MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, Mayor
Jim Williams, Chief of Staff

FROM: Kellen Spillman
Community Planning Director (Acting)

DATE: December 9, 2021


On October 26, 2021, the Planning Commission of the Fairbanks North Star Borough held a public hearing regarding rezone request RZ2022-001.

The Department of Community Planning recommended approval.

The Planning Commission concurred with the staff recommendation and voted six in favor, two opposed, to recommend approval of the request to the Borough Assembly.

This item is requested to be placed on the agenda for the next Fairbanks North Star Borough Assembly meeting. Attached is a packet with further details of the request.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2021 – 39

AN ORDINANCE REZONING LOTS 5A1, 5A2, 5A3, 3A AND TRACTS A, B AND C, BLOCK 129, FAIRBANKS TOWNSITE FROM TWO-FAMILY RESIDENTIAL TO MULTIPLE-FAMILY RESIDENTIAL OR OTHER APPROPRIATE ZONE (LOCATED BETWEEN DENALI WAY AND NINTH AVENUE)

NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks North Star Borough:

Section 1. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The following described property is rezoned from Two-Family Residential (TF) to Multiple-Family Residential (MF):

Lots 5A1, 5A2, 5A3, 3A and Tracts A, B and C, Block 129, Fairbanks Townsite, as shown in Exhibit A.

Section 3. Effective Date. This ordinance is effective at 5:00 p.m. on the first Borough business day following its adoption.

ADOPTED THE _____ DAY OF _________ 2022.

______________________________
Mindy O’Neall
Presiding Officer

ATTEST:

______________________________
April Trickey, CMC
Borough Clerk

APPROVED:

______________________________
Jill S. Dolan
Borough Attorney
Exhibit A. RZ2022-001 rezone area
STAFF REPORT

TO: Fairbanks North Star Borough Planning Commission

THROUGH: Kellen D. Spellman, Acting Director Department of Community Planning

FROM: Melissa Kellner, Planner III – Long Range

DATE: October 26, 2021


I. EXECUTIVE SUMMARY

This is a request by a property owner to rezone seven lots comprising of approximately one acre in Fairbanks Townsite from Two-Family Residential to Multiple-Family Residential. The subject parcels are located east of Lathrop Street, west of Smythe Street and between Denali Way and 9th Avenue.

Alaska Housing Finance Corporation (AHFC) owns Lots 5A1, 5A2, 5A3, 3A. Seth Church owns Tract C and has signed the rezone petition form. The owners of Tracts A and B have declined to sign onto the petition. Because a rezone can be requested by the owners of 51% of the area being considered¹, Tracts A and B are included in this request.

The applicant owns Lots 7A1 and 7A2 to the west of the rezone area. These lots are currently zoned Multiple-Family Residential. AHFC has requested a replat to vacate the common interior lot lines to create one lot of approximately 1.3 acres with the intent of constructing a multi-family residential development. This replat request was approved at the September 16 administrative hearing. A final plat has not yet been recorded but is expected in the near future.

¹ FNSBC 18.104.020.A.2 “Any person or persons; provided, that an application for rezoning is accompanied by a petition favoring the proposed rezoning signed by the owner or owners of at least 51 percent of the property within the area proposed to be rezoned.”
It is important to consider the potential impact of a rezone to a well-established residential neighborhood, particularly when this change can increase residential density as well as impacts to roads, services and neighborhood character. In this case, due to the overall benefits to the community, small general area already surrounded by multi-family zoning and compatibility with the Comprehensive Plan, Community Planning Staff is recommending approval of this rezone.

II. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Property Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
</tr>
<tr>
<td>Rezone Area</td>
</tr>
<tr>
<td>Existing Zoning</td>
</tr>
<tr>
<td>Existing Land Use</td>
</tr>
<tr>
<td>Proposed Zoning</td>
</tr>
<tr>
<td>Comprehensive Plan</td>
</tr>
<tr>
<td>Flood Zone</td>
</tr>
<tr>
<td>Code Violations</td>
</tr>
</tbody>
</table>
### Parcel Information

<table>
<thead>
<tr>
<th>Legal Description (all parcels are in Block 129, Fairbanks Townsite)</th>
<th>Owner</th>
<th>Lot Size (square feet)</th>
<th>PAN</th>
<th>Rezone Association</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 5A1</td>
<td>AHFC</td>
<td>15,000</td>
<td>598997</td>
<td>Primary applicant</td>
</tr>
<tr>
<td>Lot 3A</td>
<td>AHFC</td>
<td>1,100</td>
<td>619015</td>
<td>Primary applicant</td>
</tr>
<tr>
<td>Lot 5A3</td>
<td>AHFC</td>
<td>6,567</td>
<td>619025</td>
<td>Primary applicant</td>
</tr>
<tr>
<td>Lot 5A2</td>
<td>AHFC</td>
<td>3,300</td>
<td>599011</td>
<td>Primary applicant</td>
</tr>
<tr>
<td>Tract A</td>
<td>William Berki</td>
<td>7,396</td>
<td>42153</td>
<td>Declined to sign</td>
</tr>
<tr>
<td>Tract B</td>
<td>Jeramy and Chelsi Espinosa</td>
<td>6,998</td>
<td>42161</td>
<td>Declined to sign</td>
</tr>
<tr>
<td>Tract C</td>
<td>Seth Church</td>
<td>6,978</td>
<td>42170</td>
<td>Petition signatory</td>
</tr>
</tbody>
</table>

### Adjacent Zoning/Land Use

<table>
<thead>
<tr>
<th>Area</th>
<th>Zoning Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>TF/ Denali Way, single-family and two-family residences</td>
</tr>
<tr>
<td>South</td>
<td>MF and TF/ Duplexes, multi-family developments</td>
</tr>
<tr>
<td>East</td>
<td>MF/triplexes</td>
</tr>
<tr>
<td>West</td>
<td>MF and TF/undeveloped; single-family and two-family residences</td>
</tr>
</tbody>
</table>

### Public Services

<table>
<thead>
<tr>
<th>Service</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water &amp; Sewer</td>
<td>Golden Heart Utilities</td>
</tr>
<tr>
<td>Electricity</td>
<td>GVEA</td>
</tr>
<tr>
<td>Police</td>
<td>City of Fairbanks</td>
</tr>
<tr>
<td>Fire</td>
<td>City of Fairbanks</td>
</tr>
</tbody>
</table>

### Transportation

<table>
<thead>
<tr>
<th>Access</th>
<th>Denali Way and 9th Ave</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Type</td>
<td>Local</td>
</tr>
<tr>
<td>Maintenance Authority</td>
<td>City of Fairbanks</td>
</tr>
<tr>
<td>AADT</td>
<td>No ADT counts available on Denali Way or 9th Ave. in this area.</td>
</tr>
</tbody>
</table>

### Zoning History

<table>
<thead>
<tr>
<th>Date</th>
<th>Zoning Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 13, 1946</td>
<td>Zoned Residential by Ord No 384</td>
</tr>
<tr>
<td>March 28, 1968</td>
<td>Rezoned General Residential by Ord No. 67-34</td>
</tr>
<tr>
<td>April 19, 1988</td>
<td>Rezoned Two-Family Residential by Ord. No. 88-10</td>
</tr>
</tbody>
</table>
### Existing TF Zoning Standards

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Single-family and two-family attached dwellings, bed and breakfast, church buildings, community garden, urban livestock and market garden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional Uses</td>
<td>Major and minor communication towers, public utilities, schools</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>5,000 sf for a single-family residence 7,000 sf for a duplex</td>
</tr>
<tr>
<td>Setback Requirement</td>
<td>Front yard: 20 feet</td>
</tr>
<tr>
<td>Building Height</td>
<td>Side and rear yards: 5 feet</td>
</tr>
<tr>
<td></td>
<td>Unlimited</td>
</tr>
</tbody>
</table>

### Proposed MF Zoning Standards

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Includes all permitted uses in TF as well as multiple-family dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional Uses</td>
<td>Includes all conditional uses in TF as well as group homes, nursing homes, libraries, museums and art galleries</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>5,000 sf for a single-family residence 7,000 sf for a duplex 2,000 sf per dwelling unit for a multi-family development</td>
</tr>
<tr>
<td>Setback Requirement</td>
<td>Front yard: 20 feet</td>
</tr>
<tr>
<td>Building Height</td>
<td>Side and rear yards: 10 feet</td>
</tr>
<tr>
<td></td>
<td>Unlimited</td>
</tr>
</tbody>
</table>

**Hearing and Recommendation by the Planning Commission FNSBC 18.104.020(C)**

- Conforms to the comprehensive plan ✓
- Conforms to the public health, safety and welfare ✓

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2 FSNBC 18.44
3 FSNBC 18.52
III. STAFF ANALYSIS

Figure 2: Surrounding zoning districts

Zoning and Land Use:

The subject rezone area is adjacent to MF zoning to the east and west and TF zoning to the north across Denali Way. To the south across 9th Ave is both MF and TF zoning. This block serves as a transition area between the higher density residential uses to the south and the medium-density residential uses to the north.

Zoning to the west is Multiple Family Residential. A 20-unit Senior housing complex is located south of 9th Avenue towards Gilmore Street. Midtown Apartments consisting of 95 units primarily housed within 8 plex’s are located on the south east corner of 9th Avenue and Gilmore Street.

Tracts D and E, adjacent to the subject area to the east, are zoned MF. Tract D was rezoned from TF to MF in 1978 by Ord. No. 78-28 (RZ022-78) and Tract E was rezoned from TF to MF in 2007 by Ord. No. 2007-73 (RZ2008-12). Tract E was the sole lot included in that rezone request, and it appears that the request was made by the property owner in order to bring a triplex into compliance. The MF zoning to the west appears to have been originally changed through Ord. 1967-34 in 1968.
This proposed rezone would essentially connect the two islands of MF zoning to create a MF zoned area on block 129 of 2.8 acres. With the total contiguous MF zoning districts to the south the size of the total MF zoning district would be approximately 10.12 acres. It should be noted that there was an apparent zoning mapping error on behalf of the City of Fairbanks and the FNSB that was discovered and corrected in 2016, regarding Lot 5A2, Tract A, Tract B, and Tract C, and Lot 7A2 of Block 129 (Figure 3). This mapping error appears to have originally taken place when the FNSB assumed zoning authority from the City of Fairbanks and adopted Ord 37-34, where just original lot 7 was zoned Multiple Residential and not any portion of lot 5 or Tracks A-C. The zoning history research was conducted as an aspect of a grandfather rights request, GR2017-003, and the property owner was notified. (Attachment 8) The mapping error was immediately corrected and the correct zoning classification is displayed in Figure 4. Approximately half of the area included in this rezone was incorrectly mapped and believed to be MF prior to 2016.

Figure 3: Zoning Map from RZ2008-12 File, displaying incorrect zoning classification

Figure 4: Corrected zoning map

Comprehensive Plan:

The subject area is designated as Urban, defined as the area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial and industrial development. Both the TF and MF zoning designations have been found to be consistent with the "Urban" designation.

Land Use Goal 3 is “To have a variety of land uses that fit the diverse needs of the community” and Strategy 7 Provide a variety of residential land use opportunities. Action A Bullet 1 states Provide different housing types, densities and costs. Bullet 2 encourages maintaining existing residential areas that accommodate diverse lifestyles. Action B Bullet 3 promotes maintaining and encouraging residential patterns that minimize public and private costs, both initial and long-term.

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4 FNSB GIS, Zoning feature class, MF zoning districts on blocks 129 Townsite, 129 Herning, and 128 townsite.
Land Use Goal 4, Strategy 10 Action A Bullet 5 is to **Encourage energy-efficient land use through higher densities and clustered housing.**

Transportation and Infrastructure Goal 2 Strategy 9 states **Encourage safe and full utilization of available public utilities** and Action A **Encourage optimal development where public water and sewer exists.**

Rezoning this area from TF to MF is consistent with the Comprehensive Plan designations and goals.

**IV. TRAFFIC AND TRIP GENERATION**

Denali Way and 9th Ave are local roads in this area and are maintained by the City of Fairbanks. There are not specific average daily traffic (ADT) counts available on either Denali Way or 9th Ave. Sixth Avenue is the closest local roadway with ADT counts available, which is 477 vehicles per day. It should be noted that this traffic count was taken on the east side of Cowles Street. Denali Way has approximately 18 dwellings that take direct access off the roadway. A national average for residential trip generation per household is approximately 9 trips per day (ITE Trip Generation Manual, 9th Edition). This would imply that there are approximately 175 trips per day using Denali Way as there are no other attractions on this roadway (i.e. commercial or retail establishments).

Based on the principles of trip generation senior housing apartments typically have a lower trip generation than single family. The average senior living apartment generates about 3.44 trips daily. Based on the size of the lot and the space requirements per dwelling unit a maximum of 28 units could be developed on the resultant lot. With a maximum of 28 new dwelling units at 3.44 trips per day the trip generation of this potential development would be approximately 100 trips per day. The applicant in this case is proposing a 20-unit senior housing facility that would generate less, around 70 trips per day. If the housing was market level housing the expected trip generation rate would be approximately double.

The Blue Line bus serves the area, traveling along Lathrop Street with a bus stop approximately 700' from the subject property.

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5 Traffic and Trip Generation Section authored by FNSB Planner IV – Transportation, Don Galligan
6 Alaska Department of Transportation, Alaska Traffic Counts – AADT 2019 available at [https://alkdot.maps.arcgis.com/home/webmap/viewer.html?webmap=7c1e1079f6b4d7a86449d55c05e21c](https://alkdot.maps.arcgis.com/home/webmap/viewer.html?webmap=7c1e1079f6b4d7a86449d55c05e21c)
7 ITE Trip Generation Manual, 9th Edition
Based upon the existing trip generation level, and a potential increase of approximately 70 trips per day, the total trip level is between 250-300 trips per day. Local roads can accommodate this amount of traffic without experiencing delays or congestion.

The rezone to MF poses no concerns for the impact to the transportation system within the area. There is adequate capacity on the roadway to serve the traffic that this rezone may generate.

