CHENA RIVERFRONT COMMISSION MEETING AGENDA
November 24, 2021 at 12:00 p.m.
This meeting will be held at or hosted from the
Mona Lisa Drexler Assembly Chambers
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, AK

This meeting will be conducted in-person and by zoom or zoom-only with consideration given to the Borough Operational Status and if the Juanita Helms Administration Center is otherwise open to the public. Please visit https://www.fnsb.gov/406/Boards-Commissions or contact the Borough Clerk’s Office (907) 459-1401.

A. CALL TO ORDER
B. ROLL CALL
C. MESSAGES
   C.1. Chair’s Comments
   C.2. Citizens’ Comments - limited to 3 minutes
       C.2.a. Agenda items not scheduled for public hearing
       C.2.b. Items other than those appearing on the agenda
   C.3. Disclosure and Statement of Conflict of Interest
D. APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of consent agenda passes all routine items indicated by asterisk (*) on agenda. Consent agenda items are not considered separately unless any Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.

E. MINUTES

Documents:
F. REPORTS

F.1. Communications to the Chena Riverfront Commission

F.2. Status updates on Chena Riverfront Commission Project List by Kellen Spillman, Acting Community Planning Director.

F.3. Status Updates on the Alaska DOT&PF Riverfront Projects by John Netardus, AK DOT&PF.

G. NEW BUSINESS

G.1. Review and Make a Recommendation to the Department of Community Planning on RZ2022-005
A request by Bev Floerchinger to rezone Lots 1A through 10, Block 13 and Lots 2 through 10A, Block 14 of Smith Subdivision.

Documents:

RZ2022-005 Backup Documentation.pdf

G.2. Review and Discuss Possible Recommendation on Reducing the Membership of the Chena Riverfront Commission to the Borough and City of Fairbanks Mayors.

Documents:

FNSBC 4.32.030.pdf

H. EXCUSE FUTURE ABSENCES

I. COMMISSIONERS’ COMMENTS/COMMUNICATIONS

J. ADJOURNMENT

K. AUDIO FILES - CHENA RIVERFRONT COMMISSION

11.24.2021_CRC_AUDIO TRACK 1
11.24.2021_CRC_AUDIO TRACK 2

L. ACTION MEMORANDUM - CHENA RIVERFRONT COMMISSION
Documents:

11_24_2021_CRFC_ACTION MEMO.pdf
A regular meeting of the Chena Riverfront Commission was held Wednesday, October 27, 2021, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

ROLL CALL

There were present appearing telephonically and in person:

- Diana Campbell
- Julie Jones
- Lee Wood
- Annette Freiburger, Vice-Chair

- Robert Henszey
- Gregory Barker (Joined at 12:20/Left at 1:10)
- Wade Binkley

Comprising a quorum of the Commission, and

- Sharon Wittenkeller, Administrative Assistant III, Clerk
- Kellen Spillman, Acting Community Planning Director
- Brian Charlton, Parks and Recreation, Project Coordinator
- Andrew Ackerman, City of Fairbanks, Environmental Manager
- John Netardus, State of Alaska DOT&PF, Engineer/Architect II
- Jackson Fox, FAST Planning, Executive Director
- Ashley Carrick, Tanana Valley Watershed Association, Executive Director
- Ivet Hall, State of Alaska DOT&PF, Engineering Manager
- Bill Rogers, City of Fairbanks, Engineer Assistant II

Absent & Excused

NONE

MESSAGES

1. Chair’s Comments

Chair Wright reminded commissioners with expiring terms, if they would like to be reappointed to the commission, to submit an application by November 22, 2021 for appointment at the Borough Assembly Meeting in December. Chair Wright also commented on current commission vacancies and an upcoming meeting he scheduled with Mayor Ward to discuss the vacancies of the commission. Chair Wright will provide a report on the discussion with Mayor Ward at the next meeting.
MESSAGES – continued

2.a. Citizen’s Comments on agenda items not scheduled for public hearing.

NONE

2.b. Citizen’s Comments on items other than those appearing on the agenda.

