River

Funding Plan:

Total Project Cost: \$10,000.00

Funding already secured: 0

Project Deficit: \$10,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Plan, permit, and place a river walk trail along Little Susitna River from the Little Susitna River Day Use Parking area for approximately 1/4-mile to nearby commercial district with interactive reading boards and interpretative signs along the trail.

Justification:

This trail will provide more open-air recreation in the city and also provide an entertaining education opportunity for youths exploring the area. Currently the City lacks much open-air recreation and there are very few non-motorized trails in the city for pedestrians to enjoy.

Project Timeline:

6 months from Notice of Award.

Project Title: New signage in Campground

Funding request: 2,500.00

Brief Project Description:

Installation of new signs throughout Little Susitna River Campground and Day Use Parking area

Funding Plan:

Total Project Cost: \$2500.00

Funding already secured: 0

Project Deficit: \$2500.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Industry standard signs will be placed at Little Susitna River Campground and Day Use Parking area

Justification:

There are currently no trail markings or delineations, no directional markings, no safety signs, and no trailhead kiosks with maps and information. This creates a high risk for failure for travelers and commuters that can be mitigated with simple signs based in industry standards and best practices of neighboring municipal recreational departments.

Project Timeline:

3 months after Notice of Award.

Project Title: Hydroseed around dog park

Funding request: \$1,500.00

Brief Project Description:

Hydroseed for rapid grass growth at the city's dog park

Funding Plan:

Total Project Cost: \$1,500.00

Funding already secured: 0

Project Deficit: \$1500.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Grass needed at Little Susitna River Campground's dog park.

Justification:

Currently, there is nothing to prevent water and wind erosion due to removal of all rooted plants in the area. As a result, when dogs run across the lot they damage the field. Additionally, the soil is extremely easy to dig and there is a risk of dogs getting out of the fenced area of the dog yard.

Project Timeline:

2 months from Notice of Award.

Project Title: Install Security cameras at parks and trailheads

Funding request: \$3,500.00

Brief Project Description:

Install cameras at parks and trailheads

Funding Plan:

Total Project Cost: : \$3,500.00

Funding already secured: 0

Project Deficit: \$3500.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

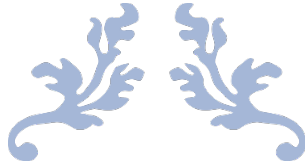
Solar-powered cameras at trailheads and parks

Justification:

Security is needed to protect the city's investments in municipal recreation. Using cameras that are solar powered and also possess cellular communication capabilities allows for security of the cameras themselves.

Project Timeline:

3 months after Notice of Award.



ROADS

CIP Narrative



Project Title: Roads Five Year Road Improve Program
Funding request: \$21,000,000.00

Brief Project Description:

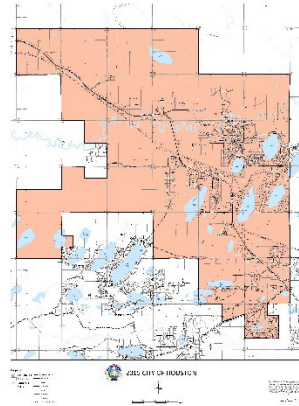
Funding Plan:

Total Project Cost:

Funding already secured:

Project Deficit:

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Project Timeline:

Project Title: West King Arthur Drive

Funding request: 1,500,000.00

W. King Arthur drive extends from the Parks Highway to Anthony rd., this road is approximately 14,185 LF, of this 3481 LF is unpaved gravel road. This road has inconsistent widths along all of the paved sections. This project will widen and resurface the roads with asphalt topping and be constructed as a major Collector road. This road is heavily traveled and used as an east- west corridor for commercial traffic as well as residential. This road services 200+ cars per day.

Brief Project Description: Design, and construct to MSB standards

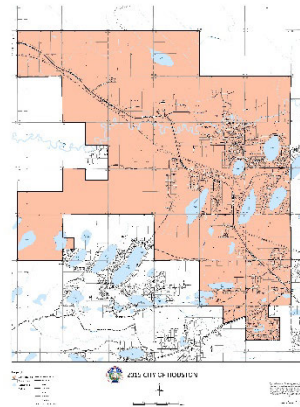
Funding Plan:

Total Project Cost: 1,500,000.00

Funding already secured: \$0

Project Deficit: 1,500,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

A fully paved road that will be upgraded to MSB standards.

Justification:

The city of Houston is requesting funds for the design, grading, drainage and surfacing of King Arthur Drive. King Arthur is the primary East West corridor road in the Houston area. The traffic is approximately 150-200+ vehicles per day, Part of the road is gravel and with the large volume of traffic the dirt section deteriorates quickly in summer and creates a significant amount of dust that severely impacts the roads residents. The heavy traffic creates pothole and washboard conditions that makes road maintenance difficult and costly. This project could be tied into the Cheri Lake road improvement project. This would save cost on move of the contractor who would already be in the area.

Project Timeline:

FY 25

Project Title: North Anthony
Funding request: \$1,287,098.00

Upgrade road to MSB and city Road standards for residential sub collector status.

Brief Project Description: This road collects traffic from Cheri lake rd., and Claudia rd. and is the main access for that neighborhood, Road needs to be raised form Pioneer road to subdivision collector.

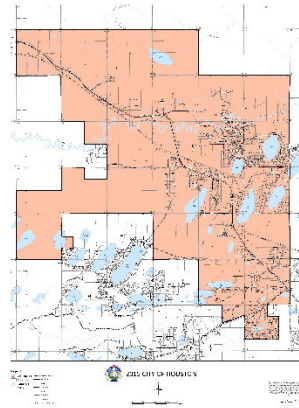
Funding Plan:

Total Project Cost: \$1,287,098.00

Funding already secured: \$0

Project Deficit: \$1,287,098.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: This road collects traffic from Cheri Lake rd., and Claudia rd. and is the main access for that neighborhood, Road needs to be raised form Pioneer road to subdivision collector.