V. NONCONFORMING LOTS, STRUCTURES AND USES

The minimum lot sizes in both TF and MF vary depending on the type of development. Each zone requires a minimum of 5,000 sf for a single-family home and 7,000 sf for a duplex. In addition, MF allows multi-family developments, requiring a minimum of 2,000 sf per dwelling unit.

The newly combined AHFC-owned property is approximately 1.33 acres, or 57,935 sf, potentially allowing for up to 28 dwelling units on the combined property. A portion of that newly-created lot (identified in this request as Lots 7A2, 7A1 and a portion of 5A3) is already zoned MF. That portion totals approximately 0.85 acres (37,026 sf), an area allowing for 18 potential dwelling units.

The AHFC-owned portion of this rezone area would allow for a total of 10 units. Under the existing TF zoning, a replat could allow that same area to be developed with two duplexes or three single-family homes. The proposed new lot configuration is available in the image below.

Figure 5: Approved Preliminary Plat
While the required parking for single-family and two-family developments can include spaces that back into the street or street parking, parking for multi-family developments is required to be provided off-street with space for turning and maneuvering located entirely on the lot. 

Tracts A and C are developed with duplexes. At approximately 7,396 sf, Tract A exceeds the 7,000-sf minimum lot size for a duplex in both TF and MF. Tract C is slightly undersized at approximately 6,978 sf and is likely grandfathered for lot size. Tract B is developed with an apparent single-family home and exceeds the minimum lot size at 6,998 sf.

All uses permitted in TF are also permitted in MF. The proposed rezone would not make any existing permitted uses nonconforming within the rezone area.

The front yard setbacks would remain at 20 feet. Side and rear yard setback requirements would increase from 5 feet to 10 feet. A zoning permit issued for Tract B in 1994 indicates that the duplex with arctic entries is 16' from the east and west side lot lines and would  

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8 FNSBC 18.96.060
continue to conform to zoning standards under MF. A site plan on file for the duplex on Tract A indicates that it is located 9.4' from the west lot line and 6.5' from the east lot line. This structure meets the standards for TF and would likely be grandfathered if the zoning changed. It is unclear how or whether the increase in side-yard setbacks would impact the existing structures on Tract C.

VI. PLANNING COMMISSION RECOMMENDATION CRITERIA [FNSBC 18.104.020 (C)]

(1) The proposed rezone conforms to the comprehensive plan.

This rezone is supported by the Urban land use designation and the Land Use goals of the comprehensive plan, particularly goals 3 and 4 and associated strategies and actions.

(2) The proposed rezone conforms to the public health, safety and welfare.

This proposed rezone is compatible with existing residential land uses within and adjacent to the rezone area. It’s also compatible with and continues the adjacent MF zoning designation. It does not adversely impact road and traffic safety. There are adequate services to support a multi-family development on this property and this request is directly adjacent to two existing MF zoning districts.

VII. SPOT ZONE ANALYSIS

The Alaska Supreme Court has stated that the classic definition of spot zoning is, “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, for the benefit of the owner of such property and to the detriment of other owners.” Determining whether a rezone constitutes spot zoning depends on the facts and circumstances of each case. In Griswold v. City of Homer, 925 P.2d 1015, Alaska, 1996 the court stated it would consider the following three factors in determining the constitutionality of spot zoning:

1. The consistency of the amendment with the comprehensive plan;

   The MF zoning district is consistent with the Urban designation and is supported by the Comprehensive Plan’s Land Use goals 3 and 4.

2. The benefits and detriments of the amendment to the owners, adjacent landowners, and community; and

   This rezone will allow for the continued and expanded multi-family residential development of an area that is adjacent to similar uses and zoning. With an
identified housing shortage in our community, an opportunity for increased residential density that is compatible with the neighborhood benefits the owners, adjacent landowners, and community as a whole. Additionally, this request is directly adjacent to two existing MF zoning districts.

3. The size of the area rezoned

While case law does not give an exact size for making a spot zone determination, it does provide guidance that parcels less than 3 acres are almost always a spot zone and parcels over 13 acres are almost always found not to be a spot zone. While this rezone proposal is for only about one acre, the proposed rezone area is adjacent to MF to the west, east and south, creating a more continuous area with the same zoning designation, a total size of approximately 10.12 acres. Additionally, “the size of the area rezoned should not be considered more significant than other factors in determining whether spot zoning has occurred. A parcel cannot be too large per se to preclude a finding of spot zoning, nor can it be so small that it mandates a finding or spot zoning.”

VIII. PUBLIC NOTICE

The Department of Community Planning mailed 330 Dear Property Owner (DPO) notices on October 4, 2021. As of publishing, one response has been submitted, opposed to the rezone and citing concerns about maintaining a family-friendly “community of small older homes.” The applicant posted one public hearing notice sign on October 5. This sign meets the notice requirements.

IX. AGENCY COMMENTS

Community Planning contacted the following agencies for comments

a. State Fire Marshall - David Tyler, Alaska State Fire Marshal/Director
b. FAST Planning - Jackson Fox, Executive Director
c. FNSB Departments - Bill Witte, FNSB E-911 Addressing
d. Alaska Department of Transportation (ADOT) - Randi Bailey, Transportation Planner
e. GVEA - Richard Possenti
f. Golden Heart Utilities - Marc Harmon, Environmental Compliance Manager
g. City of Fairbanks - Bob Pristash and Andrew Ackerman

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9 FNSB GIS, Zoning feature class, MF zoning districts on blocks 129 Townsite, 129 Heming, and 128 townsite.
10 Griswold v. City of Homer 925 P.2d at 1024-1025 (Alaska 1996)
At the time of publishing the staff report no responses had been received. The City of Fairbanks Engineer Bob Pristash did ask several questions and noted that he would prepare a response.

**X. SITE VISIT**

A site visit was conducted and pictures were taken of the site on September 24, 2021.

**XI. RECOMMENDATION**

Based on the staff analysis above, the Department of Community Planning recommends rezoning Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C, Block 129, Fairbanks Townsite to Multiple-Family Residential.\(^{11}\)

**XII. FINDINGS OF FACT**

The Department of Community Planning further recommends adoption of the staff report and the following six (6) Findings of Fact in support of APPROVAL of the rezone.

1. The FNSB Regional Comprehensive Plan designates the rezone area as Urban. The Urban designation is defined as “Area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial, and industrial development.”

2. The current TF zoning and the proposed MF zoning are both consistent with the Comprehensive Plan Urban designation.

3. The MF zone could implement the Urban designation because the MF zone allows for a wider range of residential uses.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals:

   a. Land Use Goal 3, *to have a variety of land uses that fit the diverse needs of the community, and Strategy 7, provide a variety of residential land use opportunities.*

   b. Land Use Goal 4, which is intended to *enhance development opportunities while minimizing land use conflicts,* and Strategy 10, *Attract and support development that is compatible with and enhances existing land use. Action C is to provide suitable areas for the location of essential human services.*

5. The rezone conforms to the public health, safety and welfare because:

\(^{11}\) If a final plat is recorded prior to drafting of the rezone ordinance it is possible the ordinance will have the new legal descriptions of the property.
a. The proposed MF zone will better implement the Urban designation.

b. The rezone would not make any existing uses nonconforming within the rezone area, as all uses permitted in TF are also permitted in MF.

c. The existing road network is capable of handling a traffic increase and maintained by the City of Fairbanks.

6. The rezone is not a spot zone or a reverse spot zone because:

a. The rezone is consistent with the comprehensive plan because it will better implement the Urban land use designation. The rezone advances Land Use Goals 3 and 4 of the Regional Comprehensive Plan.

b. The implementation of the Comprehensive Plan is a benefit to the community by providing for a variety of residential uses and directly adjacent to two existing MF zoning districts.

c. The proposed rezone area is adjacent to lots that are already zoned as Multiple-Family Residential and would be connecting two existing MF zoning designations that were implemented by the Planning Commission and Assembly without spot zone concerns and create a contiguous MF zoning district of approximately 10.12 acres.

DRAFT PLANNING COMMISSION MOTION:

I move to recommend to the FNSB Assembly approval of RZ2022-001, a request to rezone approximately 0.98 acres from Two-Family Residential to Multi-Family Residential, adopting the staff report and six findings of fact in support of this recommendation.

Attachment 1: Zoning Map
Attachment 2: Comprehensive Plan Map
Attachment 3: Agency Comments
Attachment 4: Site Visit Photos
Attachment 5: Application with narrative
Attachment 6: Correspondence
Attachment 7: Returned DPO
Attachment 8: GR2017-003
Attachment 9: Sign Posting
Case No. RZ2022-001

State Fire Marshall
- David Tyler, Alaska State Fire Marshal/Director
  David.tyler@alaska.gov

FAST Planning
- Jackson Fox, Executive Director
  jackson.fox@fastplanning.us

FNSB Departments
- Bill Witte, FNSB E-911 Addressing
  BWitte@fnxb.us

Alaska Department of Transportation (ADOT)
- Randi Bailey, Transportation Planner
  randi.bailey@alaska.gov

GVEA
- Richard Possenti, Lead Construction Field Representative
  RJPossenti@gvea.com

Golden Heart Utilities
- Marc Harmon, Environmental Compliance Manager
  marc@akwater.com

City of Fairbanks
- Bob Pristash
- Andrew Ackerman
Hello,

The FNSB Community Planning Department has received the following rezone request:

**RZ2022-001:** A request by Bill Kinne of Design Alaska on behalf of Alaska Housing Finance Corporation to rezone Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C, Block 129, Fairbanks Townsite from Two-Family Residential to Multiple-Family Residential (located between Denali Way and 9th Ave).

The rezone area is near downtown Fairbanks and is outlined in green below:
This case is scheduled to be heard by the Planning Commission on October 26. Community Planning requests your review and comment no later than October 22. The staff report will be available after October 14 at https://www.fnsb.gov/475/Planning-Commission. As I will be out of the office, please submit your comments to Kellen Spillman at kellen.spillman@fnsb.gov or 459 1260.
Thank you,

Melissa

**Melissa Kellner**  
Long-Range Planner  
Community Planning Department  
Fairbanks North Star Borough
Bob,

I started to dig a bit more into the AHFC request and according to them at this time that their intent is to build a 20-unit senior housing development.

Thanks,

Kellen Spillman
FNSB Community Planning

SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

From: Kellen Spillman
Sent: Friday, October 8, 2021 4:33 PM
To: Robert H. Pristash <RPristash@fairbanks.us>; Andrew Ackerman <AAckerman@fairbanks.us>
Cc: Melissa Kellner <melissa.kellner@fnsb.gov>; William Irving <WIrving@fairbanks.us>; Jeff Whipple <JWhipple@fairbanks.us>
Subject: RE: Agency review requested for RZ2022-001 (Denali Way)

Bob,

This is just a request for a rezone at this time. There is not a proposal for a development, that would potentially come at a later time. There is no associated development with this rezone.

I’m still doing some digging, but it looks like the rezone to the west to multi-family was done by the City of Fairbanks in 1967 (parcel 7A2). Does your office have any information on that?

I see that the multi-family rezone to the east was completed in 2007. I can dig further into that one as well.

Thanks,

Kellen Spillman
FNSB Community Planning

SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

From: Robert H. Pristash <RPristash@fairbanks.us>
Sent: Friday, October 8, 2021 4:23 PM
To: Kellen Spillman <kellen.spillman@fnsb.gov>; Andrew Ackerman <AAckerman@fairbanks.us>
Cc: Melissa Kellner <melissa.kellner@fnsb.gov>; William Irving <WIrving@fairbanks.us>; Jeff Whipple
Kellen,
I also forwarded this to Henry and Jeff. We will discuss it here, hopefully Monday and get back to you ASAP.
One question- is this low income housing?
Bob

From: Kellen Spillman <kellen.spillman@fsnb.gov>
Sent: Friday, October 8, 2021 2:36 PM
To: Robert H. Pristash <RPRistash@fairbanks.us>; Andrew Ackerman <AAckerman@fairbanks.us>
Cc: Melissa Kellner <mellisa.kellner@fsnb.gov>
Subject: Agency review requested for RZ2022-001 (Denali Way)
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Andrew and Bob,

Please see below and attached application. We are considering a request about a small rezone from two-family residential to multi-family residential. I’d like to briefly chat to either of you about this request, but if possible would like some comments from the CoF, particularly on 9th Ave and Denali Way. Please let me know if you would have a few minutes to chat, but ultimately we would like to see if you have any agency comments on the request.

Thanks,
Hello,

The FNSB Community Planning Department has received the following rezone request:

**RZ2022-001:** A request by Bill Kinne of Design Alaska on behalf of Alaska Housing Finance Corporation to rezone Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C, Block 129, Fairbanks Townsite from Two-Family Residential to Multiple-Family Residential (located between Denali Way and 9th Ave).

The rezone area is near downtown Fairbanks and is outlined in green below:
This case is scheduled to be heard by the Planning Commission on October 26. Community Planning requests your review and comment no later than October 22. The staff report will be available after October 14 at https://www.fnsb.gov/475/Planning-Commission. As I will be out of the office, please submit your comments to Kellen Spillman at Kellen.spillman@fnsb.gov or 459 1260.