Kellen Spillman, Acting Community Planning Director, thanked Chair Wright for reminding the commission of vacancies and expiring terms. Mr. Spillman stated his concerns of obtaining quorum at meetings in the next year if seats are not filled and encouraged commissioners to reapply even if temporarily while they fill vacancies. Mr. Spillman provided updates on Community Planning new hires, State Law changes that allow all-terrain vehicles (ATV) on public roadways lesser than 45 miles per hour, and departure of Sharon Wittenkeller as Clerk of the Commission. Mr. Spillman provided information on the Smith Ranch neighborhood rezone adjacent to the Chena River to go before the Planning Commission, focusing on the waterway setback overlay, and requested this be a discussion item at the next meeting.

The Commission questioned Mr. Spillman of the status of lots sold on Fouts Avenue, the timeline of a future discussion on the Smith Ranch rezone, whether there are any applications on hold for appointment to the commission, the applicant of the Smith Ranch rezone, and an overview of the Smith Ranch rezone overlay and special limitation.

3. Disclosure & Statement of Conflict of Interest

NONE

APPROVAL OF AGENDA AND CONSENT AGENDA

HENSZEY, Seconded by BINKLEY
moved to approve the agenda and consent agenda as read.

VOTE ON MOTION TO APPROVE THE AGENDA AND CONSENT AGENDA AS READ.

Yeses: Binkley, Campbell, Jones, Henszey, Wood, Freiburger, Wright

Noes: None

MOTION CARRIED 7 Yeses, 0 Noes
APPROVAL OF MINUTES


Without objection this measure was read by title and approved under the consent agenda.

REPORTS

1. Update on CIP, Chena River Safety Signage Project Nomination, by Brian Charlton, Parks and Recreation.

Brian Charlton, Parks and Recreation Department Project Coordinator, provided a status update on the Chena River Safety Signage Project, noting it did not make the Capital Improvement Program (CIP) list. Mr. Charlton explained Mayor Ward is interested in supporting the project, however, by means other than CIP program, such as direct appropriation from the general fund by creating an ordinance to support the project or a small dollar grant from the borough.

Kellen Spillman, Acting Community Planning Director, added the Community Planning Department may be able to assist with the project after review of the department’s budget in January.

Mr. Charlton added they are moving forward with the Graehl Park revitalization project design this winter, which includes signage.

2. Update on FAST Planning Bloomberg Philanthropies ‘Asphalt Initiative Grant’ by Jackson Fox, FAST Planning.

Jackson Fox, FAST Planning Executive Director, provided an update on FAST Planning’s $25,000 grant award through the Bloomberg Philanthropies Asphalt Art Initiative to artistically paint design concepts on 5th Avenue and Lacey Street summer 2022. Artistic designs on 5th Avenue, between Barnette and Cushman Street, would show a one-way one-lane concept with widened sidewalks and green stripes at the back of sidewalks. On Lacey Street between the 10th and 12th Avenue blocks, they will be painting the full width of the roadway, minus the center stripe, to demonstrate both a linear park concept and blended corridor. Mr. Fox stated this winter they will call for proposals from artists and artist teams to submit their concepts and in March or April they will select up to four artists or teams to complete the project summer 2022. Mr. Fox added he will provide updates as the project progresses.
REPORTS - continued

Commissioners questioned and discussed with Mr. Fox the following:

- Which part of the road would turn from two lanes to one; it was answered, 5th Avenue between Cushman Street and Barnette Street is currently two travel lanes wide going in one direction. The current design concept for 5th Avenue is to narrow the travel lane to one travel lane on 5th Avenue, from Barnette Street to Noble Street.
- Whether this is a temporary project, being implemented and removed in one or two years; it was answered, that is correct.
- After removal, whether 5th Avenue will remain a one lane road; it was answered, that is correct, currently it is two lanes and planned to be reconstructed as a one lane road in 2023. This project allows the public to see what this will look and feel like and provide feedback one year in advance of construction.

Ashley Carrick, Tanana Valley Watershed Association (TVWA) Executive Director, congratulated FAST Planning and explained their project in combination with TVWAs smaller annual storm drain art will bring something to look forward to next summer.

3. Status Update on the Cowles Street Reconstruction Project by Ivet Hall, AK DOT&PF.

Ivet Hall, State of Alaska Department of Transportation and Public Facilities (DOT&PF) Engineering Manager, provided an overview of the project which is designed to improve Cowles Street from the intersection at East Cowles Street on the south end near the hospital, and from Airport Way to 1st Avenue. The project will include re-pavement of the roadway, rebuild of current sidewalks, and construction of new sidewalks on the west side of Cowles Street where there currently are none. Ms. Hall provided information of the existing conditions at 1st Avenue and Cowles Street, including a curb ramp which does not currently meet the American Disabilities Act (ADA) requirements.