Project Timeline:

FY 25

Project Title: White Rabbit
Funding request: \$223,907.00

Brief Project Description:

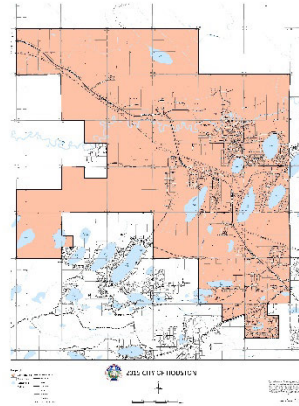
Funding Plan:

Total Project Cost: \$223,907.00

Funding already secured:0\$

Project Deficit: \$223,907.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Upgrading to White Rabbit

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: South Brittany Drive
Funding request: \$256,495.00

Brief Project Description:

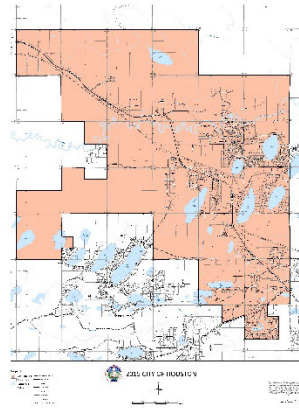
Funding Plan:

Total Project Cost: \$256,495.00

Funding already secured: \$0

Project Deficit: \$256,495.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Looking Glass
Funding request: \$1,130,435.00

Brief Project Description:

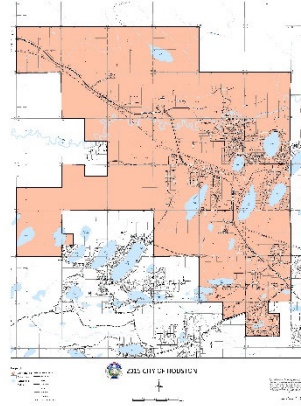
Funding Plan:

Total Project Cost: \$1,130,435.00

Funding already secured: \$0

Project Deficit: \$1,130,435.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Claudia / Brian
Funding request: \$630,846.00

Brief Project Description:

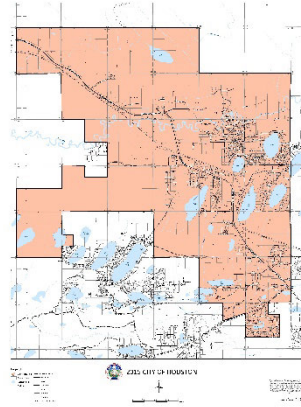
Funding Plan:

Total Project Cost: \$630,846.00

Funding already secured: \$0

Project Deficit: \$630,846.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Susan

Funding request: \$146,681.00

Brief Project Description:

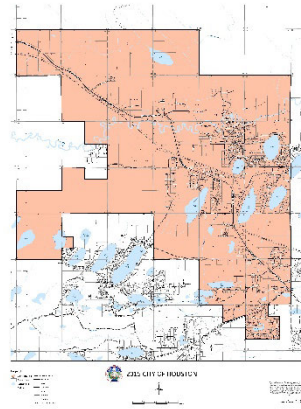
Funding Plan:

Total Project Cost: \$146,681.00

Funding already secured: \$0

Project Deficit: \$146,681.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Airolo

Project Title: Airolo

Funding request: \$259,117.00

Brief Project Description:

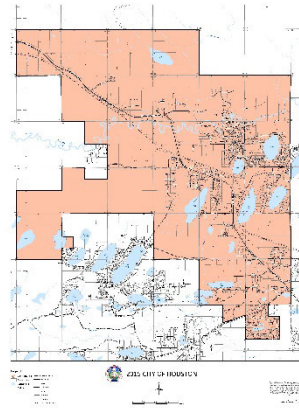
Funding Plan:

Total Project Cost : \$259,117.00

Funding already secured: \$0

Project Deficit : \$259,117.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Bryan Street
Funding request: \$267,117.00

Brief Project Description:

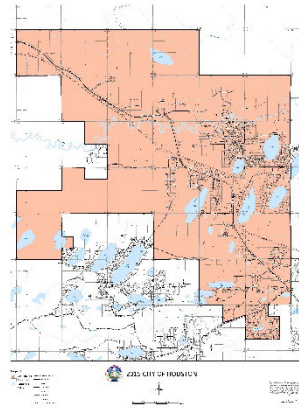
Funding Plan:

Total Project Cost: \$267,117.00

Funding already secured: \$0

Project Deficit: \$267,117.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Paydirt
Funding request: \$291,000.00

Brief Project Description:

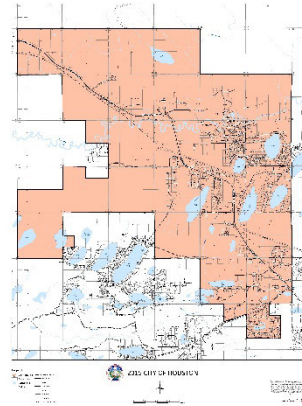
Funding Plan:

Total Project Cost: \$291,000.00

Funding already secured: \$0

Project Deficit: \$291,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Merlin

Funding request: \$310,452.00

Brief Project Description:

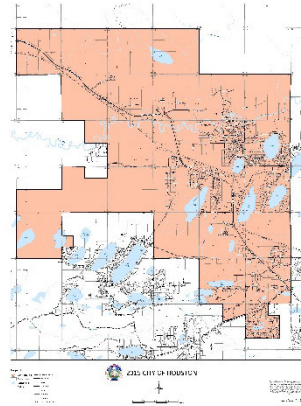
Funding Plan:

Total Project Cost: \$310,452.00

Funding already secured: 0\$

Project Deficit: \$310,452.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: White Stag Circle
Funding request: \$183,860.00

Brief Project Description:

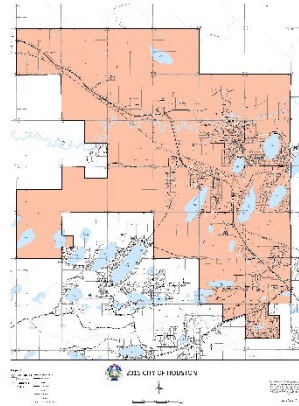
Funding Plan:

Total Project Cost: \$183,860.00

Funding already secured: \$0

Project Deficit: \$183,860.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: Susitna Circle
Funding request: \$190,000.00

Brief Project Description:

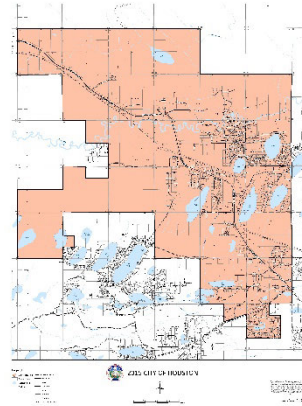
Funding Plan:

Total Project Cost: \$190,000.00

Funding already secured: \$0

Project Deficit: \$190,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: No Name Hill Road
Funding request: \$1,250,000.00

Brief Project Description:

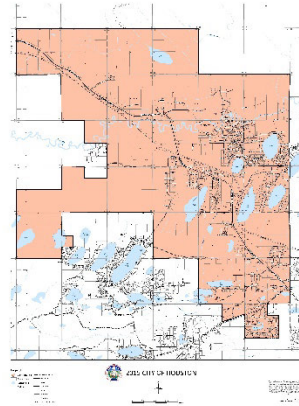
Funding Plan:

Total Project Cost: \$1,250,000.00

Funding already secured: \$0

Project Deficit: \$1,250,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification: Widening, Ditching, resurfacing.