Thank you,
Melissa

Melissa Kellner
Long-Range Planner
Community Planning Department
Fairbanks North Star Borough

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Fairbanks North Star Borough
Department of Community Planning
907 Terminal Street/P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260 Fax: (907) 459-1255
planning@fnstb.us

REZONE APPLICATION
File #: R2022-001

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: Bill Kinne</td>
<td>Name: AHFC, Church, Berki</td>
</tr>
<tr>
<td>Business Name: Design Alaska, Inc.</td>
<td>Mailing Address: Espinosa</td>
</tr>
<tr>
<td>Mailing Address: 601 College Road</td>
<td>City, State Zip:</td>
</tr>
<tr>
<td>City, State Zip: Fairbanks, AK 99701</td>
<td>Phone:</td>
</tr>
<tr>
<td>Phone: 452-1241</td>
<td>Cell: NA</td>
</tr>
<tr>
<td>E-mail: <a href="mailto:william@designalaska.com">william@designalaska.com</a></td>
<td>E-mail:</td>
</tr>
</tbody>
</table>

Property Information:
Property Description: Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C Block 129, Townsite of Fairbanks (Inst. #97.465 and 165.315, F.R.D.)
Street Address: Ninth Ave. and Denali Way
Size: Total 79,550 sq.ft. Acres 1.826
Parcel Account Numbers (PAN): 0042161, 0042170, 598997, 619015, 619025, 599011, 0042153
Existing Use: Residential/Vacant
Existing Zone: TF
Proposed Zone: MF

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

APPLICANT SIGNATURE: [Signature] DATE: 8-20-21

OWNER SIGNATURE (if different): SEE ATTACHED PETITION FORMS DATE: 

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 Application

To: FNSB Dept. of Community Planning
Project: Fairbanks Senior Housing
Location: Denali Way and Ninth Ave, Fairbanks, AK

Date: 8-20-21
Client: ACAH (AHFC)

Proposal: Rezone Lots 5A1, 5A2, 5A3, and 3A and Tracts A, B, and C of Block 129 from TF to MF

The Alaska Housing and Finance Corporation (AHFC) owns a vacant tract of land in the City of Fairbanks between 9th Avenue and Denali Way. The tract consists of six individual lots:

Lots 7A1, 7A2, 5A1, 5A2, 5A3, and 3A of Block 129, Fairbanks Townsite (Inst. No. 97.465, F.R.D.)

Lots 7A1 and 7A2 (total area 36,900 sq.ft.) are currently zoned Multiple-Family Residential (MF). Lots 5A1, 5A2, 5A3, and 3A (total area 21,250 sq.ft.) are currently zoned Two-Family Residential (TF). This Rezone Application proposes to consolidate these into a single zone of Multiple-Family Residential.

In order to bring three adjacent properties into harmony with this rezone, neighboring Tracts A, B, and C are included with this application.

Approval of this rezone facilitates the development of a central, 20-unit senior housing development. This brings affordable, contemporary housing to meet the needs of Fairbanks' aging community.
PUBLIC NOTICE SIGN POSTING AFFIDAVIT

STATE OF ALASKA )
) ss.
FOURTH JUDICIAL DISTRICT )

I, _______________________, being first duly sworn, depose and state that:

1. I have submitted an application identified as RZ 2022-001.
2. I have posted and will maintain public notice sign # CC 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

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

FILE/CASE # RT2022-001

DEPOSITS

SIGN DEPOSIT ☑ EXPERT REVIEW DEPOSIT □ (see box below)

I understand that I owe the actual cost for the expert review of my telecom application and that this is only a deposit towards the cost.

(applicant initials)

Sign # da
(if required)

DATE Prepared: 25 Aug 21

Prepared By: McKenna
Fairbanks North Star Borough

RECEIPT Number: 473599

PAID By: Cash ☑ Check □ # Credit Card ☑ Last 4 digits # 132

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

Name & Address on Check

Name & Contact # on Credit Card Eric Gabriele 452 1241

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 ______________

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\FY 2021\Application_Rezone.docx

Revised 02/22/2021
September 27, 2016

Except as otherwise indicated, I, Bryan D. Butcher, Chief Executive Officer/Executive Director of Alaska Housing Finance Corporation (AHFC); hereby delegate authority to sign all legal and binding documents for AHFC in my absence as the CEO to the following officials:

Mark Romick
Acting Deputy Executive Director/Executive Officer
Alaska Housing Finance Corporation

Mike Strand
Director, Finance
Alaska Housing Finance Corporation

Stacy Schubert
Director, Government Relations and Public Affairs
Alaska Housing Finance Corporation

Greg Rochon
Director, Administrative Services
Alaska Housing Finance Corporation

This is a Standing Order of Delegation, consistent with the corporate by-laws of AHFC, which will remain in effect until modified or revoked by a subsequent order by me or my successor.

Bryan D. Butcher, CEO/Executive Director
RESOLUTION NO. 2014 - 19

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ALASKA HOUSING FINANCE CORPORATION AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND SIGNING OF CHECKS AND/OR WITHDRAWALS FROM VARIOUS ACCOUNTS OF THE CORPORATION.

WHEREAS, the Board of Directors of the Alaska Housing Finance Corporation has determined that it is in the best interest of the Corporation to delegate certain authority to the Administrative Staff of the Corporation;

NOW, THEREFORE, BE IT RESOLVED that the Chief Executive Officer/Executive Director; Deputy Executive Director; Director, Budget; Director, Finance; and Controller are hereby authorized to sign checks and/or make withdrawals from various accounts of the Corporation;

BE IT FURTHER RESOLVED that the Chief Executive Officer/Executive Director; Deputy Executive Director; Chief Administrative Officer; Director, Finance; Director, Mortgage Operations; Director, Public Housing; Director, Research and Rural Development; Director, Administrative Services; Controller; Servicing Officer; Servicing Manager; Asset Management Manager; Multi-Family Underwriting Supervisor; and Lending Officer II are hereby authorized to sign and execute contracts and documents on behalf of the Corporation. Mortgage Loan Underwriters are authorized to sign loan commitment contracts. The Chief Executive Officer/Executive Director is authorized to act for the Alaska Housing Finance Corporation in all matters in regard to the public housing division functions; except those specifically designated by U.S Department of Housing and Urban Development requirement to be acted upon by the Board of Directors. The Executive Assistant is authorized to execute Travel Authorization and Travel Reimbursement forms on behalf of the members of the Board.

BE IT FURTHER RESOLVED that the following procedures for procurement of professional services are hereby authorized. All procurement of professional services shall be generated through the Director, Administrative Services. All contracts resulting from the professional services contracting procedure will be executed by either the Chief Executive Officer/Executive Director or the Deputy Executive Director.

This resolution will take effect immediately and rescinds Resolution Number 2000-04.

PASSED AND APPROVED by the Board of Directors of the Alaska Housing Finance Corporation this 14th day of May, 2014.

Frank Roppel, Chair
REZONE PETITION FORM
WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Block 129, Twn. Pbks. (Inst. 97.465 & 165.315)
FROM Two Family ZONE
TO Multiple Family ZONE.
ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Signature
Por. lots 3 and 5, Block 129
Property Description (Subdivision, Lot & Block)

AHFC c/o Mark Romick
Printed Name
PO Box 101020, Anch. AK 99510
Mailing Address
William Berki
Printed Name
16200 Seville Park Circle, Anch
Mailing Address 99516

Signature
Tract A, Block 129
Property Description (Subdivision, Lot & Block)

Jeramy and Chelsi Espinosa
Printed Name
1115 John Kalinas Rd., FBX 99712
Mailing Address

Signature
Tract B, Block 129
Property Description (Subdivision, Lot & Block)

Seth D. Church
Printed Name
PO Box 10972, FBX 99710
Mailing Address

Signature
Tract C, Block 129
Property Description (Subdivision, Lot & Block)

Printed Name
Mailing Address

Signature
Property Description (Subdivision, Lot & Block)

Printed Name
Mailing Address

Signature
Property Description (Subdivision, Lot & Block)

Printed Name
Mailing Address

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.

Page 5 of 8
Revised 02/22/2021
REZONE PETITION FORM
WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Block 129, Twn. Fbks. (Inst. 97.465 & 165.315)
FROM Two Family ZONE
TO Multiple Family ZONE.
ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Mark Romick
Signature
Por. lots 3 and 5, Block 129
Property Description (Subdivision, Lot & Block)

AHFC c/o Mark Romick
Printed Name
PO Box 101020, Anch. AK 99510
Mailing Address

William Berk
Printed Name
16200 Seville Park Circle, Anch
Mailing Address

Jeramy and Chelsi Espinosa
Printed Name
1115 John Kalinas Rd., FBX 99712
Mailing Address

Seth D. Church
Printed Name
PO Box 10972, FBX 99710
Mailing Address

Printed Name

Printed Name

Printed Name

Printed Name

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.

Page 5 of 8

Revised 02/22/2021
Melissa,

One of the adjacent landowners has decided not to join the petition to rezone from TF to MF.

In this situation, what is the likelihood of the Planning Commission and Assembly approving the rezone application?

Eric L. Gabrielson, PLS  
Surveying | Design Alaska, Inc.  
601 College Road | Fairbanks, AK 99701  
907.452.1241 | eric@designalaska.com

From: esskimos4@alaska.net <esskimos4@alaska.net>  
Sent: Monday, August 30, 2021 10:29 AM  
To: Kinne, William <William@designalaska.com>  
Subject: Re: 9th Avenue Fairbanks rezone petition

Hello Bill,

We have changed our mind, and are not interested in signing the petition.

Thank you,
Chelsi and Jeramy Espinosa

From: Kinne, William  
Sent: Monday, August 16, 2021 2:51 PM  
To: esskimos4@alaska.net  
Subject: 9th Avenue Fairbanks rezone petition

Hi Chelsi and Jeramy,

As discussed last week, attached for your signature please find the petition to rezone properties on 9th Avenue in Fairbanks, within Block 129 Fairbanks Townsite. The intent is to rezone several lots from TF to MF. Please sign and return the petition page to me at your earliest convenience. Let me know if you have any questions.

Thank you
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering RZ2022-001: A request by Bill Kinne of Design Alaska on behalf of Alaska Housing and Finance Corporation to rezone Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C, Block 129, Fairbanks Townsite from Two-Family Residential to Multiple-Family Residential (located between Denali Way and 9th Ave).

You are being notified as required by code because your property is within 1000 feet of the request. The public hearing on this request will be held at or after 6:00 pm, Tuesday, October 26, 2021. You are encouraged to testify at this public hearing and/or submit written comments. Testimony is limited to three minutes per person at the public hearing. This meeting will be conducted in-person and by Zoom or Zoom-only, to be determined based upon the FNSB Operational Status as determined by the FNSB Risk Matrix and if the Juanita Helms Administration Center is otherwise open to the public. Please visit https://www.fnsb.gov/475/Planning-Commission or contact the Department of Community Planning by calling 459-1260 or emailing fnsbpc@fnsb.gov.

You may provide written comments on this application by returning this notice, or by submitting your comments in an email prior to the meeting. For email comments, please email them to planning@fnsb.gov.

For more information, please email planning@fnsb.gov or contact Community Planning at 459-1260. The staff report to the Commission will be available online a minimum of five days before the hearing, at https://www.fnsb.gov/475/Planning-Commission under the meeting date.

Property Owner: Sheldon Thompson
Address or Lot/Block/Sub: See Above
Comments: NO. IT IS A COMMUNITY OF SMALL ORDER HOMES. SHOULD STAY FAMILY FRIENDLY. IT NOT BE MOVED TO HIGH DENSITY. KEEP IT AS IS. THANK YOU. 907-251-1044.

The 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.
July 29, 2016
Joyce O’Belme
2695 Chief Alexander Drive
Fairbanks, AK 99709

Property Description: Tract A, Block 129, Fairbanks Townsite
Property Address: 1230 and 1232 Ninth Avenue
PAN: 042153
Issue: RE: GR2017-003

Request for affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing duplex with a west side-yard setback of 9.4 feet and an east side-yard setback of 6.5 feet.

On July 29, 2016, the Fairbanks North Star Borough Department of Community Planning determined that an affirmative recognition of legal nonconforming structure status (grandfather rights) for an existing duplex with a west side-yard setback of 9.4 feet and an east side-yard setback of 6.5 feet was not necessary because the property is in compliance with its current zoning designation. The FNSB mapping software shows this parcel as Multiple-Family Residential (MF), which requires 10 foot minimum side-yard setbacks. However, in researching the zoning history of the parcel, FNSB Community Planning found that the parcel is actually zoned Two-Family Residential (TF). The TF zone requires 5 foot minimum side-yard setbacks and therefore the existing duplex complies with this requirement. The following information details the zoning history of the parcel:

1. Lot 5, Block 129, Fairbanks Townsite was created with plat #1945-97465, recorded on May 23, 1945 (Exhibit 1).

2. The subject property was included in the Residential Zone with the adoption of Town of Fairbanks Ordinance No. 384 on February 13, 1946 with minimum side yards of “not less than five (5) feet in width on each side of a building” (Exhibit 2).

3. The FNSB Assessor Field Card reflects that the existing duplex was constructed on Lot 5 in 1947 (Exhibit 3). The duplex met the minimum required side-yard setback of 5 feet that existed at the time of construction.

4. The subject property was included in the Residential Zone with the adoption of Town of Fairbanks Ordinance No. 437 on February 28, 1949 (Exhibit 4). The required side-yard setback remained 5 feet.

5. Tract A, Block 129 was created with the recording of plat #165.315, recorded on August 7, 1956 (Exhibit 5). The existing duplex met the minimum required setback of 5 feet on both the east and west sides when Tract A was created.

6. The subject property was zoned General Residential through the adoption of Ord. No. 67-34 on March 28, 1968 (Exhibit 6).

7. The adoption of Ord. No. 88-010 on April 19, 1988 rezoned the subject parcel from General Residential to Two-Family Residential (TF) (Exhibit 7). The required side-yard setbacks for the TF zone are 5 feet and the existing duplex meets the currently required setbacks.

8. No other ordinances have been identified that changed the zoning of the subject property to anything other than the Two-Family Residential zone.
9. An As-Built Drawing was completed on June 20, 2016 (Exhibit 8). The plot plan shows the west side yard setback of 9.4 feet and the east side-yard setback of 6.5 feet.

10. The existing duplex complied with the required east and west side-yard setbacks at the time of construction in 1947 and complies with the current TF zone side-yard setback requirements.

Therefore, the duplex constructed in 1947 does not require an affirmative recognition of legal non-conforming structure status (grandfather rights) for the east and west side-yard setbacks in the Two-Family Residential (TF) zone under Chapter 18.108, Nonconforming (Grandfathered) Uses and Lots because it complies with TF setback requirements under Chapter 18.48.