Bill Rogers, City of Fairbanks, Engineer Assistant II, expanded on Ms. Hall's presentation noting consideration will need to be given to pedestrian safety regarding placement of signage or rapid flash beacons at the curb ramp.

Commissioner Wood inquired if there will be improvements to traffic flow at the 1st Avenue and Cowles Street intersection; it was answered, it is not in the plan currently, but they could possibly look into it.

John Netardus, DOT&PF representative, inquired if the north portion of the project is scheduled for 2025; Ms. Hall answered, the project will be advertised in two phases, one north of Airport Way and the other south of Airport Way.
REPORTS – continued

Mr. Fox explained the project is phased due to size, north being funded in 2025 and south hopefully in 2026.

Commissioners questioned and discussed with Ms. Hall and Mr. Rogers the following:

- A need for bicycle ramps on the pathway located near 10th Avenue and Cowles Street. Ms. Hall responded; when construction is complete, there will be 10-foot striped lanes with 4-foot shoulders for bicycles. She added it was a good comment and they will look into it. Mr. Rogers stated he would speak to City of Fairbanks, City Engineer, Bob Pristash to see what they can do to improve safety.
- Pedestrian safety concerns and lack of designated pedestrian crossing on the 1st Avenue and Cowles Street intersection.
- Suggestion of traffic study at 1st Avenue and Cowles Street intersection.
- Whether there would be a dedicated and marked bike lane along the shoulders on Cowles Street; it was answered by Ms. Hall, that is for the City of Fairbanks to determine because they will be maintaining the facility. The DOT&PF does not mark bike lanes, they build shoulders that meet the requirements of bike lanes. Mr. Rogers further explained, they are hesitant to mark anything as a bike lane, because it would have to be maintained as a bike lane during winter months when often the shoulders are used as snow storage spaces.

Andrew Ackerman, City of Fairbanks, Environmental Manager, commented the lack of connection at the Wien Park crossing is included in the 2021 Approved FAST Planning Non-Motorized Transportation Plan as medium priority project #2, page 27 of their plan.

4. Status Updates on the Alaska DOT&PF Riverfront Projects by John Netardus, AK DOT&PF.

John Netardus, State of Alaska Department of Transportation and Public Facilities (DOT&PF) representative, provided status updates on Chena Riverwalk Phase III, Airway Way West Improvements, Cushman Street Bridge Replacement, University Avenue Rehab and Widening, Wendell Avenue Bridge, Third Street widening and reopening delays, Steese Bridge Redecking project, Growden Area Accessibility Improvements and the Cowles Street Reconstruction projects.
REPORTS – continued

The Commission, staff and Liaisons questioned and discussed with Mr. Netardus the following:

- Reasons for the delay of opening the east to west portion of Third Street at the roundabout; it was answered, the delays are stemmed from the delay in getting the traffic signals up.
- Reasons for the delays on traffic signals at Hamilton Avenue and Old Steese Highway; it was answered, all traffic signal lights are on back order.
- Whether the new pedestrian paths underneath the bridge abutments at the Wendell Avenue Bridge will be open this winter; it was answered, it was unknown and will be looked into. Mr. Charlton added the path on the north side will not be completed until summer 2022.
- University Avenue Bridge is open, Chena Riverfront Commission spent a lot time picking out the railings, but DOT&PF put up 8-foot fences for 150 feet on either side of the river before you get to the railings.
- Further discussion ensued on the material of the 8-foot fences and their location. Further explanation will be included in Mr. Netardus’ report at the next meeting.
- Reasons for not being able to have decorative railings for the Steese Highway Bridge, and why it is safe enough for the University Avenue Bridge and not the Steese Highway Bridge; it was answered, it was a higher speed and they are working with the wood they have, and they are not redecking it. They may not have the real estate on the bridge deck to be able to fit the rails and have room for pedestrians, cars and safety measures. Mr. Netardus will look further into it.

5. Status Updates on Chena Riverfront Commission Project List by Kellen Spillman, Acting Community Planning Director.

Kellen Spillman, Acting Community Planning Director, did not have any updates on the projects and noted he amended the documents for any small updates and record keeping purposes.