Project Timeline:

FY 25

Project Title: ROW City Property
Funding request: \$50,000.00

Brief Project Description: Relocated trail from city property

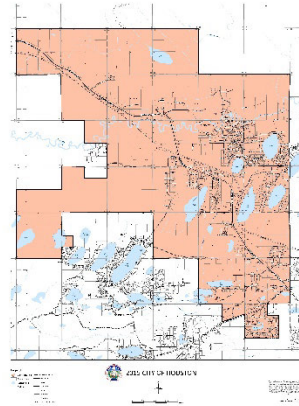
Funding Plan:

Total Project Cost: \$50,000.00

Funding already secured: \$0

Project Deficit: \$50,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Relocated trail from city property

Justification:

Project Timeline:

FY 25

Project Title: ROW City Property Section Line
Funding request: \$400,000.00

Brief Project Description: Rebuild pioneer road zero lake area.

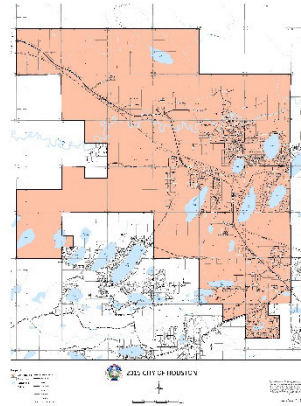
Funding Plan:

Total Project Cost: \$400,000.00

Funding already secured: \$0

Project Deficit: \$400,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Upgrades to pioneer road zero lake area

Justification:

Project Timeline:

FY 25

Project Title: Armstrong Road Little Susitna River Crossing
Funding request: \$250,000.00

Brief Project Description: Design of a two-lane bridge to link King Arthur Drive south of the little Susitna River to Armstrong Road on the north side.

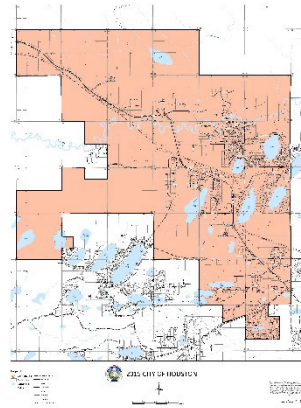
Funding Plan:

Total Project Cost: \$250,000.00

Funding already secured: \$0

Project Deficit: \$250,000.00

Explanation of other funds:



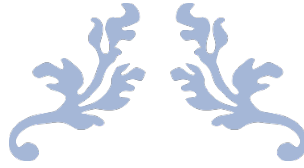
Detailed Project Description and Justification:

This Project Will Provide: Design of a two-lane bridge to link King Arthur Drive south of the little Susitna River to Armstrong Road on the north side.

Justification:

Project Timeline:

FY 25



FACILITIES

CIP Narrative



Project Title: Houston – Fire Station 9-3/Public Works Shared Facility

Funding request: The City of Houston is requesting \$2,500,000.00

This project will design, advertise, and build a shared municipal facility that will house fire department apparatus and road maintenance equipment, and related supplies and equipment.

Brief Project Description:

Funding Plan:

Total Project Cost:	\$2,600,000.00
Funding already secured:	\$25,000 [1% local match via dedication of land]
	\$75,000 [3% force labor and use of city equipment for land development]
Project Deficit:	\$2,500,000.00



Detailed Project Description and Justification:

This Project Will Provide: The project will construct a commercial structure that will house 3 fire department apparatus and 4 public works roads maintenance apparatus.

Justification: Houston Fire Department's demand has increased faster than its resources. We have seen an increase from 20 calls per year ten years ago to over 300 last year, and from 6,000 vehicles per day to over 20,000 vehicles per day on the Parks Highway through Houston in that same time frame. Our equipment has been adequate in the past, but the rapid wear and tear and improvements in industry standards dictates a need to improve our water delivery and overhaul capabilities while complying with Insurance Services Office (ISO) standards for needed fire flows in our community. This facility will extend our ISO 5 classification to the remaining properties in our city that are considered "unprotected" by ISO because they are further than 5 miles from a fire station.

Houston's Public Works department equipment is currently stored outside except for one plow truck, leaving the rest of the fleet exposed to weather damage, theft, and vandalism. Repairs are routinely needed to keep the vehicles in working order and replacement parts (especially safety-related items such as lights, fuel lines, and catalytic converters) remove funds from road maintenance operation. This facility will allow for all roads equipment to be moved inside a building to protect them from exposure to those risks. More benefit of indoor storage are immediate readiness of all equipment to respond to all disasters and maintenance needs without needing to be warmed up first, central location of roads equipment, the ability to keep sand inside the sander without concern of freezing in the hopper.

Project Timeline:

The project would be complete within 18 months of notice of award by State. An RFP would be completed within 3 months of Notice of Approval, a successful bidder will be identified within 3 months of the issuance of that RFP by our City Council, and substantial completion of facility within 12 months of that approval.

Project Title: Purpose Built Animal Control Shelter
Funding request: \$500,000.00

Brief Project Description:

Funding Plan:

Total Project Cost: \$500,000.00

Funding already secured: \$0

Project Deficit: \$500,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Project Timeline:

FY 25

Project Title: Remodel Server Room
Funding request: \$6000.00

Brief Project Description:

Funding Plan:

Total Project Cost: \$6000.00

Funding already secured: \$0

Project Deficit: \$6000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Project Timeline:

FY 24

Project Title: Animal Shelter Remodel FD Training Center
Funding request: \$75,000

Brief Project Description:

Funding Plan:

Total Project Cost: \$75,000

Funding already secured: \$0

Project Deficit: \$75,000

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Project Timeline:

FY 25

Project Title: Ventilation Upgrade to City Hall
Funding request: \$30,000.00

Brief Project Description:

Funding Plan:

Total Project Cost: \$30,000.00

Funding already secured: \$0

Project Deficit: \$30,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: Clean air for employees and extract fumes, gas, vapor and collect dust particles and pollutants.