If you would like to request a refund for the affirmative recognition of grandfather rights application, please let the FNSB Community Planning Department know by August 15, 2016. Otherwise, the case will be closed with the determination that grandfather rights are not required.

This decision does not grant or provide any variances or exceptions to any other Fairbanks North Star Borough or state regulations, building codes, ordinances or statutes.

The issuance of this notice is an administrative decision and is appealable within fifteen (15) days from the date of this notice to the Fairbanks North Star Borough Board of Adjustment. An appeal application may be filed with the Borough Clerk’s office.

If you have any questions, please contact Stacy Wasinger at 459-1260 or planning@fnsb.us.

Sincerely,

[Signature]

D. Christine Nelson, AICP
Community Planning Director

Cc: Audrey Foldoe, 627 Gaffney Road, Fairbanks, AK 99701
[4]. Public District.

Article II. Residential District.

Section 3820, USA.

In the residential district no building or premises shall hereafter be erected or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:


2. The following uses after special permit from the Commission after public hearing and examination of the premises, and the making of a finding by the Commission that the same will not result in undue detriment to adjacent and surrounding property:
   a. Churches.
   b. Old folks homes
   c. Private clubs, fraternities, and lodges; except those selling or furnishing the members beer, wine, or intoxicating liquors and except those the chief activity of which is a service customarily carried on as a business.
   d. Duplex houses and apartment houses.

3. Nurseries and greenhouses, by special permission of the Commission for a period of not more than ten years, after public hearing and examination of the location and the making of a finding by the Commission that such nursery or greenhouse may be maintained for such period without undue detriment to adjacent and surrounding property.

4. Accessory buildings, such as are ordinarily appurtenant to single-family dwellings, shall be permitted, including one private garage to each family, when located not less than forty (40) feet from the front line, or less than twenty (20) feet from any flanking street line, unless attached to or within the dwelling.
(5) The office of a physician, dentist, or other professional person when located in his or her dwelling, also home occupation in addition to domestic occupation engaged in by individuals within their dwellings when no window or other display is made, and no sign other than one not exceeding two square feet in area and bearing the name and occupation of the occupant.

(6) The renting of rooms for lodging purposes only for the accommodation of not to exceed four (4) persons in a single-family dwelling or multiple family dwelling is likewise permitted.

(7) Telephone exchanges and electric substations and similar uses of public service corporations may be permitted by special permission of the Commission, provided the building or buildings used shall conform to and harmonize with surrounding buildings as to type or architecture, set-back and landscaping. Complete plans showing elevations and location on the lot, together with the location of adjoining residential buildings, must be submitted to the City Planning Commission with application for permit.

(8) Vacant land and land forming part of a lot on which there are buildings may be used for gardening or fruit raising.

(9) No trailer shall be used as a place of habitation but may be stored in an accessory building on the property.

(10) Signs not exceeding six square feet in area pertaining to the leasing, rental or sale of buildings or premises are permitted; signs on non-conforming uses which are permitted because devoted to such non-conforming uses prior to the passage of this ordinance are permitted if they are erected flat against the building or painted upon the sides thereof; all other signboards and billboards are prohibited.
Section 3821. **FRONT YARD.**
In the Residential District there shall be a front yard having a minimum depth of fifteen (15) feet.

Section 3822. **SIDE YARD.**
In the residential District there shall be a side yard of not less than five (5) feet in width on each side of a building. Side of building means the outer face of any part of the building nearest to the side line of the lot, not including roof eaves.

Section 3823. **REAR YARD.**
In the Residential District there shall be a rear yard having a minimum depth of twenty (20) feet, except that on a lot which does not extend from street to street, a rear yard of not less than five (5) feet is permissible.

Section 3824. **LOT AREA.**
In the residential District every building hereafter erected or structurally altered shall provide a lot area of not less than three thousand seven hundred fifty (3,750) square feet, with a minimum width of forty (40) feet for a dwelling or place of human habitation, provided, however, that where a lot has less area or width than herein required as shown by the last conveyance or record at the time of the passage of this ordinance, this regulation shall not prohibit one (1) private dwelling and its accessory buildings on such lot. Sixty-five (65) per cent of the area of all sites must be left in open spaces free from structures.

Section 3825. **HEIGHT LIMIT.**
No building shall hereafter be erected or structurally altered within the residential zone to exceed a height of thirty-five (35) feet, nor more than two (2) stories except that churches may exceed this height with special permission of the Commission following a public hearing.
in Block forty-six (46) to the center line of Third Avenue; thence in a Easterly direction along the center line of Third Avenue to a point opposite the Southwest corner of Lot five (5) in Block forty (40); thence in a Northerly direction between Lots three, four and five (3, 4, and 5) in Block forty (40) and Lots nine (9) and ten (10) in Block nineteen (19) to the North-west corner of Lot ten (10) in Block nineteen (19); thence in a Northerly direction to the Southwest corner of Lot five (5) in Block eight (8); thence in a Northerly direction between Lots four, five and six (4, 5, and 6) in Block eight (8) to the point of beginning.

Section 3898. PUBLIC DISTRICT.

The Public District of the Town of Fairbanks shall consist of the area embraced in Blocks three (3) and one hundred four (104) according to the official map of the Townsite of Fairbanks, Alaska.

Section 3899. RESIDENTIAL DISTRICT.

The Residential District shall include all that territory within the corporate limits of the Town of Fairbanks not made a part of the Industrial, Business and Public Districts as described in Sections 3890, 3891 and 3892 of this ordinance.

Section 3899. PENALTIES.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Chapter shall be deemed guilty of a misdemeanor.
<table>
<thead>
<tr>
<th>Owner</th>
<th>1811, W.C. 5 LNA B. 3822 8 Wilson Ave</th>
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<tbody>
<tr>
<td>Permit</td>
<td>1232 9th Ave 1232 9th Ave</td>
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<td>Address</td>
<td>CITY</td>
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<td>Date Built</td>
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<td>Block</td>
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<td>Foundation</td>
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<td>Wood</td>
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<td>F. INTERIOR</td>
<td>Wood</td>
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<tr>
<td>F. HEAT</td>
<td>Oil Furnace</td>
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<td>N. PLUMBING 1</td>
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<td>N. PLUMBING 2</td>
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<td>1. STORAGE</td>
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<td>9. OPERATIONS</td>
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<td>11. YARD IMPROVEMENT</td>
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### Influenza

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### Assessed Valuation

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<th>Reason for Change</th>
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<td>Tell, W. A. &amp; Marie, Trustees</td>
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<td>1983</td>
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<td>1983</td>
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<td></td>
</tr>
<tr>
<td>1983</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Remarks

- **JAN 6 1980** Area review, Nov. lift and 01 wall picture.
- **NOV 1 0 1982** Area review, Chng Assoc to 24sf. HRS, 4341 N.W. 70th Ave.
- **2001** Area review, all townsite duplexes reviewed for tax year 2002. Square footage, quality grade, additions and building footprint data checked and corrected. Pete.
<table>
<thead>
<tr>
<th>YEAR</th>
<th>OWNER</th>
<th>ASSESSED VALUATION</th>
<th>REASON FOR CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LAND</td>
<td>BLDG</td>
</tr>
<tr>
<td>1965</td>
<td>Toll W.O. &amp; WA B.</td>
<td>2725</td>
<td>23000</td>
</tr>
<tr>
<td>1966</td>
<td>&quot;</td>
<td>2950</td>
<td>23000</td>
</tr>
<tr>
<td>1967</td>
<td>&quot;</td>
<td>2950</td>
<td>23375</td>
</tr>
<tr>
<td>1968</td>
<td>&quot;</td>
<td>2950</td>
<td>23375</td>
</tr>
<tr>
<td>1969</td>
<td>&quot;</td>
<td>2950</td>
<td>23375</td>
</tr>
<tr>
<td>1970</td>
<td>&quot;</td>
<td>2950</td>
<td>23375</td>
</tr>
<tr>
<td>1971</td>
<td>&quot;</td>
<td>3700</td>
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<td>1972</td>
<td>&quot;</td>
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</tr>
<tr>
<td>1973</td>
<td>&quot;</td>
<td>3700</td>
<td>23375</td>
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<tr>
<td>1974</td>
<td>&quot;</td>
<td>3700</td>
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</tr>
<tr>
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<td>79</td>
<td>&quot;</td>
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<td>80</td>
<td>&quot;</td>
<td>5925</td>
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</tr>
<tr>
<td>1981</td>
<td>&quot;</td>
<td>8125</td>
<td>61850</td>
</tr>
</tbody>
</table>

REMARKS:
- 1/75 REVIEW N/Q DM/HH
- 3/2775 - Lt. Inspect. with Tenant, Bldg. A
- In overall fair condition. Recalculated using addendum for opts.
- Audited 12/31/74
- 1.30.76 Review und. Res. appears in good condition of due to estimated applied Correct
- 1/77 Review und. Bldg. B

PICTURE:
OFFICIAL COPY

BUILDING and ZONING CODES

for the

Town of Fairbanks, Alaska

Printed by THE NEWS-MINER, Fairbanks, Alaska.
# INDEX

## BUILDING CODE

### PART I

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<th>Page No.</th>
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<th>Page No.</th>
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<td>Plain Solid Masonry</td>
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</tr>
<tr>
<td>412</td>
<td>Reinforced Brick Masonry</td>
<td>20</td>
</tr>
<tr>
<td>413</td>
<td>Hollow Unit Masonry</td>
<td>20, 21</td>
</tr>
</tbody>
</table>
T. No Definitions
U. No Definitions
V. No Definitions
W. No Definitions
X. No Definitions
Y. "Yard"
An open, unoccupied space, other than a court, unobstructed
from the ground to the sky, on a lot on which a building is situated.
Z. "Zoning": The reservation of certain specified areas within the
city for buildings and structures for certain purposes with other limitations such as height, lot coverage and other stipulated requirements.

Section 3803. Use Districts
For the purpose of this ordinance the Town of Fairbanks is hereby
divided into the following types of use districts:
1. Residential zone
2. Business zone, Class 1
3. Business zone, Class 2
4. Industrial zone

ARTICLE II RESIDENTIAL ZONE

Section 3820. Use.
The following uses are permitted in the residential area:
1. Single family dwellings
2. Two family dwellings
3. Accessory buildings, such as are ordinarily appurtenant
to single and two family dwellings, including one private
garage of not more than three (3) car capacity.
4. The offices of a physician, dentist, or other professional
person when located in his or her dwellings, also home
occupation in addition to domestic occupation engaged in
by individuals within their dwellings, when no window or other display is made, and no sign other than
one not exceeding two (2) square feet in area and bearing
the name and occupation of the occupant and located
no closer to the front property line than three (3) feet.
5. The renting of rooms for lodging purposes only for the
accommodation of not to exceed four (4) persons in a
single family dwelling.
6. Signs not exceeding six (6) square feet in area pertaining
to the leasing, rental or sale of buildings or premises are
permitted provided the sign is erected flat against the
building or twenty (20) feet from street frontage.
7. Nothing herein contained shall be deemed to prohibit the
use of unoccupied property for gardening.
8. Uninhabited trailers may be stored provided that all other
requirements of this article are complied with.

Section 3821. Front Yard.
In Residential Zones, interior lots shall have a minimum front yard
of fifteen (15) feet, provided however, that:
1. Corner lots shall provide a minimum front yard of fifteen
(15) feet from the street line on the narrow side of a
corner lot and seven and one-half (7½) feet on the street
line along the long side of such corner lot.
2. Eaves and cornices, steps, platforms and porches having
no roof covering and not over thirty-six (36) inches high,
may extend into a front yard.
3. When forty (40) per cent or more of all lots on one side
of a street between two intersecting streets has been built
up at the time of passage of this ordinance with dwellings having a front yard of less depth than established by this section the average of such varying depths shall be the minimum.

Section 3822. Side Yard.
In the residential zone there shall be a side yard of not less than five (5) feet in width on each side of a building, provided that:
1. Eaves and cornices may extend over the required side yard for a distance of not more than two (2) feet.
2. Accessory buildings may be built to the inside line of the lot or property if the area over such building is not used for living or dwelling purposes.

Section 3823. Rear Yard.
In the residential zone there shall be a rear yard having a minimum depth of twenty (20) feet, except that on a lot which does not extend from street to street, a rear yard of not less than three (3) feet is permissible; provided that:
1. Eaves and cornices may extend over the required rear yard for a distance of not more than two (2) feet.

Section 3824. Set-back Required.
A minimum distance of thirty (30) feet is required between the center line of Barnette Street and the face of any building on either side of such street.

Section 3825. Site Area.
In the residential zone no building shall hereafter be erected or increased in building area on a lot which provides less than 3,750 square feet of area, or a minimum width of 40 feet for a dwelling or place of human habitation; provided that:
1. Where a lot or lots of official record at the time of enactment of the ordinance do not provide the minimum site area or width as above stipulated, the owner may request from the Planning & Zoning Commission a waiver of the site area, minimum width and/or yard requirements of this ordinance; whereupon the Planning and Zoning Commission shall determine if such waiver or waivers would be consistent with the purpose and scope, Section 3801, of this ordinance, and if found to be in keeping with said section, the Planning and Zoning Commission shall make a finding and grant those waivers consistent with said section.

Section 3826. Height Limit.
No building shall hereafter be erected or increased in building area within the residential zone to exceed a height of thirty-five (35) feet, from front sidewalk grade, nor more than two (2) stories except that:
1. Churches may exceed this height by permission of the Board of Adjustment after an opinion from the Planning and Zoning Commission that such an exception to this requirement will be consistent with the purpose and scope, Section 3801, of this Ordinance.

ARTICLE III, BUSINESS ZONE, CLASS 1 and 2

Section 3831. Use.
The following uses are permitted in Class 1 and 2, Business Zones:
1. Any use permitted in the Residential Zone, provided regulations of the residential zone are complied with.
2. Apartment houses, boarding houses, lodging houses, hotels and hotel motor courts.
3. Retail stores and shops, bakeries, restaurants and confectionary stores.
ORDINANCE NO. 67-34

AN ORDINANCE AMENDING THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES, TITLE 49, BY DELETING CHAPTER 15, FAIRBANKS ZONING; CHAPTER 20, UNIVERSITY AVENUE ZONING; AND CHAPTER 25, JULIUSZ ZONING; AND CODIFYING THE FOLLOWING ORDINANCE AS CHAPTER 15, FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCES.