UNFINISHED BUSINESS

1. Update and possible recommendation on the maintenance of the Chena Riverwalk Phase III Project by Jackson Fox, FAST Planning and FNSB Community Planning.

Jackson Fox, FAST Planning Executive Director, noted there are no maintenance updates and explained at their FAST Policy Board meeting, they authorized $224,000 to open up the right-of-way phase of the project for DOT&PF to begin negotiations with the Alaska Railroad Corporation for a long-term land lease for the placement of the path.
NEW BUSINESS

1. Review and Approve Letter of Support to FNSB Mayor Ward or Ricky Gease, Alaska State Parks Director, on the Chena River State Recreation Site (Wayside) by Commissioner Henszey, Chena Riverfront Commission.

Commissioner Henszey provided an overview of the letter of support. Further discussion ensued on who to address the letter too.

HENSZEY, Seconded by WOOD moved to approve the letter of support that the FNSB works with State Parks to ensure that the Chena River State Recreation Site (Wayside) remain open in the future, as presented, to Mayor Ward, Mayor Matherly, State Parks and Recreation Director and copy the FNSB Parks and Recreation Commission.

VOTE ON MOTION TO APPROVE THE LETTER OF SUPPORT THAT THE FNSB WORKS WITH STATE PARKS TO ENSURE THAT THE CHENA RIVER STATE RECREATION SITE (WAYSIDE) REMAIN OPEN IN THE FUTURE, AS PRESENTED, TO MAYOR WARD, MAYOR MATHERLY, STATE PARKS AND RECREATION DIRECTOR AND COPY THE FNSB PARKS AND RECREATION COMMISSION.

Yeses: Binkley, Jones, Wood, Campbell, Henszey, Freiburger, Wright

Noes: None

MOTION CARRIED 7 Yeses, 0 Noes

EXCUSE FUTURE ABSENCES

NONE

COMMISSIONER’S COMMENTS/COMMUNICATIONS

Commissioner Binkley thanked Clerk Wittenkeller and wished her luck.

Commissioner Campbell thanked Clerk Wittenkeller and stated it was nice to see everyone again.

Commissioner Freiburger thanked Clerk Wittenkeller for her outstanding support and best wishes in her new position.
COMMISSIONER’S COMMENTS/COMMUNICATIONS – continued

Commissioner Henszey echoed Commissioner Freiburger’s comments and expressed support for the opening of the University Avenue Bridge and opposition to the blinds placed at the edge of the bridge.

Commissioner Jones congratulated Clerk Wittenkeller on her promotion and hoped everyone would tune in to a documentary to honor veterans being aired the evening of November 11 on channels 11 and 13.

Chair Wright reminded commissioners whose terms are expiring to submit an application to renew their appointment and expressed his gratitude and well wishes to Clerk Wittenkeller.

ADJOURNMENT

There being no further business to come before the Chena Riverfront Commission, the meeting was adjourned at 1:31 p.m.
MEMORANDUM

TO: Fairbanks North Star Borough Chena Riverfront Commission
FROM: Melissa Kellner M K
Community Planning Deputy Director (Acting)
DATE: November 24, 2021
RE: RZ2022-005, a request by Beverly Floerchinger to rezone Lots 1A through 10, Block 13, and Lots 2 through 10A, Block 14, Smith Subdivision (located north of Fouts Ave and south of the Chena River)

The Chena Riverfront Commission reviews requests for zoning actions within 150 feet of the Chena River’s estimated ordinary high water level.

This request is to rezone approximately 8 acres of riverfront residential property from Multiple-Family Residential with Special Limitations and a Waterways Setback (MF/SL/WS) to Two-Family Residential with a Waterways Setback (TF/WS). The rezone area has a total of approximately 1,238 feet of river frontage.

The current Waterways Setback extends 25’ south from the lot lines adjacent to the Chena River. The rezone proposal includes the same Waterways Setback dimensions.