Justification: The HVAC system is currently undersized

Project Timeline:

FY 24

Project Title: New Heating System City Hall
Funding request: \$20,000.00

Brief Project Description:

Funding Plan:

Total Project Cost: \$20,000.00

Funding already secured: 0\$

Project Deficit: \$20,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Project Timeline:

FY 24

COH 91

Project Title: Repair/Replace Pavilion at campground.

Funding request: \$25,000.00

Brief Project Description:

Funding Plan:

Total Project Cost: \$25,000.00

Funding already secured: \$0

Project Deficit: \$25,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide: New and updated campground pavilion

Justification:

Project Timeline:

FY 25

Project Title: Remodel PW Office Space to Conference Room
Funding request:\$ 6,000.00

Brief Project Description:

Funding Plan:

Total Project Cost: \$6,000.00

Funding already secured: \$0

Project Deficit: \$6,000.00

Explanation of other funds:



Detailed Project Description and Justification:

This Project Will Provide:

Justification:

Project Timeline:

FY 24

Chapter 10.13 UTILITY PERMIT

Sections:

10.13.010 Purpose.

10.13.020 Definitions.

10.13.030 Use of roads.

10.13.040 Permit required.

10.13.050 Application for permit.

10.13.060 Appeal of permit denial.

10.13.070 General standards.

10.13.080 Compliance with standard codes.

10.13.090 Existing utilities.

10.13.100 Relocation expense.

10.13.010 Purpose.

The purpose of this chapter is to establish regulations to ensure the orderly development of public utility systems within the City and to reduce conflicts between such systems and future construction and/or repair projects. Further, the purpose of this chapter is to provide a repository for current facility information for the benefit of the City and the general public. (Ord. 09-23 § 4, 2009)

10.13.020 Definitions.

In this chapter, the following definitions shall apply:

A. "Public way" means any street, road or other public right-of-way over which the City exercises its jurisdiction, excluding public utility easements.

B. "Utility" means either a company providing public utility services, the utility services provided or the physical utility lines and other facilities. (Ord. 09-23 § 4, 2009)

10.13.030 Use of roads.

Public utilities shall have the right to a permit to use public streets, alleys and other public ways within the City for providing and maintaining public utilities pursuant to AS [42.05.251](#), subject to stated provisions. (Ord. 09-23 § 4, 2009)

10.13.040 Permit required.

No public utility shall place, install or maintain any utility line or facility within a public way in the City unless a permit is obtained from the City setting forth the location of the permitted use and the conditions of use; provided, however, that service drops or taps shall be exempted from this requirement. (Ord. 09-23 § 4, 2009)

10.13.050 Application for permit.

A. An application for a permit by a utility to use a public way shall be submitted in writing, along with a fee of \$25.00, to the City on forms either provided by or approved by the City. The City Clerk shall submit the application to the Deputy Mayor and the Director of Public Works. The Deputy Mayor and the Director of Public Works shall approve or deny the application within 15 working days of the receipt of application. The application must contain the following information:

1. The name and location of the public way or ways for which the permit is sought;
2. The type of utility use intended;
3. The nature of any utility to be installed under the permit;
4. The length and location of any utility line to be installed.

B. The Deputy Mayor and Director of Public Works may, at their discretion, require reasonable conditions to protect the property and interests of the City. (Ord. 09-23 § 4, 2009)

10.13.060 Appeal of permit denial.

Denial of a permit by the utility committee may be appealed by the applicant within 20 working days of the written notice of denial. Appeal shall be made by written notice of appeal to the City Council and shall be filed with the City Clerk within the time allowed for the appeal. The Clerk shall schedule a hearing before the City Council at its next regular meeting and shall notify the applicant of the hearing date. (Ord. 09-23 § 4, 2009)

10.13.070 General standards.

Utility lines and facilities shall be located so as to assure compatibility with all existing and anticipated uses of the public way in which the utility is located. The following general standards shall apply:

- A. Utilities shall be located outside of the traveled surface of the public way, wherever possible.
- B. The location of the utility shall allow for maintenance of both the public way and the utility.
- C. Buried utilities shall be located sufficiently deep to avoid hazard to the public and to allow for planned maintenance and improvements to the public way. (Ord. 09-23 § 4, 2009)

10.13.080 Compliance with standard codes.

A. Utility facilities constructed in public ways within the City shall be constructed in accordance with and meet the standards of the following standard codes or regulations, adopted by reference herein:

- 1. Alaska Administrative Code, Title 17, Chapter 15;
- 2. AS [02.15](#) and [02.25](#);

B. The utility shall, within 30 days of completion of construction, submit to the City a dimensioned as-built of all work performed under the permit. (Ord. 09-23 § 4, 2009)

10.13.090 Existing utilities.

A. Those utility lines and facilities in existence as of November 1, 1983,* and constructed in accordance with all statutes, codes and regulations applicable at the time of construction may continue to exist and to be maintained in a public way in the City, subject to this section.

B. On or before December 31, 1983, any utility company owning or maintaining any utility line or facility within a public way in the City shall provide the City with a copy of the utility's current line maps identifying all facilities located in public ways within the City at the time of enactment of the ordinance codified in this chapter.

C. On or before December 31, 1983, any utility owning or maintaining any utility line or facility in a public way within the City shall submit an application for each public way within the City in which the utility owns or maintains a facility, detailing all facilities within such public way. (Ord. 09-23 § 4, 2009)

* Code reviser's note: November 1, 1983, was the effective date of Ord. 83-L-1, which was formerly codified in this section.

10.13.100 Relocation expense.

The cost of relocating any utility line or facility located pursuant to a valid permit as required by the City shall be borne by the party whose action necessitates such relocation. Any relocation required as a result of a violation of permit conditions or because the facility does not otherwise meet the

requirements of this chapter shall be borne by the utility or other responsible party. (Ord. 09-23 § 4, 2009)

The Houston Municipal Code is current through Ordinance 23-20, passed September 14, 2023.

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://houstonak.com/>

City Telephone: (907) 892-6869

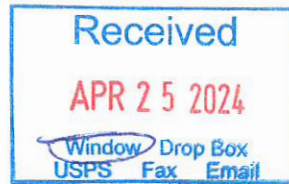
[Code Publishing Company.](#)

To: whom it may concern,

I David Roberts can no longer work for the
City of Houston, due to medical Reasons.