WHEREAS, the Fairbanks North Star Borough Planning Commission has caused to be prepared a proposed Planning and Zoning Ordinance for the Fairbanks North Star Borough; has held public hearings on said proposed ordinance, and has recommended to the Fairbanks North Star Borough Assembly that the Ordinance be adopted.

NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks North Star Borough, Alaska, that the Fairbanks North Star Borough Code of Ordinances be amended by deletion of Chapters 15, 20, and 25, Title 49, and by adding Chapter 15, Title 49, as noted on the following pages, annexed Exhibit A.

PASSED AND APPROVED this 28th day of March, 1968.

ATTACH: John D. Carter
Clerk of the Assembly

Exhibit A
(kk) Zone Change. The alteration of a zone boundary or the reclassification of a lot from one zone to another.

Sec. 49.15.030. Non-Conforming Lots, Structures, and Uses. Lots of record, or uses of land or structures existing at the time of adoption of, or amendment to, this ordinance may be continued even though they do not conform to the standards established by this ordinance; provided any such non-conforming use which is discontinued for a period of twelve months may not be re-established; and, provided further no such non-conforming structure or use may be expanded except in accordance with the standards established by this ordinance.

Sec. 49.15.040. Zone Abbreviations. The following zones and their respective two-letter abbreviations are established:

<table>
<thead>
<tr>
<th>ZONE</th>
<th>ABBREVIATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Outdoor Recreation</td>
<td>OR</td>
</tr>
<tr>
<td>(b) General Agriculture</td>
<td>GA</td>
</tr>
<tr>
<td>(c) Rural Estate</td>
<td>RE</td>
</tr>
<tr>
<td>(d) Rural Residential</td>
<td>RR</td>
</tr>
<tr>
<td>(e) Restricted Residential</td>
<td>RI</td>
</tr>
<tr>
<td>(f) General Residential</td>
<td>R2</td>
</tr>
<tr>
<td>(g) Multiple Residential</td>
<td>R3</td>
</tr>
<tr>
<td>(h) Neighborhood Shopping</td>
<td>NS</td>
</tr>
<tr>
<td>(i) Business</td>
<td>BS</td>
</tr>
<tr>
<td>(j) Light Industrial</td>
<td>LI</td>
</tr>
<tr>
<td>(k) Heavy Industrial</td>
<td>HI</td>
</tr>
<tr>
<td>(l) Unrestricted Use</td>
<td>UU</td>
</tr>
</tbody>
</table>

Sec. 49.15.050. Zone Boundaries. The Fairbanks North Star Borough shall be divided into zones as described on the following pages.
Sec. 49.15.050. Zone Boundaries.

(f) General Residential Zone. All lots and blocks (and tracts) located within the limits of the City of Fairbanks, Alaska, as of November 27, 1967, not included in another zone.
<table>
<thead>
<tr>
<th>ZONE</th>
<th>Maximum Building Area (% of Lot Area)</th>
<th>Minimum Lot Area (Square Feet)*</th>
<th>Minimum Street Yard Depth (Feet)</th>
<th>Minimum Interior Yard Depth (Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Recreation</td>
<td>10</td>
<td>200,000</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>General Agriculture</td>
<td>10</td>
<td>200,000</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Rural Estate</td>
<td>5</td>
<td>80,000</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>10</td>
<td>30,000</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Restricted Residential</td>
<td>25</td>
<td>10,000</td>
<td>25</td>
<td>15</td>
</tr>
<tr>
<td>General Residential</td>
<td>40</td>
<td>4,000</td>
<td>20</td>
<td>15**</td>
</tr>
<tr>
<td>Multiple Residential</td>
<td>55</td>
<td>2,000</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Neighborhood Shopping</td>
<td>90</td>
<td>2,000</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Business</td>
<td>100</td>
<td>1,600</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>100</td>
<td>5,000</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td>100</td>
<td>5,000</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Unrestricted Use</td>
<td>100</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

* A lot shall be of such shape as to encompass a rectangular area of at least twenty feet by forty feet exclusive of required yards.

** Except that building is permitted up to one interior lot line or each of two intersecting interior lot lines.
ORDINANCE NO. 88-010

A ZONING ORDINANCE PROVIDING REGULATIONS TO PROMOTE THE PUBLIC HEALTH, SAFETY, AND WELFARE, BY CLASSIFYING THE BOROUGH INTO DIFFERENT DISTRICTS AND REGULATING THEREIN THE LOCATION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, AND USE OF BUILDINGS, STRUCTURES, AND LAND.

BE IT ORDAINED by the Assembly of the Fairbanks North Star Borough:

Section 1. Classification. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. Title 18, Fairbanks North Star Borough Code of Ordinances, is hereby repealed and replaced by Title 18, Fairbanks North Star Borough Code of Ordinances, as set forth in Exhibit A hereto.

Section 3. The official Borough zoning map shall be amended as provided for in the zoning ordinance text.

Section 4. Effective Date. This ordinance shall be effective on April 25, 1988.


[Signature]
Presiding Officer

ATTEST:

[Signature]
Clerk of the Assembly
Chapter 18.24.000
TF TWO-FAMILY RESIDENTIAL DISTRICT

Sections:
18.24.010 Intent
18.24.020 Use Regulations
18.24.030 Standards

18.24.010 Intent

This district is intended for medium-density residential development and other uses which maintain the medium-density residential nature of the district in areas where community sewer and water systems are available.

18.24.020 Use Regulations

A. Permitted Uses. In the TF, Two-Family Residential district, permitted uses are:
   1. Any permitted use in the SF-20, SF-10 and SF-5 districts;
   2. Two-family attached dwellings.

B. Conditional Uses. In the TF, Two-Family Residential district, conditional uses are:
   1. Any conditional use in the SF-20, SF-10 and SF-5 districts;

18.24.030 Standards

In the TF, Two-Family Residential district, geometric standards are:

A. Lot Area.
   1. Lot area for a single-family detached dwelling shall not be less than five thousand (5,000) square feet.
   2. Lot area for a two-family attached dwelling shall not be less than three thousand five hundred (3,500) square feet per dwelling unit.

B. Required Yards for Principal Buildings.
   1. Front yard shall not be less than twenty (20) feet.
   2. Side yard shall not be less than five (5) feet.
   3. Rear yard shall not be less than five (5) feet.

C. Building Height. Unlimited.

D. Exceptions to Yard and Building Height Requirements. See Chapter 18.50.000 Supplementary Regulations.

E. Parking. See Chapter 18.50.000 Supplementary Regulations.

F. Signs. See Chapter 18.50.000 Supplementary Regulations.
18.04.060 Severability

If any section or part hereof is for any reason declared unconstitutional or invalid, the validity of the remaining portions hereof shall not be affected.

18.04.070 Implementation

Upon adoption of this Ordinance, the following changes shall be made to the Official Zoning Map. Land zoned Q, Holding prior to the adoption of this Ordinance, shall become zoned to the largest contiguous zoning district. Grandfathering of all land uses shall take precedent when a conflict arises.

<table>
<thead>
<tr>
<th>Zoning Districts in Effect Prior to the Adoption of this Ordinance</th>
<th>Shall Be Changed To</th>
<th>Zoning Districts and/or Overlay Zones as Provided by this Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>OR, Outdoor Recreation</td>
<td>OR, Outdoor Recreation</td>
<td></td>
</tr>
<tr>
<td>CA-40, General Agriculture</td>
<td>RA-40, Rural and Agricultural</td>
<td></td>
</tr>
<tr>
<td>CA-20, General Agriculture</td>
<td>RA-20, Rural and Agricultural</td>
<td></td>
</tr>
<tr>
<td>CA-10, General Agriculture</td>
<td>RA-10, Rural and Agricultural</td>
<td></td>
</tr>
<tr>
<td>CA, General Agriculture</td>
<td>RA-5, Rural and Agricultural</td>
<td></td>
</tr>
<tr>
<td>RE-LAI, Rural Estate</td>
<td>RE-4, Rural Estate</td>
<td></td>
</tr>
<tr>
<td>RA-LAI, Rural Estate</td>
<td>RE-4, Rural Estate</td>
<td></td>
</tr>
<tr>
<td>RE, Rural Estate</td>
<td>RE-2, Rural Estate</td>
<td></td>
</tr>
<tr>
<td>REI-LAI, Rural Estate I</td>
<td>RE-4, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>REI-LAI, Rural Estate I</td>
<td>RE-4, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>RE-1, Rural Estate I</td>
<td>RE-2, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>RR-LAI, Rural Residential</td>
<td>RE-2, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>RR-LAI, Rural Residential</td>
<td>RE-2, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>RR, Rural Residential</td>
<td>RE-2, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>RR-LAI, Rural Residential I</td>
<td>RE-2, Rural Estate with MHS, Mobile Home Subdivision Overlay</td>
<td></td>
</tr>
<tr>
<td>RR, Rural Residential I</td>
<td>RR, Rural Residential with MHS, Mobile Home Subdivision overlay</td>
<td></td>
</tr>
<tr>
<td>R1-I, Restricted Residential I</td>
<td>SF-20, Single-Family Residential</td>
<td></td>
</tr>
<tr>
<td>R1-II, Restricted Residential II</td>
<td>SF-10, Single-Family Residential</td>
<td></td>
</tr>
<tr>
<td>R2, General Residential</td>
<td>TF, Two-Family Residential</td>
<td></td>
</tr>
<tr>
<td>R3-I, Multiple Residential I</td>
<td>MF, Multiple-Family Residential</td>
<td></td>
</tr>
<tr>
<td>R3-II, Multiple Residential II</td>
<td>MF, Multiple-Family Residential with MHS, Mobile Home Subdivision overlay</td>
<td></td>
</tr>
<tr>
<td>R4, Residential Office</td>
<td>MPO, Multiple-Family Residential/Professional Office</td>
<td></td>
</tr>
</tbody>
</table>
Plot Plan

I, L. Frank Stallings, RLS, certify that this Plot Plan was prepared by me or under my direct supervision and that to the best of my knowledge there are no other improvements or encroachments, if any, on the property other than those that are shown. Boundaries and easements are those of record on Plat No. 14956-165.315. This Plot Plan should not be construed to represent a boundary survey.

Legal Description: Tract A, Block 129, Fairbanks Townsite Subdivision in Section: 10, Township: 1 South, Range: 1 West, Fairbanks Meridian. (Address: 1230 and 1232 Ninth Avenue, Fairbanks, Alaska 99701)

Ordered by: Audrey Folda, Realtor; Cell (907) 388-2649
Surveyor: Real Estate 627 Gaffney Road; Phone: (907) 456-6000
Ordered: June 14, 2016
Delivered: June 20, 2016
Surveyed by: L. Frank Stallings, RLS
Registered Surveyor: Fairbanks, Alaska 99701
PUBLIC NOTICE SIGN POSTING AFFIDAVIT

STATE OF ALASKA )
 ) SS.
FOURTH JUDICIAL DISTRICT )

1, Eric Gabrielson, being first duly sworn, depose and state that:

1. I have submitted an application identified as 2022-001.

2. I have posted and will maintain public notice sign # C 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 Oct. 5, 2021 (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.

Signature
Eric Gabrielson
601 College Rd.
Fairbanks, AK 99701
G6 Design Alaska, Inc.
(Print Name and Address of Affiant)

SUBSCRIBED AND SWEAR TO BEFORE ME on this 5th day of October, 2021

Sabrina E. Davis
Notary Public in and for Alaska

Commission Expires

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.
HI Melissa,

The sign was posted along 9th Avenue today. Attached are photos of the sign, and the sign posting affidavit.

Seth Church signed our petition form (attached) but we did not receive signatures from Berki or Espinosa.

Let me know if you anything else to move ahead.

Thanks,

Melissa Kellner

---

Eric L. Gabrielson, PLS
Surveying | Design Alaska, Inc.
601 College Road | Fairbanks, AK 99701
907.452.1241 | eric@designalaska.com

---

From: Melissa Kellner <melissa.kellner@fnsb.gov>
Sent: Monday, October 4, 2021 5:19 PM
To: Gabrielson, Eric <eric@designalaska.com>
Cc: Kinne, William <William@designalaska.com>
Subject: RE: 9th Avenue rezone

Eric,

This is a reminder that the sign posting deadline is this Wednesday, October 6. Please submit the photo and affidavit by close of business Wednesday.

I was also wondering whether the other property owners Church or Berki signed the petition. If so, please send those signatures my way.

Please note that I will be out of the office tomorrow (10/5) and back on Wednesday.

Kind regards,

Melissa
Hi Eric,

Thanks for checking in and for the update. My staff report must be published on the borough website and shared with the applicant by October 14; since I’ll be out of town Oct 11-27, it will be shared with you and the applicant prior to that but may not be published on the website until the regular deadline. Please note also that, unfortunately, I will miss the public hearing at the Planning Commission, but Kellen Spillman will present the staff report on my behalf. I will likely present the staff report at the Assembly meeting.

Please let me know if you have any questions.

Melissa

From: Gabrielson, Eric <eric@designalaska.com>
Sent: Wednesday, September 22, 2021 9:24 AM
To: Melissa Kellner <melissa.kellner@fnsb.gov>
Cc: Kinne, William <William@designalaska.com>
Subject: 9th Avenue rezone

Hi Melissa,

Our client is inquiring as to when they can expect to see a staff report/recommendation on the 9th Avenue rezone.

AHFC reached out to the remaining two property owners. One has been unresponsive, the other has politely declined. They may still decide to sign the petition.

We are preparing our final plat application to consolidate all the lots into one tract. We expect to have the final plat recorded by the October 26 Planning Commission meeting.

Feel free to contact me if you need anything.