This request is scheduled to be heard by the FNSB Planning Commission on January 11, 2022.
REZONE APPLICATION

File #: RZ2022-005

REZONE

☐ REZONE WITH SPECIAL LIMITATIONS

FEES: ☐ $1,000 rezone application**

☐ $300 sign deposit (check or cash recommended)

** Fee waived if rezoning a split zone parcel or rezoning a GU zoned property to an appropriate residential zone if the rezone encompasses at least 13 acres or 5 more contiguous lots

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Property Owner:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Name: Beverly R Floerchinger</td>
<td>Name: JBL Revocable Trust</td>
</tr>
<tr>
<td>Business Name:</td>
<td>Mailing Address: PO Box 72170</td>
</tr>
<tr>
<td>Mailing Address: 714 Gaffney Road</td>
<td>City, State Zip: Fairbanks, AK 99707</td>
</tr>
<tr>
<td>City, State Zip: Fairbanks, AK 99701</td>
<td>Phone: 907-378-8776</td>
</tr>
<tr>
<td>Phone: 458-3474</td>
<td>Cell: 378-8776</td>
</tr>
<tr>
<td>E-mail: <a href="mailto:floerchingers@gmail.com">floerchingers@gmail.com</a></td>
<td>E-mail: <a href="mailto:floerchingers@gmail.com">floerchingers@gmail.com</a></td>
</tr>
</tbody>
</table>

Property Information:

Property Description: Smith Subdivision, Block 13, Lots, 1A through 10 and Block 14, Lots 2 through 10A

Street Address: Fouts Avenue

Parcel Account Numbers (PAN): See attached Exhibit A

Existing Zone: MF/WS/SL

Proposed Zone: TF/WS

I certify that the information included in this application is to the best of my knowledge true and complete.

APPLICANT SIGNATURE: Beverly R Floerchinger

DATE: 10/4/2021

OWNER SIGNATURE (if different): Beverly R Floerchinger, Trustee of the JBL Revocable Trust

DATE: 10/4/2021

Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.
REZONE INTAKE CHECKLIST

Please submit the required documentation listed below. Applications will not be scheduled for a Planning Commission meeting agenda until these items have been submitted and the application has been deemed complete.

REZONE

1. Attach a detailed written narrative that addresses the following criteria set forth in 18.104.020:
   ☑ Explain why the existing zone is unsatisfactory and state the reasons for requesting the rezoning. Discuss the advantages of rezoning the property
   ☑ Explain how the proposed rezone conforms to the FNSB Regional Comprehensive Plan and/or the North Pole Land Use Plan. Please review the Plan goals, strategies and actions that would be furthered by the proposed rezone and to include them in the narrative. Copies of the Regional Comprehensive Plan are available at the Department of Community Planning or online at: https://www.fnsb.gov/DocumentCenter/View/900/Regional-Comprehensive-Plan-PDF
   ☑ Explain how the proposed rezone will protect the public health, safety and welfare, including protection from the impacts of traffic, noise, screening/buffering, etc.

2. Submit the following:
   ☑ Public Notice Sign Posting Affidavit. The form is included in the application packet
   ☑ Zoning Petition if more than one property owner is involved in the proposed rezone. The form is included in this application packet
   ☑ Include application fee (cash, check or charge)
   ☑ Include sign deposit (cash or check only – separate payment)

REZONE WITH SPECIAL LIMITATIONS

When requesting special limitations for the proposed rezone, the following items are required in addition to the above items as set forth in FNSBC 18.104.030:

A. Narrative to include the following:
   ☑ Explain your project and discuss how it will mitigate the adverse impacts of the project and the change in rezoning districts

Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

W:\Community Planning\Admin\Forms & Handouts\FYE 2021\Application_Rezone.docx

Page 2 of 8

Revised 02/22/2021
☐ Explain how the proposed rezone with special limitations promotes aesthetics to the adjoining neighborhood

☐ Explain how the proposed rezone with special limitations does not defeat the general intent of surrounding zones, nor constitute a spot zone

B. Submit a detailed site development plan of your project (see attached Rezone with Special Limitations Intake Checklist)

1. A site plan drawn to a verifiable scale with north arrow and dimensions in feet (i.e. 1” = 10’ or 1” = 20’, etc.), including all of the following information:

   More than one site plan of different scales may be used to illustrate the site.

☐ Location and dimensions of property lines

☐ Name of the access road and any other roads adjacent to the property lines

☐ Location and dimensions of all existing and proposed buildings and structures (including additions) Label as existing or proposed

☐ In the Light Commercial (LC) zone, list the height of all proposed buildings

☐ Uses of all existing and proposed buildings and structures, portions of buildings, and areas of the property

☐ Setback distances of all existing and proposed buildings and structures from property lines, except in the General Use (GU) zones

☐ If adjacent to residentially zoned property, show the location and type of all outdoor lighting

☐ Location and dimensions of existing and proposed driveways. A driveway permit may be needed if accessing a Road Service Area (RSA) road or AKDOT&PF permitted right-of-way (ROW) or if located within city limits

☐ Location and dimensions of off-street parking spaces. Off-street parking spaces are required to be at least 9’ by 18’, with sufficient back-up and maneuvering area such that all back-up and maneuvering actions occur on the site (FNSBC 18.96.060). Label parking spaces with dimensions

☐ Location and dimensions of loading areas if the use involves the loading and unloading of merchandise, materials, or supplies.