David Roberts

4-25-2024



D. Permitted Accessory Uses and Structures. The NC district allows uses and structures which are customarily accessory and incidental to the permitted principal uses and structures. A single-family dwelling to the rear of a permitted use; provided, that such dwelling is primarily for the use of the person owning or operating the commercial use, and/or a single-family or multifamily use(s) above a permitted use.

E. Prohibited Uses and Structures.

1. Manufacturing, except in connection with articles for sale at retail on the premises; and
2. Any use which causes, or may reasonably be expected to cause, excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond the lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses in the district in a customary manner of operation, or to a degree injurious to public health, safety, welfare and convenience.
3. Marijuana establishments and marijuana social clubs.
4. Industrial hemp growing, processing and retail sales.

F. Minimum Lot Requirements. Lot area shall be 20,000 square feet if a State Department of Environmental Conservation approved community water and/or sewer system is provided; 40,000 square feet without such an approved community water and/or sewer system.

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

H. 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. 21-08 § 10, 2021. Formerly Ch. 10.41 Art. IV)

10.03.070 C district – Commercial district.

A. Intent. The intent of the C district is to provide a broad range of goods and services to meet the needs of the population of the City as well as the traveling public utilizing the Parks Highway.

B. Permitted Principal Uses and Structures. The C district allows the development of retail sales, commercial, personal, governmental, and public services. Any use not consistent with uses listed under permitted or conditional uses and not a nonconforming use lawful before the effective date of the ordinance codified in this chapter is prohibited. Permitted uses include general commercial stores, transportation related commercial activities, churches, professional and business offices. Additional permitted uses include:

1. Marijuana retail stores;
2. Marijuana testing facilities;
3. Marijuana cultivation facilities;
4. Marijuana on-site consumption if licensed by the state of Alaska for that purpose and if collocated with a marijuana retail facility;
5. Industrial hemp processing and retail facilities.

C. Conditional Uses. Natural resource extraction, mobile home parks, modular buildings, adult businesses, telecommunication towers, car lots, and junk/salvage yards may be conditionally permitted pursuant to the requirements of Chapter [10.07](#) HMC.

D. Permitted Accessory Uses and Structures. The C district allows uses and structures which are customarily accessory and incidental to the permitted principal uses and structures including:

1. A single-family dwelling to the rear of a permitted use; provided, that such dwelling is primarily for the use of the person owning or operating the commercial use;
2. A single-family or multifamily dwelling(s) above a permitted commercial use; and/or
3. Marijuana product manufacturing facilities.

E. Prohibited Uses and Structures.

1. Manufacturing, except in connection with articles to be offered for retail sale on the premises; and except marijuana manufacturing facilities;
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond the lot lines of the lot in which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses in the district in a customary manner of operation or to a degree injurious to public health, safety, welfare and convenience;
3. Marijuana social clubs;
4. Industrial hemp growing; and

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

F. Minimum Lot Requirements. Lot area shall be 20,000 square feet if a State Department of Environmental Conservation approved community water and/or sewer system is provided; 40,000 square feet without such an approved community water and/or sewer system.

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

H. Signs. See Chapter [10.05](#) HMC.

I. Vegetative Buffer Standards.

1. Intent. This section establishes standards for maintenance, selective clearing, and planting of vegetation to maintain an attractive character of the community. These standards provide for continued economic development and commercial or industrial enterprise while preserving or establishing a setting that reflects the values of the community. It is the intent of these buffer standards to encourage development that will maintain a buffer of trees, ornamental vegetation and native grasses but, if so desired by the landowner, to allow views into businesses.

2. Buffering Standards.

a. There shall be left a 25-foot-deep strip of native vegetation from the edge of any road right-of-way, running parallel to the road or highway, for all commercial and industrial properties that are bounded by roads.

b. There shall be a minimum 25-foot buffer of natural vegetation between commercial and industrial properties and adjacent properties.

c. 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 shall be replanted in replacement of cleared vegetation. Where native vegetation has been previously grubbed, lawn, native vegetation, or ornamental vegetation shall be planted in the cleared area.

d. 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 road frontage). Trees may be more tightly grouped or massed in one area in order to allow more open views to 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.

3. Buffering Standards Exceptions.

a. Buffer requirements do not apply to driveways authorized by permit issued by the City of Houston or the Alaska State Department of Transportation and Public Facilities (ADOT and PF).

b. 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.

c. 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.

d. Vegetative buffers shall not be encumbered by utility easements. Where utility easements exist, vegetative buffers shall begin at the boundary of the utility easement and maintain a 15-foot width minimum from the boundary of the utility easement.

J. Marijuana Establishment Setback/Buffer.

1. Structures containing a marijuana retail store shall be set back a minimum of 100 feet from any adjacent residential lot line, inclusive of the 25-foot vegetative buffer requirement of subsection (I)(2)(b) of this section.

2. All marijuana establishments are subject to the buffer standards of subsection (I) of this section. (Ord. 09-23 § 4, 2009; Ord. 11-06 § 4(3), 2011; Ord. 13-04 § 4, 2013; Ord. 16-05(A) § 5, 2016; Ord. 21-08 § 11, 2021; Ord. 22-08 § 10, 2022)

10.03.080 LI district – Light industrial district.

A. Intent. The LI district is intended to provide area for light industrial uses, especially transportation related uses associated with the Parks Highway and the railroad corridor. Uses are intended to be low intensity industrial uses, and are not intended to have manufacturing or other uses which produce noise, smoke, glare, or other characteristics that could be detected from off site.

B. Permitted Uses and Structures. The LI district allows development of a full range of light industrial structures and uses, including warehousing, distribution, operations, light manufacturing, marijuana product manufacturing facilities, marijuana cultivation facilities, and marijuana testing facilities, office structures, and wholesale business not involved in retail trade. Industrial hemp processing facilities



**Corvus
Design**

Landscape Architecture ▪ Planning ▪ Industrial Design

2506-B Fairbanks Street, Anchorage, Alaska 99503
119 Seward Street, Suite 15, Juneau, Alaska 99801

City of Houston, Alaska
13878 W. Armstrong Road
Houston, Alaska 99694
(907775) 853-9777

Date: 04-19-2024

Re: Variance Support Request – Gorilla Fireworks - Parks Highway, Hoston Alaska

To Whom it may concern:

Please accept this letter in support of your approval to grant Mr. Hall the requested variance to the current landscape standards for his new commercial building.