Thanks,

Eric L. Gabrielson, PLS
Surveying | Design Alaska, Inc.
601 College Road | Fairbanks, AK 99701
907.452.1241 | eric@designalaska.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Melissa,

Per FNSBC 18.104.010(C)(2), I’m determining as acting Director that one sign is sufficient due to the size of this rezone and distance between the two right-of-ways. Please add this e-mail to the file.

Thanks,

Kellen Spillman
FNSB Community Planning

SERVE * LEAD * THRIVE
FAIRBANKS NORTH STAR BOROUGH

From: Melissa Kellner <melissa.kellner@fnsb.gov>
Sent: Wednesday, August 25, 2021 6:11 PM
To: Kellen Spillman <kellen.spillman@fnsb.gov>
Subject: Sign posting for RZ2022-001

Today I took in the application for RZ2022-001. Although this rezone request has frontage on both Denali Way and 9th Ave, I required just one public notice sign, due to the small size of the rezone area (approximately one acre).
FNSBC18.104.010(C)3. Notice by Applicant. The applicant shall provide notice of the public or quasi-judicial hearing by posting the land subject to the application for a rezone, conditional use or variance, with notice clearly legible from each improved street adjacent to the land, or as determined by the community planning director or their designee.

Melissa Kellner
Long-Range Planner
Community Planning Department
Fairbanks North Star Borough
A regular meeting of the Planning Commission was held Tuesday, October 26, 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:

- Sandra Mota
- Savannah Fletcher
- Jason McComas-Roe
- Eric Muehling, Vice-Chair

Comprising a quorum of the Commission, and

- Sharon Wittenkeller, Administrative Assistant III, Clerk
- Kellen Spillman, Acting Community Planning Director
- Sarah Bingham, Community Planning, Planner III
- Bryant Wright, Parks and Recreation, Trails Coordinator
- Annmarie Billingsley, Assistant Borough Attorney
- Wendy Dau, Assistant Borough Attorney

Absent & Excused

- Shane Koester

Unexcused

- Mike Kenna
MESSAGES

C.1 Communications to the Planning Commission

Kellen Spillman, Acting Community Planning Director, provided status updates on Ordinance No. 2021-37 and 2021-27, an internal data share event with the Department of Labor and U.S. Census Bureau, Community Planning new hires, departure of Sharon Wittenkeller as Clerk of the Planning Commission, new Planning Commissioner Kevin McKinley, and State Law changes that allow all-terrain vehicles (ATV) on public roadways lesser than 45 miles per hour.

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

NONE

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

NONE

C.3. Disclosure & Statement of Conflict of Interest

NONE

APPROVAL OF AGENDA AND CONSENT AGENDA

MUEHLING, Seconded by FLETCHER moved to approve the agenda and consent agenda as read.

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

Yeses: Fisher, Mota, Muehling, Fletcher, McComas-Roe, Sims, Guinn, Perreault

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

APPROVAL OF MINUTES


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

1. RZ2022-001

A request by Bill Kinne of Design Alaska on behalf of Alaska Housing and Finance Corporation to rezone Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C, Block 129, Fairbanks Townsite from Two-Family Residential to Multiple-Family Residential (located between Denali Way and 9th Ave). (Staff Contact: Melissa Kellner)

Kellen Spillman, Acting Community Planning Director, presented the staff report on behalf of Melissa Kellner. Based on the staff analysis, the Department of Community Planning recommended rezoning Lots 5A1, 5A2, 5A3, 3A and Tracts A, B, and C, Block 129, Fairbanks Townsite to Multiple-Family Residential.

Commissioners questioned and discussed with staff the following:

- Whether the City of Fairbanks still administers a landscaping element through review of their building code process; it was answered, they do, and parking lots will trigger the review.
- Whether it is expected for the property, once it is developed, to be required to have some landscaping; it was answered, the City of Fairbanks requirements were not analyzed, and it could be looked into. It was the understanding that their code would apply but could not be definitively answered.
- Whether the owners of Tract A and B were opposed or neutral with the rezone request; it was deferred to the applicant, but answered, they were approached and in communication with the applicant. One owner was going to sign on but decided not to at the last minute.
- Whether they anticipate development to be rentals or private ownership; staff was unable to answer for certain, however, it was stated the application did note a senior housing facility. Mr. Spillman spoke with the applicant's representative and it was his understanding the rezone application was the first step and other development has not proceeded further.
- The availability of street parking nearby; it was explained, street parking is allowed on both Denali Way and 9th Avenue. Denali Way is a very narrow right-of-way/street, 9th Avenue is a wide street and could easily accommodate the street level parking. With multi-family developments, it is their goal to have onsite parking, which would be part of the review process for either their zoning permit or conditional use permit, when or if they propose a development.
- Whether the 20-28 property units mentioned were for properties owned by Alaska Finance Housing Corporation (AFHC) or for the entire area that would be rezoned, and/or the rezone combined with existing AFHC's property; it was answered, that it is for the rezone area, it was noted, there are already several developed properties in the rezone area.
LEGISLATIVE HEARINGS - continued

- How many units would be allowed on property 7A2 as part of the existing multi-family zoning; staff requested time to run calculations and would provide answers before the close of the hearing.
- Whether the Golden Valley Electric Association (GVEA) easement, between Denali Way and 9th Avenue, needed to be vacated or how would it be addressed; it was answered, in general, other than the small easement on the west side, the electrical line does not seem to be covered by an easement. More information could be gained by speaking with the property owner.
- Whether there is a need for greater density housing and more housing in general; it was answered, yes, there is a need, there is a large demand for housing stemmed from military development. Vacancy rates for rental units are at all-time lows. The most recent rental survey noted an at or below 5% vacancy rate, which is particularly low. There is a need for housing in the community. Much of the housing being built in the last couple of years has been less dense housing developments not on utilities, about 1-acre lots or bigger. We are running out of a lot of good developable land in borough.
- Reasons as to why this area would be ideal for denser multi-family housing developments; it was answered, the last couple of years the Community Planning Department has been going through a Downtown planning process, which included a housing analysis for the plan. In general, there are not particularly great density of housing units in downtown that you would expect from other similar sized communities.
- Concerns for accidents or dangerous traffic concerning kids walking to school; it was answered, no, they did not see any safety issues with potentially adding slightly more traffic. They did several site visits, some during peak hours, when school was getting out. The volumes and speeds on 9th Avenue and Denali Way are very low, and no traffic counts are available. It was estimated about 100-200 vehicles per day which is a low count, and street parked cars have statistically proven to lower the average travel speed of vehicles.

Bill Kinne, Design Alaska, Applicant’s representative presented the following information:

- The driving force of the rezone is the replat they are currently working on; which is to create one tract of land just over 1.3 acres in size.
- Once the plat is recorded, the tract will be split zoning between multi-family and two-family, which is not ideal to have two zoning classifications on one parcel of land. It creates confusion and causes difficulty with development efforts.
- They hope to correct the issue of having two zones with the rezone request.
- The general development idea for the area is one-story, ranch style housing.
- AHFC does intend to maintain ownership of the property, once the rezone and replat are complete, and make the units available for tenants to rent.
LEGISLATIVE HEARINGS – continued

- After the final plat is recorded it will show a 30-foot public utility easement over where the powerline runs across the property. This will limit the development. They will have to split it into two sides, into a south and north portion of the tract which will have housing on it.
- The development plan is in line with what is already in the area and downtown Fairbanks.
- AHFC will maintain ownership of the property. They will have maintenance personnel. They will have an application process, a screening process, background checks for potential tenants.
- Tract A property owner did not respond to the rezone request and did not sign the petition. They were unable to reach them.
- Tract B property owners initially indicated interest but decided not to sign the petition.

In response to comments provided by citizens, Mr. Kinne addressed the following:

- In general, the streets in the area are similar to other streets in downtown Fairbanks, some are wider than others. Denali Way has a 30-foot right-of-way, the speed limit is 20 mph and is not a through or connector road to anything else. Lathrop Street is the main collector street.
- The development will require off street parking, the concept plans developed do take this into account.
- AHFC does not intend to purchase Tracts A, B and C and remove them from the tax rolls.
- AHFC does not have a large facility plan, it will be residential ranch style housing.
- Traffic volume will be split between Denali Way and 9th Avenue.
- The City of Fairbanks does not oppose the rezone but did have concerns of the on-street parking and snow storage. They will take the concerns into consideration with the development plan and will analyze the snow storage issue along with the onsite drainage based on the City of Fairbanks’ site review.

Commissioners and staff questioned and discussed with Mr. Kinne the following:

- 20 single story units on new tract F.
- Concept plans, whether there will be one large building or separate units; it was answered, a finalized concept has not been developed at this time.
- Apartment size range and estimated monthly rent.
- Whether Mr. Kinne was aware that on existing lot 7A2 with the multi-family zoning they could fit approximately 17 units; it was answered, they are aware.
- Clarification for the rezone request; it was answered, the overall intent and goal of AHFC is to create enough affordable housing for people.
LEGISLATIVE HEARINGS – continued

- Why rezone to a multi-family zone when you can build single family homes in either of the zones currently in the area; it was answered, it is in the overall development plan, one concept is for multiple row-type housing, with roughly 20 units.

Chair Perreault opened and closed public testimony as there were no individuals to provide public comment.

FLETCHER, Seconded by MEUHLING moved to recommend to the FNSB Assembly approval of RZ2022-001, a request to rezone approximately 0.98 acres from Two-Family Residential to Multi-Family Residential, adopting the staff report and six findings of fact in support of this recommendation.

Commissioner Fletcher expressed great need for denser housing. The rezone allows for the area to be within compliance of either lots on both sides and it is in line with the FNSB Comprehensive Plan. There is good access to utilities in an urban area. While there was some public comment against the rezone, most of the concerns were not relevant to the question before the Commission. Roads can accommodate the additional housing. Even though the underlining tone of low-income housing causing additional worries was not said outright it was an improper consideration for a rezone, and she supported the motion.

Commissioner Muehling stated the rezone connects two islands of multi-family zoning to create a contiguous multi-family zone which makes sense. It is not a spot zone. High quality affordable housing is essential. It contributes to a strong community and he supported the motion.

Commissioner Guinn supported the rezone, noting housing in that area is aging and somewhat deteriorating, it will be a good addition to the community and the use of vacant land with the ability to support a denser area.

Commissioner Fisher expressed her mixed feelings of the rezone. She noted it feels a bit like a spot zone, partially driven by the fact they have four properties in question, one owned by the applicant, one neighbor in support and two who did not weigh in. She wished it was part of something more comprehensive for the neighborhood at large and not just to support the replat and the development of Lot 7A2. She had concerns of increased traffic on Denali Way. If approved, she encouraged the City of Fairbanks to direct the traffic to 9th Avenue because it has a wider right-of-way and is a safer place for more traffic and pedestrians.
LEGISLATIVE HEARINGS - continued

VOTE ON MOTION TO RECOMMEND TO THE FNSB ASSEMBLY APPROVAL OF RZ2022-001, A REQUEST TO REZONE APPROXIMATELY 0.98 ACRES FROM TWO-FAMILY RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL, ADOPTING THE STAFF REPORT AND SIX FINDINGS OF FACT IN SUPPORT OF THIS RECOMMENDATION.

Yeses: Muehling, Sims, Guinn, Fletcher, Mota, Perreault
Noes: McComas-Roe, Fisher

MOTION CARRIED 6 Yeses, 2 Noes

FINDINGS OF FACT IN SUPPORT OF THE APPROVAL

1. The FNSB Regional Comprehensive Plan designates the rezone area as Urban. The Urban designation is defined as “Area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial, and industrial development.”

2. The current TF zoning and the proposed MF zoning are both consistent with the Comprehensive Plan Urban designation.

3. The MF zone could implement the Urban designation because the MF zone allows for a wider range of residential uses.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals:
   a. Land Use Goal 3, to have a variety of land uses that fit the diverse needs of the community, and Strategy 7, provide a variety of residential land use opportunities.
   b. Land Use Goal 4, which is intended to enhance development opportunities while minimizing land use conflicts, and Strategy 10, Attract and support development that is compatible with and enhances existing land use. Action C is to provide suitable areas for the location of essential human services.

5. The rezone conforms to the public health, safety and welfare because:
   a. The proposed MF zone will better implement the Urban designation.
   b. The rezone would not make any existing uses nonconforming within the rezone area, as all uses permitted in TF are also permitted in MF.
c. The existing road network is capable of handling a traffic increase and maintained by the City of Fairbanks.

6. The rezone is not a spot zone or a reverse spot zone because:

   a. The rezone is consistent with the comprehensive plan because it will better implement the Urban land use designation. The rezone advances Land Use Goals 3 and 4 of the Regional Comprehensive Plan.

   b. The implementation of the Comprehensive Plan is a benefit to the community by providing for a variety of residential uses and directly adjacent to two existing MF zoning districts.

   c. The proposed rezone area is adjacent to lots that are already zoned as Multiple-Family Residential and would be connecting two existing MF zoning designations that were implemented by the Planning Commission and Assembly without spot zone concerns and create a contiguous MF zoning district of approximately 10.12 acres.

2. **RZ2022-002**

A request by James Bartlett of Design Alaska on behalf of Mayor Michael Welch to rezone Lot 1A, Block 2 City of North Pole Subdivision Phase 2 from Two-Family Residential (TF) to General Commercial (GC). *(Staff Contact: Sarah Bingham)*

Sarah Bingham, Community Planning, Planner III, presented the staff report. Based on the staff analysis, the Department of Community Planning recommended rezoning Lot 1A, Block 2, City of North Pole Subdivision Phase 2 to General Commercial.