☐ Location and dimensions of all traffic circulation areas. Show drive aisles, backing and maneuvering areas and all areas where motor vehicles will travel on the site

☐ Show any obstructions located within the parking and vehicle maneuvering areas, such as a wall, post, guard rail, or other obstruction.

Additional information may be required beyond the items listed above.
C. Submit written consent from the owner of the property approving the Special Limitations. The form is included in this application packet.

D. Submit acknowledgement form from the property owner that they have the right to have the Assembly consider their rezone without the requested special limitations and that their requested rezone will go to the Assembly for their consideration regardless of whether the property owner accepts or rejects any suggested special limitation. The form is included in this application packet.

E. Special limitations may be added, but not limited to the following purposes:

☐ Prohibit structures, or uses of land or structures, that would adversely affect the surrounding neighborhood or conflict with the comprehensive plan

☐ Conform the rezoning to the comprehensive plan, or to further the goals and policies of the comprehensive plan

☐ Conform development under the rezoning to existing patterns of development in the surrounding neighborhood

☐ Mitigate the adverse effects of development under the rezoning on the surrounding neighborhood and on public facilities and services

☐ Allow for innovation in design or use of land

F. Special limitations shall do one or more of the following:

☐ Limit residential density or prohibit structures or uses of land or structures otherwise permitted in a use district

☐ Require compliance with design standards for structures and other site features

☐ Require compliance with a site plan approved under this title

☐ Require the construction and installation of improvements, including public improvements

☐ Impose time limits for taking subsequent development actions

☐ Impose time restrictions such as hours of operation or other additional numeric standards on permitted uses
REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Smith Subdivision, Block 13, Lots 1A-10, Block 14, Lots 2-10A
FROM MF/WS/SL ZONE
TO TF/WS ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Michael Hale
Signature

Property Description (Subdivision, Lot & Block)

Smith Subdivision, Lots 1A, 2, 3, Block 13

Michael David Hale
Printed Name

187 Carlyle Way, Fairbanks, AK 99709
Mailing Address

Skyler Evans
Printed Name

168 Palace Circle, Unit 7, Fairbanks, AK 99701
Mailing Address

Sarah Evans
Printed Name

168 Palace Circle, Unit 7, Fairbanks, AK 99701
Mailing Address

Jesse D Boen
Printed Name

328 Slater Drive, Fairbanks, AK 99701
Mailing Address

Alyson Boen
Printed Name

328 Slater Drive, Fairbanks, AK 99701
Mailing Address

See additional page
REZONE PETITION FORM
WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Smith Subdivision, Block 13, Lots 1A-10, and Block 14, Lots 2-10A
FROM MF/WS/SL ZONE
TO TF/WS ZONE.
ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Michael S. Tolman
Signature
Smith Subdivision, Lots 5, 6, 7, Block 14
Property Description (Subdivision, Lot & Block)

Nora Tolman
Signature
Smith Subdivision, Lots 5, 6, 7, Block 14
Property Description (Subdivision, Lot & Block)

Max Reuter
Signature
Smith Subdivision, Lots 8, 9, Block 14
Property Description (Subdivision, Lot & Block)

Danielle Reuter
Signature
Smith Subdivision, Lots 8, 9, Block 14
Property Description (Subdivision, Lot & Block)

Joel T Boggs
Signature
Smith Subdivision, Lot 10A, Block 14
Property Description (Subdivision, Lot & Block)

Michael Tolman
Printed Name
PO Box 60923, Fairbanks, AK 99706
Mailing Address

LaNora Tolman
Printed Name
PO Box 60923, Fairbanks, AK 99706
Mailing Address

Max Reuter
Printed Name
1736 Bluegrass Drive, Fairbanks, AK 99701
Mailing Address

Danielle Reuter
Printed Name
1736 Bluegrass Drive, Fairbanks, AK 99701
Mailing Address

Joel T Boggs
Printed Name
PO Box 74087, Fairbanks, AK 99707
Mailing Address


AGREEMENT TO SPECIAL LIMITATIONS

REZONE: RZ________________________________________

PROPERTY OWNER: Name: JBL Revocable Trust
Address: PO Box 72170
Address: Fairbanks, AK 99707

APPLICANT: Name: Beverly Floerchinger

DESCRIPTION OF PROPERTY: Smith Subdivision, Block 13, Lots 1A through 10 and Block 14, Lots 2 through 10A

SPECIAL LIMITATIONS:

1. NONE

2. 