As many of you know, a positive first impression for a community can have both financial and emotional benefits. This is especially beneficial for places that have the opportunity to draw in tourists who may be simply passing through. If a community can catch the eye of an unsuspecting visitor, they are more likely to stop in that community. These visits tend to produce a significant financial boost to local businesses. The financial boost creates more opportunities for the local residents not only work in their community but also prosper. When these businesses are prospering, they are more likely to make visual upgrades to their facilities, which in turn beautifies a community. When locals are living and working in a beautiful thriving community a greater sense of pride results.

Corvus Design has been assisting Mr. Hall with the development of the site and landscape elements for his new commercial property on the south end of the City of Houston. As expressed in previous correspondence from our office as well as the many in-person meetings with Mr. Hall, this project presents a perfect opportunity for the City of Houston to establish a memorable first impression for the City of Houston.

Mr. Hall's efforts to develop a memorable first impression is evident in the outstanding architectural style of his new building. To compliment his new building Mr. Hall desires the same amount of effort in the adjacent landscape design. We fully believe the current discussions of 1 tree per 30 lineal feet of road frontage, along with the other non-required improvements would support this effort to the benefit of The City as well as to Mr. Hall's business.

The items in the requested variance is commonly used in commercial areas throughout many communities in Alaska as well as communities throughout the nation. This tree alignment has been proven to create a visual queue that one has left the undeveloped countryside, which would result under the current city requirements, and is entering a developed community. It implies a community has a polished sense of place and adheres to a defined attention to detail. This particular tree spacing supports critical off-site visibility commercial developments rely on to maintain a successful business, and delineates a clear separation between the busy highway and a more inviting commercial area.

The specific climate-appropriate trees will play an important role in creating multi-season interest for the highly visible location. The specific tree species planned for this location will naturally produce eye-catching colors throughout the year. The trees will also serve as a platform for dazzling light displays during the winter months.

Outside of the current DOT right of way, Mr. Hall is proposing to include natural year-round bursts of color, through specific plant groupings along the highway frontage and sloped areas visible from the highway. Large lawn areas are planned in the interior of the site to provide passive and active opportunities for visitors and community events. Enhanced plantings adjacent to the building and site infrastructure will improve the overall feel of the site. The Alaska-based plant palette for all areas of the site is planned to produce vivid color throughout the growing season.

In addition to the extensive landscape improvements planned for the site, Mr. Hall has requested the development of an exciting city monument sign. His vision for this sign will be to serve as a clear indication of "place" to visitors and provide memorable photo opportunities to be treasured for years to come.

Mr. Hall has continued to work closely with the City to develop a potential new direction for the aesthetic future of Houston. Your support for the requested variance is critical to the realization of this new future for your community. With your support, we will assist Mr. Hall and City officials in the development of the detailed design for his site. Mr. Hall is very motivated to see the construction of these improvements as soon as possible. Your timely approval will only help expedite this process, and allow for the expected benefits to begin to show in your community. Please do not hesitate to contact me at 775.220.6046 if you have any questions.