Commissioners questioned and discussed with Ms. Bingham and Mr. Spillman the following:

- Clarification on how the rezone is not a spot zone; it was answered, there are three main tests for a spot zone. One is the consistency with the Comprehensive Plan; the rezone area is zoned residential and the Comprehensive Plan calls for it to be commercial. The second test, it needs to benefit the property owner and be a deterrent to the general community; that is not the case in this rezone, as the adjacent land is also zoned General Use or General Commercial. The final test is the size of the area, not just looking at this particular lot, but at the greater area, the classic definition of a spot zone is a proposal different than the surrounding zoning; this rezone is a continuation of the current surrounding zoning.
LEGISLATIVE HEARINGS - continued

James Bartlett, Applicant’s Representative, shared the following information:

- The North Pole Police Department is doing a 3,000 square foot addition to the police station building.
- Previously they were granted a waiver to complete an addition in the 1980’s.
- He is uncertain how the addition in the 1990’s was completed without a waiver.
- Either they have the option of asking for a waiver or request a rezone.
- He is unaware of any future additions to the police station beyond the one currently planned.
- By rezoning to General Commercial, it will assist with any designers and contractor work in the future for any additions that may take place.

Chair Perreault opened and closed public testimony as there were no individuals to provide public comment.

MCCOMAS-ROE, Seconded by SIMS
moved to recommend to the FNSB Assembly approval of RZ2022-002, a rezone of Lot 1A, Block 2, City of North Pole Subdivision Phase 2, from Two-Family Residential to General Commercial, adopting the staff report and six findings of fact in support of this recommendation.

Commissioner McComas-Roe concurred with staff’s recommendation and supported the motion.

Commissioner Sims echoed the concurrence with staff’s recommendation, noting it as housekeeping measures that are consistent with the City of North Pole’s Comprehensive Plan and he supported the motion.

VOTE ON MOTION TO RECOMMEND TO THE FNSB ASSEMBLY APPROVAL OF RZ2022-002, A REZONE OF LOT 1A, BLOCK 2, CITY OF NORTH POLE SUBDIVISION PHASE 2, FROM TWO-FAMILY RESIDENTIAL TO GENERAL COMMERCIAL, ADOPTING THE STAFF REPORT AND SIX FINDINGS OF FACT IN SUPPORT OF THIS RECOMMENDATION.

Yeses: Mota, Guinn, Fletcher, Fisher, McComas-Roe, Sims, Muehling, Perreault
Noes: None

MOTION CARRIED 8 Yeses, 0 Noes
FINDINGS OF FACT IN SUPPORT OF THE APPROVAL

1. The FNSB Regional Comprehensive Plan designates the rezone area as ‘Commercial’. The Commercial Area is intended for “to provide for a full range of commercial and retail to serve area residents and visitors.”

2. The current TF zoning is not consistent with the Comprehensive Plan ‘Commercial’ designation because the TF zone does not allow all commercial uses.

3. The GC zone would better implement the Commercial Area land use designation because the GC zone allows for a wider range of commercial uses.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals:
   a. Land Use Goal 3, Strategy 8 which is intended to provide for commercial land uses in both urban and non-urban areas.
   b. Land Use Goal 4, which is intended to enhance development opportunities while minimizing land use conflicts, and Strategy 10, Attract and support development that is compatible with and enhances existing land use. Action C recommends provide suitable areas for the location of essential human services.

5. The rezone conforms to the public health, safety and welfare because:
   a. The proposed GC zone aligns with the Commercial area designation that the North Pole Land Use Plan, as it allows for the variety of commercial uses.
   b. The rezone would not make any existing uses nonconforming within the rezone area, as all uses permitted in TF are also permitted in GC.
   c. The existing road network is capable of handling a traffic increase.

6. The rezone is not a spot zone or a reverse spot zone because:
   a. The rezone is consistent with the Comprehensive Plan because it will better implement the Commercial Area land use designation. The rezone advances Land Use Goals 3 and 4 of the Regional Comprehensive Plan.
   b. The implementation of the Comprehensive Plan is a benefit to the community by providing for a variety of commercial land uses.
   c. The proposed rezone area is 70,164 square feet and is adjacent to lots that are already zoned as General Commercial that total 55.9 acres.
EXCUSE FUTURE ABSENCES
NONE

COMMISSIONER’S COMMENTS/ COMMUNICATIONS

Commissioner Fisher wished Commissioner Fletcher good luck serving on the Assembly.

Commissioner Muehling encouraged all to drive over the newly opened University Avenue Bridge.

Commissioner McComas-Roe welcomed the reopening of the Wendell Street Bridge.

Commissioner Fletcher thanked the Commission, she learned a lot serving on the Planning Commission, and noted Kevin McKinley will be filling her seat.

Chair Perreault thanked Commissioner Fletcher for her service on the Planning Commission, he looked forward to her service on the Assembly, and welcomed Mr. McKinley to join them. Chair Perreault thanked Clerk Wittenkeller for her highly valued professionalism and competence, she will be missed. Chair Perreault stated he will be leaving the Planning Commission after the completion of his 2nd three-year term at the end of December. Prior to his exit he would like to address the Planning Commission Rules at the next meeting.

Commissioner McComas-Roe echoed Chair Perreault’s sentiments to Clerk Wittenkeller.

Commissioner Fisher inquired if there is still a vacancy for the North Pole seat.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:40 p.m.

APPROVED: December 14, 2021
FAIRBANKS TOWNSI, BLOCK: 128, LOT: 03A
Alaska Housing Finance
Corporation

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 08H
Anderson David J
1222 Denali Way
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 05B2
Armstrong Annie N
1023 Smythe St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 58, LOT: UMB01
Bakker Theresa A

FAIRBANKS TOWNSI, BLOCK: 98, LOT: 01
Becker Mara J
1002 8th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: A
Berki William H
16200 Seville Park Cir
Anchorage, AK 99516

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 01D
Bethune Michael A

BERKELEY, BLOCK: 100A, LOT: 02B
Birdsall Brenda
1015 8th Ave
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: H27
Bishop Robert T

RIVER VIEW VILLA, LOT: B05
Bolt Carol S
PO BOX 70331
Fairbanks, AK 99707

WEEKS FIELD, BLOCK: 141, LOT: 08
Boswell Family Trust
1216 10th Ave
Fairbanks, AK 99701

1S 1W, SEC: 09, TAXLOT: 966
Alaska Railroad Corporation
Att'n Real Estate Division
PO BOX 107500

FAIRBANKS TOWNSI, BLOCK: 99, LOT: 02C
Aponte Jose
PO BOX 31007
Fort Greely, AK 99731

RIVER VIEW VILLA, LOT: E15
Boswell Ronda L
1701 2nd Ave Unit E15
Fairbanks, AK 99701
RIVER VIEW VILLA, LOT: B06  
Craig Ellen A  
1701 2nd Ave #6  
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 139, LOT: 03  
Crow Allen C  
1012 Gilmore St  
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 138, LOT: 22  
Dalton George  
1017 Gilmore St  
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 100B, LOT: 04A  
Daniels Shon W  
1027 9th Ave  
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 130, LOT: 01E  
Davis Regina L Et. Al.  
1513 4th Ave  
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: K37  
Dayton Rita  
PO BOX 84005  
Fairbanks, AK 99708

WEEKS FIELD, BLOCK: 141, LOT: 03  
Do Trina  
2610 Foundry Way Apt 401  
Alexandria, VA 22314

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB05  
Durny Andrew  
PO BOX 70768  
Fairbanks, AK 99707

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 06F1  
Edgar Colin W  
Sutherland September R

FAIRBANKS TOWNSI, BLOCK: 82, LOT: 06B  
Eliaison Richard Lee  
1028 7th Ave  
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: A03  
Ebro Taylor Ryan  
1701 2nd Ave Apt A3  
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 138, LOT: 22  
Davis Diana G  
904 Woodlawn Rd  
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 130, LOT: 01E  
Davis Regina L Et. Al.  
1513 4th Ave  
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: F18  
Davis Dusette  
1701 2nd Ave Unit F18  
Fairbanks, AK 99701

HERNING, BLOCK: 129, LOT: 03OF09  
Davis Sandra Lynn  
1306 9th Ave  
Fairbanks, AK 99701

LINCK ESTATES CO, LOT: 104  
Desmond Sandra K Revocable Trust  
PO BOX 60228

FAIRBANKS TOWNSI, BLOCK: 27, LOT: 03A  
Dorweiler Paul  
1522 3rd Ave  
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB03  
Eagle Frank  
912 Kellum St  
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 139, LOT: 01  
Edgerton Carl R  
Edgerton Mindy L  
PO BOX 81256

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB08  
Eliaison Thomas M  
1377 6th Ave  
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: B  
Espinosa Jeramy  
Espinosa Chelsi

FAIRBANKS TOWNSI, BLOCK: 81, LOT: 01&  
Culliton Mercedes  
1240 Joyce Dr  
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: G21  
Daniels Delois  
17 Eastbourne Ct  
Columbia, SC 29223

RIVER VIEW VILLA, LOT: F18  
Davis Dusette  
1701 2nd Ave Unit F18  
Fairbanks, AK 99701

HERNING, BLOCK: 129, LOT: 03OF09  
Davis Sandra Lynn  
1306 9th Ave  
Fairbanks, AK 99701

LINCK ESTATES CO, LOT: 104  
Desmond Sandra K Revocable Trust  
PO BOX 60228

FAIRBANKS TOWNSI, BLOCK: 27, LOT: 03A  
Dorweiler Paul  
1522 3rd Ave  
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB03  
Eagle Frank  
912 Kellum St  
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 139, LOT: 01  
Edgerton Carl R  
Edgerton Mindy L  
PO BOX 81256

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB08  
Eliaison Thomas M  
1377 6th Ave  
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: B  
Espinosa Jeramy  
Espinosa Chelsi

FAIRBANKS TOWNSI, BLOCK: 81, LOT: 01&  
Culliton Mercedes  
1240 Joyce Dr  
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: G21  
Daniels Delois  
17 Eastbourne Ct  
Columbia, SC 29223

RIVER VIEW VILLA, LOT: F18  
Davis Dusette  
1701 2nd Ave Unit F18  
Fairbanks, AK 99701
FAIRBANKS TOWNSI, BLOCK: 100C, LOT: 03A
Fairbanks City Of
800 Cushman St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 01&
Fairbanks North Star Borough
Land Management

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 06A
Fields Charles
Fields Allison

FAIRBANKS TOWNSI, BLOCK: 143, LOT: 22
Fisher Amber
Fisher Jacob

FAIRBANKS TOWNSI, BLOCK: 56, LOT: 02
Fleming Allen P & Verna R
Revocable Trust

RIVER VIEW VILLA, LOT: F19
Freed Yoriko Yamane
PO BOX 80464
Fairbanks, AK 99708

RIVER VIEW VILLA, LOT: E16
Fremd Douglas D
Howard Alesia L
1701 2nd Ave Apt 16

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 01C
Gappert Kathleen A
1212 9th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 130, LOT: 02E
Gentleman Dennis M Lyng Trst
1326 6th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 81, LOT: 03
Golden Heart Utilities Inc
PO BOX 80370
Fairbanks, AK 99708

WEEKS FIELD, BLOCK: 136
Fairbanks Evangelical
Lutheran Church Inc
521 4th Ave

RIVER PARK TRACT, LOT: A
Fairbanks North Star Borough
PO BOX 71267
Fairbanks, AK 99707

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 06B
Fields Family Trust
1345 6th Ave
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 141, LOT: 05
Flanders Will M
Flanders Nickie M
986 Gilmore St

FAIRBANKS TOWNSI, BLOCK: 26, LOT: UMB01
Fountainhead Development Inc
1501 Queens Way
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 98, LOT: UMB01
Freelon Julie F

WEHNER, LOT: 13A
Ginley Kevin M
Ginley Teresa M
1485 23rd Ave

HERNING, BLOCK: 130, LOT: 04OF05
Gospel Outreach Fbks Et Al
405 Lathrop St
Fairbanks, AK 99701

DENALI ELEMENTAR, LOT: A
Fairbanks North Star Borough
Denali School &ringstad Park
PO BOX 71267

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 04C
Fields Charles L
Fields Allison G

FAIRBANKS TOWNSI, BLOCK: 130, LOT: 01C
Finch Dorothy
1320 6th Ave
Fairbanks, AK 99701

WEHNER, LOT: 05A
Fleenor Ann
704 Lathrop St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 01B
Frapey Family Trust
PO BOX 70106
Fairbanks, AK 99707

FAIRBANKS TOWNSI, BLOCK: 58, LOT: 04
Freeman Darrin J
1419 4th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 03C
Galvan Mary
Galvan E Ramon

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 06F
Gavin Matthew
117 Kantishna Way
Fairbanks, AK 99701

HERNING, BLOCK: 130, LOT: 05OF05
Gnoffo Brian T
Gnoffo Adrian
401 Lathrop St

LINCK ESTATES CO, LOT: 304
Gouwen's Judith M
924 Kellum St Unit 304
Fairbanks, AK 99701
LINCK ESTATES CO, LOT: 308
Gregory Richard J Trust
Gregory Sue Anne Trust
PO BOX 70152

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 04D
Halvarson Wayne A
124 Kantishna Way
Fairbanks. AK 99701

RIVER VIEW VILLA, LOT: D13
Harpole Donald C
Harpole Michelle L
1701 2nd Ave Unit 13

FAIRBANKS TOWNSI, BLOCK: 100C, LOT: 02B
Heatwole Shirley
PO BOX 72275
Fairbanks. AK 99701

FAIRBANKS TOWNSI, BLOCK: 56, LOT: UMB01
Heldinski Adrianne D
Ottersten Kathryn M

WEEKS FIELD, BLOCK: 140, LOT: 27
Hinkey Cindy J
1001 Lathrop St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 101, LOT: UMB02
Hood Jeffrey
PO BOX 84368
Fairbanks. AK 99708

LINCK ESTATES CO, LOT: 305
Hubbard Loa D & Robert D

Carroll Rod J
924 Kellum St Unit 305

SMYTHE ADDITION, LOT: 04
Interior Regional Housing
Authority
828 27th Ave

FAIRBANKS TOWNSI, BLOCK: 130, LOT: 01B
Gryder William Clifford
Gryder Lucinda R

FAIRBANKS TOWNSI, BLOCK: 128, LOT: F
Hakanson Joseph Kenneth
Hakanson Grace Anne

FAIRBANKS TOWNSI, BLOCK: 207
Hanchett John E
Hanchett Shirley A
924 Kellum St Unit 207