3. 

4. 

Signature of Property Owner ___________________________ Date _____________

Notice of Special Limitations

I have been notified that I have the right to have the Borough Assembly consider my rezone application without the requested special limitations and that my rezone application will go to the Borough Assembly for consideration regardless of whether I accept or reject the suggested special limitations.

Please indicate your choice:

☐ I accept and agree to abide by the special limitations listed above.

☐ I reject the special limitations listed above.

Signature of Property Owner ___________________________ Date _____________
PUBLIC NOTICE SIGN POSTING AFFIDAVIT

STATE OF ALASKA )
) ss.
FOURTH JUDICIAL DISTRICT )

I, Beverly Floerchinger, being first duly sworn, depose and state that:

1. I have submitted an application identified as __________________________.

2. I have posted and will maintain public notice sign #________ in accordance with the following provisions:
   a. Sign is posted on the property on which my request for rezone, conditional use or variance has been made.
   b. Sign is clearly visible from streets and roads.
   c. Sign will be maintained free of snow or other materials which impede readability.
   d. Sign is posted between an elevation of 2' and 8' above ground level and no further than 50' from the edge of the road to further ensure readability from streets.
   e. Sign was posted on ______________ (date) and complies with posting requirements of 20 days prior to the public hearing date.
   f. I shall return the sign to the FNSB Department of Community Planning within 10 days following the final public hearing.

3. I understand a refund check of $300.00 (the amount I have deposited for said sign) will be issued 7-10 days following return of the sign providing that sign is returned in usable condition. I further understand I may receive only partial refund if the sign is damaged when returned to the Borough.

4. This document is null and void when necessary action has been completed as provided in Item #2 f.

__Signature__

______________________________

______________________________

______________________________

(Print Name and Address of Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME on this ____________ day of ______________, 20___.

______________________________

Notary Public in and for Alaska

______________________________

Commission Expires

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Instructions to comply with FNSBC 18.104.010.C.3:
1. Post the sign(s) in accordance with #2 below.
2. Take a photograph of the posted sign.
3. Return this affidavit and the photograph to the Department of Community Planning at least 20 days prior to the Planning Commission meeting (see the 'Post By' date). If these items are not received by the 'Post By' date, your application may be postponed to a future meeting.
4. This affidavit must be notarized. The Borough has notaries on staff or you may use your own notary.

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DEPOSIT / REFUND FORM
PUBLIC NOTICE SIGN DEPOSITS &
EXPERT REVIEW DEPOSITS

FILE/CASE # ____________

DEPOSITS

SIGN DEPOSIT [ ]

EXPERT REVIEW DEPOSIT [ ] (see box below)

Sign # ____________________
(if required)

DATE Prepared: __________________________

Prepared By: ____________________________
Fairbanks North Star Borough

RECEIPT Number: ________________________

PAID By: Cash [ ] Check [ ] Credit Card [ ] Last 4 digits # ____________

(if paying by check we MUST refund to name & address showing on check)

Name & Address on Check __________________________

Name & Contact # on Credit Card __________________________

If cash name and address for refund: __________________________

__________________________

SIGN REFUNDS

Sign Returned: __________________________ Date: ____________

Initiate Refund: [ ] YES [ ] NO

Staff who took sign in: __________________________

Be sure application has been completely acted on and the reconsideration has expired prior to taking in the sign. For Rezones, be sure the Assembly decision is final prior to taking in the sign.

Additional Damage  Yes [ ] No [ ] Partial Refund [ ] Yes $ __________

Describe __________________________

Applicant Initial ____________
## EXHIBIT A

<table>
<thead>
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<th>Description (SMITH SUBDIVISION)</th>
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September 30, 2021

Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street
Fairbanks, AK 99701

Re: Proposed Rezone Application
    Smith Subdivision, Block 13, Lots 1A-10 and Block 14, Lots 2-10A

Dear Community Planning,

Ordinance No. 2011-19 established a formal plan of Multiple Family use for the above referenced properties.