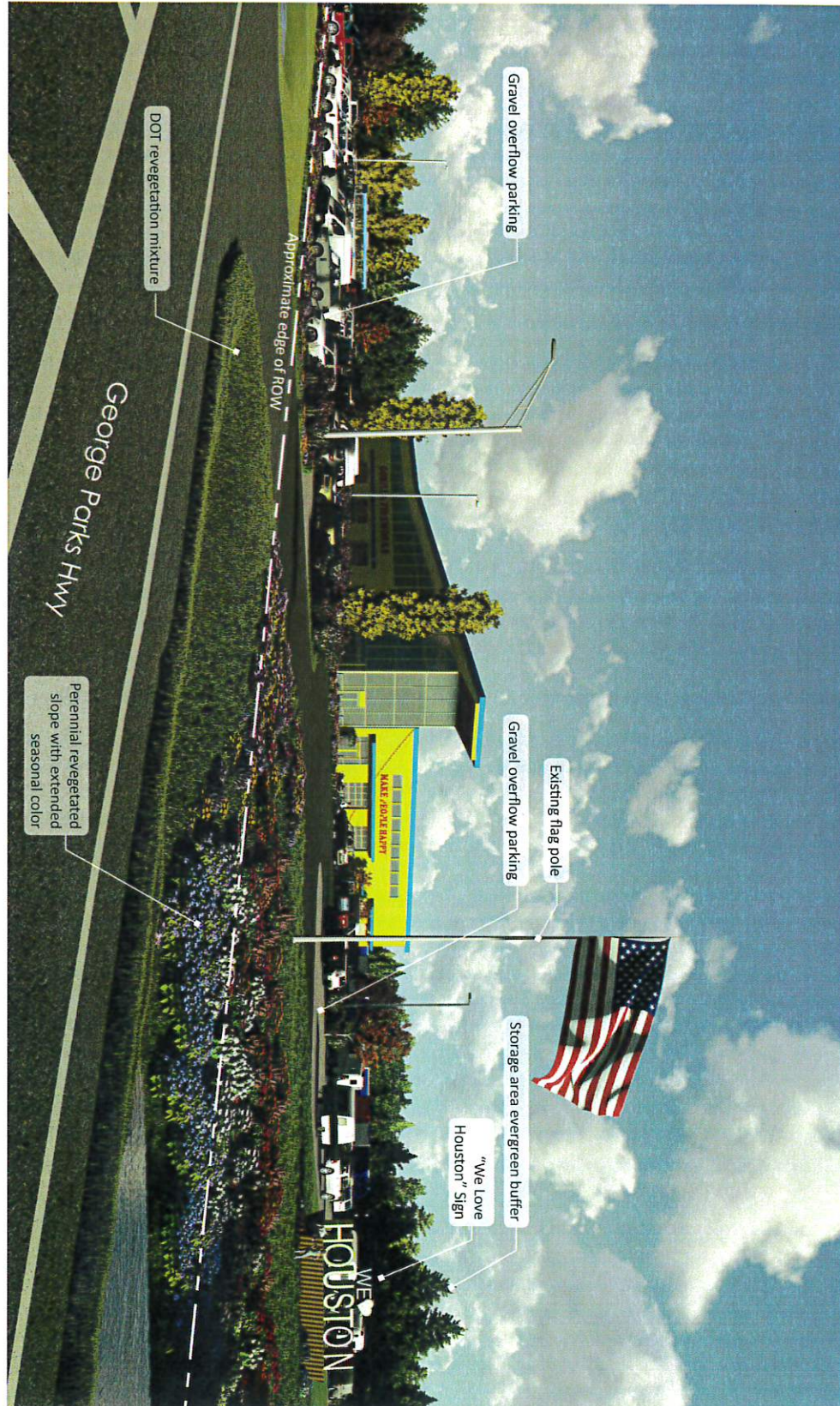
Sincerely,



Marie Hulse, PLA, CPESC
Corvus Design, Inc

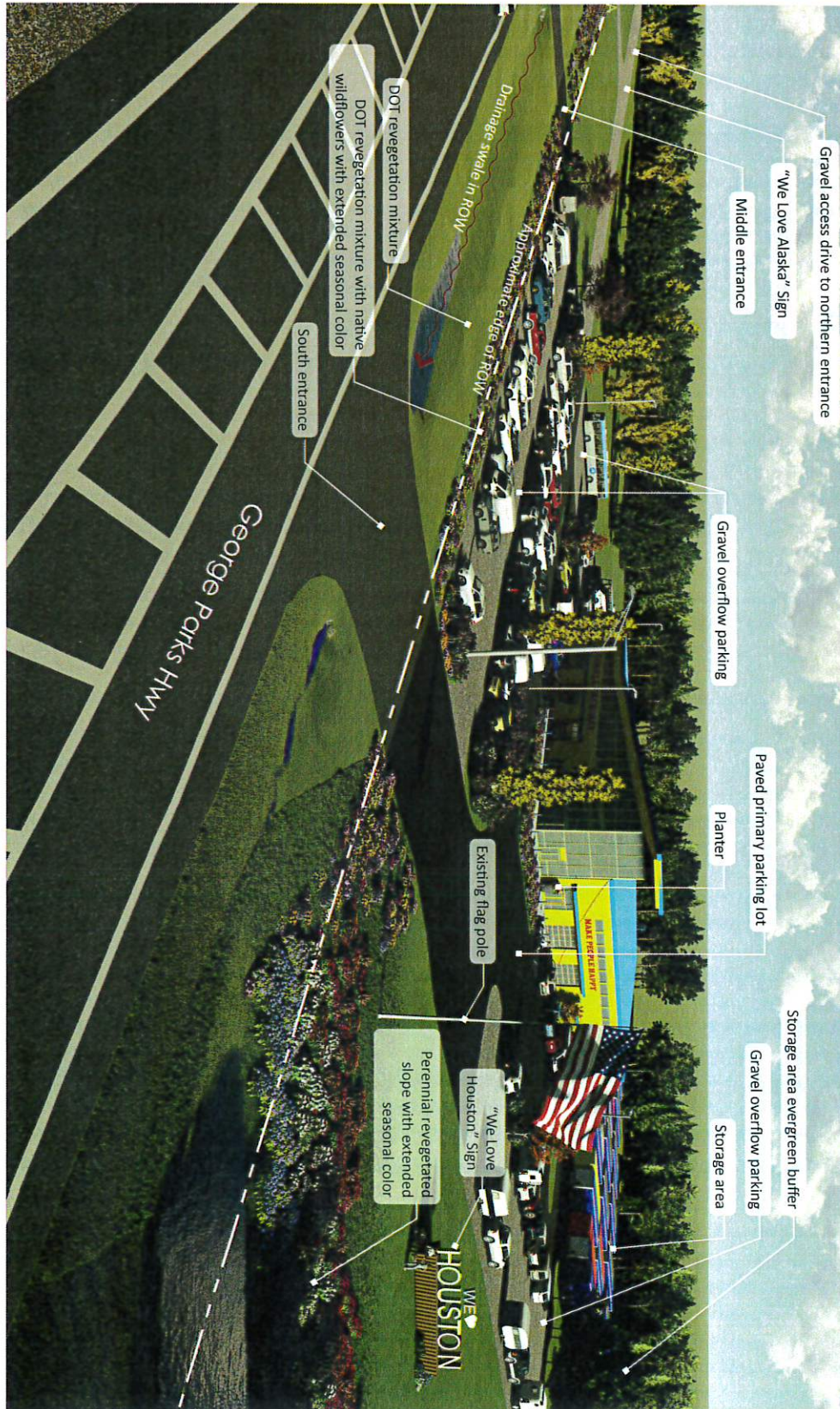
GORILLA FIREWORKS

Conceptual Rendering - Northbound View From Highway



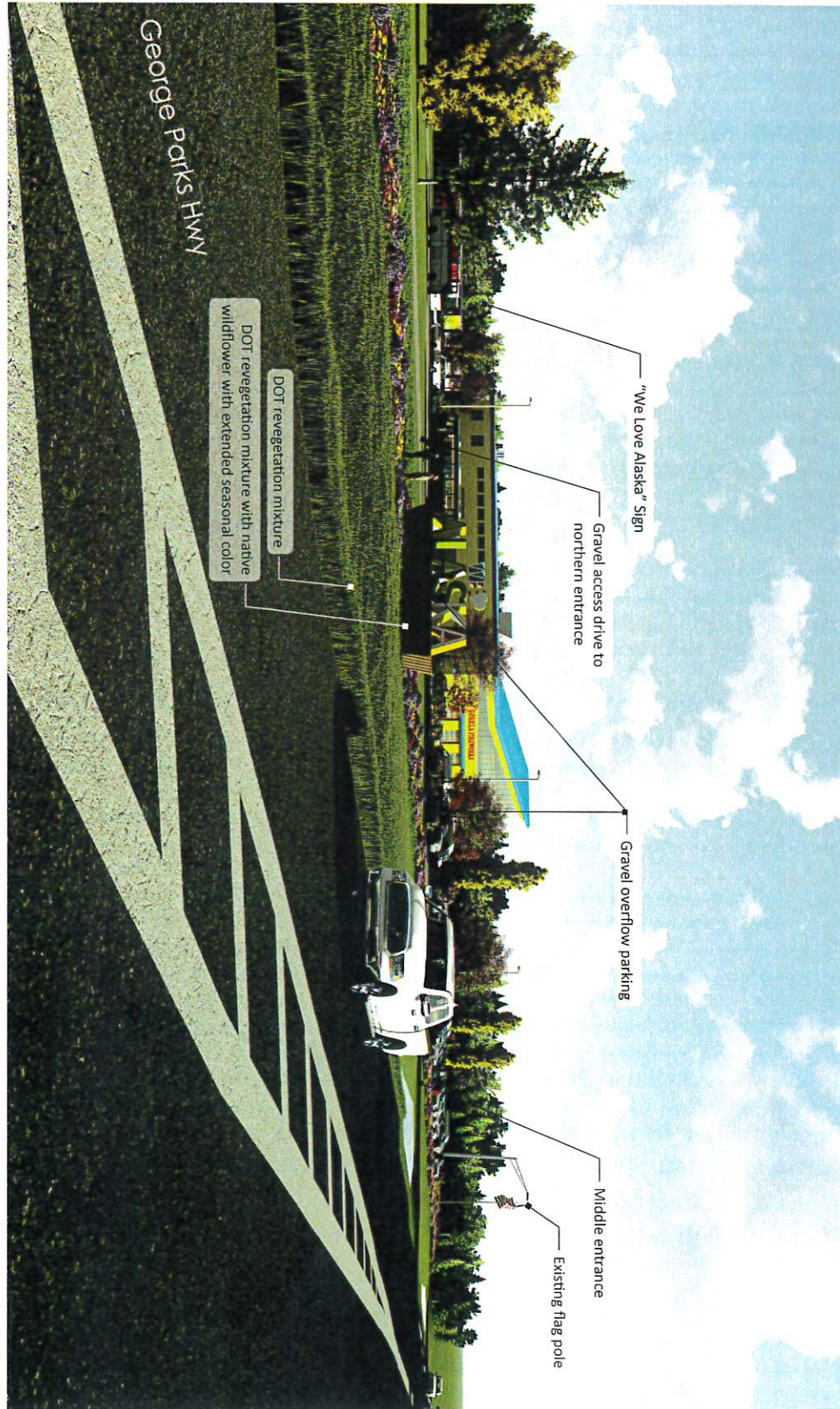
GORILLA FIREWORKS

Conceptual Rendering - Overall Plan



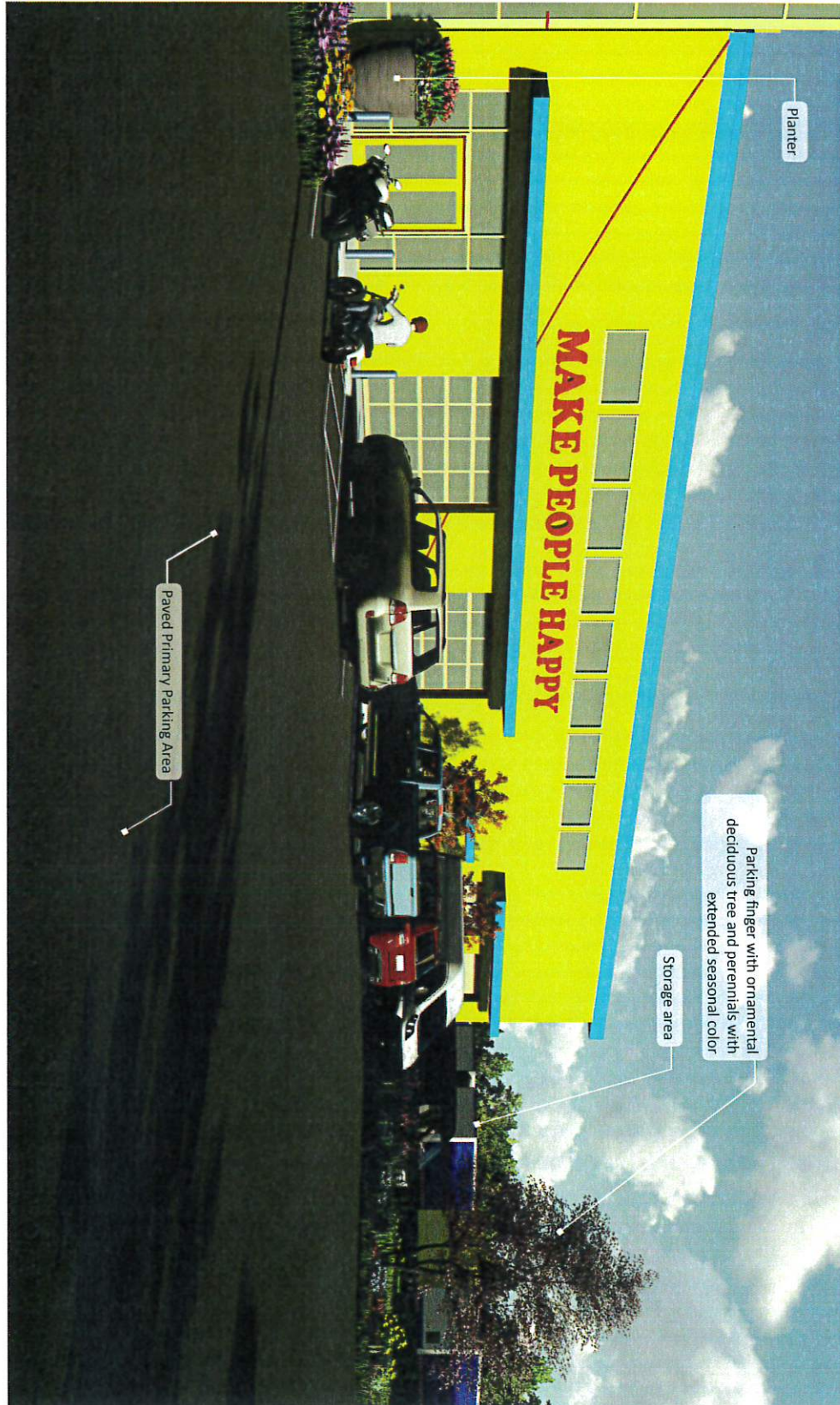
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Conceptual Rendering - Southbound View From Highway



GORILLA FIREWORKS

Conceptual Rendering - Southern Building Entrance View



GORILLA FIREWORKS

Conceptual Rendering - Typical Parking Finger



GORILLA FIREWORKS

Conceptual Rendering - "We Love Houston" Sign

REV: 05/16/2024



GORILLA FIREWORKS

Conceptual Rendering - "We Love Alaska" Sign

REV: 05/16/2024