This intended project did not materialize as proposed and all lots have been purchased. Current owners would like to request a re-zone to Two Family use with retention of the 25’ Waterways Setback and no Special Limitations.

In compliance with the Regional Comprehensive Plan, we believe this to be an improvement from the existing Multiple Family use by reducing the environmental impact, establish full utilization of available public utilities, and continued protection of the natural and formal landscape.

Due to the narrow lot sizes, many of us have purchased multiple lots to allow adequate space between neighboring lots, creating a visibly pleasing development and will have less traffic than the current Multiple Family zoning. Two Family use is also consistent with neighboring properties.

Thank you for your consideration and we appreciate your approval.

Sincerely,

Beverly Floerchinger
Chapter 4.32
CHENA RIVERFRONT COMMISSION

4.32.030 Membership – Terms of office.

A. The commission shall consist of 11 persons who must be residents of the borough. The mayor of the borough shall appoint six members, who shall be confirmed by the assembly. The mayor of the city of Fairbanks shall appoint five members, who shall be confirmed by the city council.

B. All members nominated shall have a broad interest in the future of the Chena riverfront and should have experience in some field related to development and land use policies for the riverfront including, but not limited to, planning, recreation, economic development, conservation, trails, business, tourism, historical preservation, riverfront land ownership, parks, and other activities associated with the betterment of Fairbanks and the properties along the Chena River. In nominating, appointing and confirming members to the commission the municipalities shall attempt to maintain a commission that is balanced in reflecting a wide range of views about development of the riverfront.

C. The commission members shall serve without pay.

D. The terms of office shall be three years; provided, that in appointing the original members of the commission, each mayor shall stagger the initial terms so that at least one commission member’s term will expire in each year. Members may be reappointed.

E. The assembly may remove any commission member by a majority vote. The city council may remove any city commission member by a majority vote. (Ord. 92-019 § 2, 1992. 2004 Code § 2.37.020.)
MEMORANDUM

TO:       Bryce J. Ward, Mayor, Fairbanks North Star Borough

THROUGH:  April Trickey, CMC, Borough Clerk

FROM:     Alexis Fackeldey, Administrative Assistant III

DATE:     December 3, 2021

SUBJECT:  ACTION OF THE CHENA RIVERFRONT COMMISSION MEETING OF NOVEMBER 24, 2021

Regular Meeting Convened at 12:02 p.m./Adjourned at 1:34 p.m.

Members Present
Diana Campbell       Robert Henszey       Julie Jones
Wade Binkley         Lee Wood            Gregory Barker
Annette Freiburger, Vice-Chair (arrived 12:06 p.m.) Buki Wright, Chair

Non-Voting Members Present
Kellen Spillman, Acting Community Planning Director
John Netardus, AK DOT&PF Representative

The following action was taken at the above-referenced meeting:

APPROVAL OF MINUTES

Meeting Minutes of October 27, 2021
-Approved

REPORTS

Communications to the Chena Riverfront Commission
-Kellen Spillman, Acting Community Planning Director, provided an update on the reappointments for the commission and introduced new staff.

Status updates on Chena Riverfront Commission Project List by Kellen Spillman, Acting Community Planning Director.
-Kellen Spillman, Acting Community Planning Director, provided an update on the Chena River Safety Signage project.
REPORTS - continued

Status Updates on the Alaska DOT&PF Riverfront Projects by John Netardus, AK DOT&PF.
*John Netardus, AK DOT&PF Representative, provided status updates on riverfront projects.*

NEW BUSINESS

Review and Make a Recommendation to the Department of Community Planning on RZ2022-005. A request by Bev Floerchinger to rezone Lots 1A through 10, Block 13 and Lots 2 through 10A, Block 14 of Smith Subdivision.

*RZ2022-005 was deemed compatible with the Chena Riverfront Plan. Approved (8/0)*

Review and Discuss Possible Recommendation on Reducing the Membership of the Chena Riverfront Commission to the Borough and City of Fairbanks Mayors.

*The commission was not in favor of a reduction in membership. No formal action taken.*

The next meeting is scheduled for December 22, 2021.