FAIRBANKS TOWNSI, BLOCK: 57, LOT: UMB01
Harvey Rhonda S
537 Farewell Ave
Fairbanks. AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: H
Hedgepeth Lovonna L
1221 9th Ave
Fairbanks. AK 99701

LINCK ESTATES CO, LOT: 205
Hendrickson Mary Chapple
924 Kellum St Unit 205
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: K
Hollister Tyler C
1213 Ninth Ave
Fairbanks. AK 99701

FAIRBANKS TOWNSI, BLOCK: 100B, LOT: 02B
Hornbuckle Kevin S
Hornbuckle Chana M

FAIRBANKS TOWNSI, BLOCK: 101, LOT: UMB04
Huff Simon W
Huff Christina A

RIVER VIEW VILLA, LOT: J31
Ipaloook Catherine
1701 2nd Ave Unit 31
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 141, LOT: 11
Guffey James E
Guffey Lacey R
1224 10th Ave

FAIRBANKS TOWNSI, BLOCK: 28, LOT: 08
Hall Louis B
Hall Susan Larkins

DUMBLEDORE DOWNS, LOT: 02
Hanlon Martha L
Smith Jeannette M
PO BOX 72292

FAIRBANKS TOWNSI, BLOCK: 114, LOT: 09
Heath Edwin E
Heath Charlene

WEHNER, LOT: UMB04
Heine Philip A
Heine Lois M
1506 Denali Way

FAIRBANKS TOWNSI, BLOCK: 100A, LOT: 01B
Hiland April Lee
820 Joyce Dr
Fairbanks. AK 99701

FAIRBANKS TOWNSI, BLOCK: 80, LOT: 01G
Holt Ernest E Et Al
1102 6th Ave
Fairbanks. AK 99701

FAIRBANKS TOWNSI, BLOCK: 143, LOT: 20
Howard Ramona T N
Howard Harold F

HERNING, BLOCK: 129, LOT: 01OF09
Hurben Jeffrey P

Hurben Heidi
C/o Hurben Enterprises
FAIRBANKS TOWNSI, BLOCK: 129, LOT: 02A1
Irving Laurence
Irving Katherine
FAIRBANKS TOWNSI, BLOCK: 128, LOT: 02B
Linck Gregory J
Linck Mark L

HERNING, BLOCK: 129, LOT: 05OF09
Logie Dale G
Logie Kimberly M
1302 9th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 130, LOT: 04B
Lundquist Peter E
Lundquist Denise L

HERNING, BLOCK: 129, LOT: 08OF09
Marsh Aecia L
1303 Denali Way
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 06E
Matheny Sean
Matheny Mesa

RIVER VIEW VILLA, LOT: F17
Mcconnell Laura
9507 Somerset Dr
Barker, NY 14012

LINCK ESTATES CO, LOT: 310
Mcgilvary Fda Family Trust
924 Kellum St Unit 310
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 82, LOT: 05
Mercer Clarence A
PO BOX 60681
Fairbanks, AK 99706

FAIRBANKS TOWNSI, BLOCK: 143, LOT: 19
Morrison Donald J
963 Stewart St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 82, LOT: 03B
Nichols Kerri
PO BOX 73426
Fairbanks, AK 99707

WEHNER, LOT: UMB02
Lissow Jessica Ann
902 Lathrop St
Fairbanks, AK 99701

HERNING, BLOCK: 129, LOT: 07OF09
Longworth James W
Cysewski Steevyn K
310 N Commons St W

FAIRBANKS TOWNSI, BLOCK: 128, LOT: UMB06
Maisey David L
16506 S Cliff Clr
Anchorage, AK 99516

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 06CD-1
Martin Thomas Allen

FAIRBANKS TOWNSI, BLOCK: 129, LOT: 04OF09
Matz Curtis V
Matz Darlene M
1304 9th Ave

WEEKS FIELD, BLOCK: 141, LOT: 01
Mccormick Anita
1002 10th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 81, LOT: 06
Mchenry Bridget Z Trust
1230 6th Ave
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: B07
Merritt Bruce R
1701 2nd Ave Apt B7
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 27, LOT: 01B
Neal Jasper B
Neal Jonathan M

FAIRBANKS TOWNSI, BLOCK: 27, LOT: 02A
Nilson Hayden M
1515 2nd Ave
Fairbanks, AK 99701

WEHNER, LOT: 18A
Logan Donald H
Logan Barbara L
708 Stewart St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 59, LOT: 03B
Luhdorff William H
411 Badger St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 130, LOT: 02D
Marlin Rodney
200 Dunbar Ave
Fairbanks, AK 99701

WEHNER, LOT: UMB03
Martinez Andre
Martinez Edith
900 Lathrop St

WEEKS FIELD, BLOCK: 141, LOT: 09
Mccann Thomas A
1218 10th Ave
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 139, LOT: 26
McCoy Peggy S
1205 10th Ave
Fairbanks, AK 99701

WEEKS FIELD, BLOCK: 135&
Meadows Sours Karen Ann
952 10th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 82, LOT: UMB02
Moore Bradley A
450 N Kimberly St # 2
Wasilla, AK 99654

FAIRBANKS TOWNSI, BLOCK: 81, LOT: 02B
Ness Linda
Ness Michael K

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 05B1
Ninth Avenue Llc
PO BOX 201007
Anchorage, AK 99520
FAIRBANKS TOWNSI, BLOCK: 58, LOT: 02B
Richard Glenda S
1402 5th Ave
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: F20
Riverviewpark, Llc
627 Gaffney Rd Ste 201
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: K36
Rocheleau Adam A
7000 East Tree Ct
Anchorage, AK 99507

RIVER VIEW VILLA, LOT: K35
Ross Barbara A
1701 2nd Ave Unit K35
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: A04
Salt Ty
Velasquez Garcia Cristina
3875 Geist Rd Ste E174

FAIRBANKS TOWNSI, BLOCK: 60, LOT: 08B
Samuels Malachi David
1222 5th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 03D
Schultz Catherine
PO BOX 72107
Fairbanks, AK 99707

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 06G
Shafer Michael T
Shafer Laura W

FAIRBANKS TOWNSI, BLOCK: 82, LOT: 04B
Smelcer Clarence Sr
Smelcer Martha

FAIRBANKS TOWNSI, BLOCK: 55, LOT: 02A
Sparks Conner
Sparks Heather

FAIRBANKS TOWNSI, BLOCK: 98, LOT: 04A
Richardson James F
Richardson Kathleen

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 06BC-1
Roberts Marvin
1031 26th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 128, LOT: 01A
Rodriguez Nicolasa
1762 Cottonwood St # 1
Fairbanks, AK 99709

WEEKS FIELD, BLOCK: 138, LOT: 04
Rule Dona J
1726 8th Ave Apt 13
Greeley, CO 80631

1S 1W, SEC: 09, TAXLOT: 949
Salvation Army
PO BOX 101459
Anchorage, AK 99510

DUMBLEDOR downs, LOT: 01
Sanborn Christopher J
PO BOX 74922
Fairbanks, AK 99707

RIVER VIEW VILLA, LOT: H28
Scott Daniel L
PO BOX 230035
Anchorage, AK 99523

RIVER VIEW VILLA, LOT: I30
Shane Benjamin T
Shane Sophia J
1458 Lacey St

LINCK ESTATES CO, LOT: 209
Smith Joy N
924 Kellum St Unit 209
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB09
Sparks Robert A
Sparks Carolyn J

WEEKS FIELD, BLOCK: 138, LOT: 05
Risley F Scott
Risley Annette G
86 Mockingbird Ln

HERNING, BLOCK: 129, LOT: 11OF09
Robertson Heath E
1311 Denali Way
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 28, LOT: 07
Rojas Marc
1426 3rd Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 100A, LOT: 03E &
Rybachev Rosalie A
1023 8th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 57, LOT: UMB02
Samsa Albert R Jr
308 Lincoln St
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB06
Santana Peggy L
1381 6th Ave
Fairbanks, AK 99701

RIVER VIEW VILLA, LOT: J34
Seaman Melody
1701 2nd Ave
Fairbanks, AK 99701

HERNING, BLOCK: 129, LOT: 04OF10
Shelanbec Capital Llc
329 Driveway St
Fairbanks, AK 99701

HERNING, BLOCK: 129, LOT: 07OF10
Snedden Charles Dennis
1395 6th Ave
Fairbanks, AK 99701

FAIRBANKS TOWNSI, BLOCK: 129, LOT: UMB02
Spirit of Alaska Federal
Credit Union
From: drac@acsalaska.net <drac@acsalaska.net>
Sent: Wednesday, October 6, 2021 6:12 PM
To: Webmail Planning <planning@fnsb.gov>
Subject: RZ2022-01

Hello,
We live close by and we do not think changing this property to Multi-Family Residential is a good idea. The streets are narrow, there is already a parking problem with just the duplexes in the area, and with many kids in the neighborhood walking to Denali school we just don't need concentrated housing. Denali way is a very narrow street and cannot carry the burden of so many cars on the street.

WE DO NOT THINK THIS RZ2022-01 REZONE SHOULD BE ALLOWED.

Thank you.
Peter E. Lundquist
1376 6th Avenue. (Townsite 130)
Fairbanks, Alaska 99701
drac@acsalaska.net
907-322-2851 cell.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Re: RZ2022-001

I have the following concerns:

1. In Alaska Housing’s request to change lots TRA,B,C to multi-residential one has to assume that they plan to buy them as they are privately owned right now. If so those 3 lots will be removed from the tax rolls. The cost to the Borough and the City should be considered.

2. If this request is granted and Alaska Housing is successful in purchasing the ones they don’t own, then those lots added to Lot 7A-2 will create a probability of a large multi-residential complex even larger than the one across 9th Avenue that Alaska Housing currently owns. While there are other multi-residential complexes on 9th Avenue, this is not true for Denali Way. The consideration of those living on Denali Way should be a priority.

3. There is a right-of-way for GVEA halfway between 9th Avenue and Denali Way. That will eliminate the possibility of just building one big building and having the parking at one or the other end like the building across 9th. If this directs traffic to use Denali Way then there has to be concern as to the narrowness of Denali Way. It is substantially narrower than other residential streets in the area.

James Richardson
1032 8th Avenue
Fairbanks, Alaska 99701
907-378-7783
PROPERTY DESCRIPTION: FAIRBANKS TOWNSI, BLOCK: 98, LOT: 04A
Richardson James F
Richardson Kathleen
1032 8th Ave
Fairbanks, AK 99701 4365
Location

RZ2022-001

7 parcels
Approx. 1 acre
4 property owners
Pending replat

RZ2022-001
Land Use: Undeveloped, two duplexes and a single-family home

RZ2022-001
Existing zoning
Comprehensive Plan: Urban
RZ2022-001
Urban: area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial and industrial development.

<table>
<thead>
<tr>
<th>Designation</th>
<th>Public Improvements Availability</th>
<th>Land Uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>High Med Low Very Low Primary Secondary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban</td>
<td>X</td>
<td></td>
<td>Residential Commercial Institutional Industrial</td>
</tr>
<tr>
<td>Perimeter</td>
<td>X</td>
<td></td>
<td>Residential Industrial Open Space</td>
</tr>
<tr>
<td>Outskirt</td>
<td>(X) X</td>
<td></td>
<td>Residential Agricultural Open Space</td>
</tr>
<tr>
<td>Rural</td>
<td>(X) X</td>
<td></td>
<td>Agricultural Forestry Mining Residential Open Space</td>
</tr>
</tbody>
</table>
Comprehensive Plan

Land Use Goal 4: to enhance development opportunities while minimizing land use conflicts
- Adjacent to only Multiple Family zoned properties
- Multi-family developments have more strict regulations

Strategy 10: attract and support development that is compatible with and enhances existing land use.
- Would allow multiple family residential zone to areas only surrounded by the Multiple Family Residential zone
- Supported by the City of Fairbanks and would have additional review in our zoning permit/CUP process and their driveway permitting and building permitting process.
# TF versus MF: Numerical Standards

<table>
<thead>
<tr>
<th></th>
<th>TF</th>
<th>MF</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size minimum:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SFH</td>
<td>5,000 sf</td>
<td>5,000 sf</td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td>7,000 sf total</td>
<td>7,000 sf total</td>
<td></td>
</tr>
<tr>
<td>Multi-family</td>
<td>NA</td>
<td>2,000 sf/DU</td>
<td></td>
</tr>
<tr>
<td>Front yard setback</td>
<td>20’</td>
<td>20’</td>
<td>No change</td>
</tr>
<tr>
<td>Side yard setback</td>
<td>5’</td>
<td>10’</td>
<td>Setbacks are for future structures. Existing conforming structures would likely be grandfathered.</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>5’</td>
<td>10’</td>
<td>&quot; &quot;</td>
</tr>
</tbody>
</table>
### TF versus MF: Use Standards

<table>
<thead>
<tr>
<th></th>
<th>TF</th>
<th>MF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling units</td>
<td>Single-family or two-family</td>
<td>Single-family, two-family or multi-family</td>
</tr>
<tr>
<td>Group homes, nursing homes, retirement centers, roominghouse</td>
<td>Not permitted</td>
<td>Conditional use</td>
</tr>
<tr>
<td>Museums and art galleries</td>
<td>Not permitted</td>
<td>Conditional use</td>
</tr>
<tr>
<td>School buildings; Trade/tech/voc schools</td>
<td>Conditional use</td>
<td></td>
</tr>
<tr>
<td>Schools: art, music, dance, business, trade and similar educational uses</td>
<td></td>
<td>Conditional use</td>
</tr>
</tbody>
</table>

- MF allows all permitted and conditional uses in TF.
Spot zone analysis

The consistency of the amendment with the comprehensive plan;

MF zone aligns more closely with the comprehensive plan designations of Urban for this area. This rezone is also supported by Land Use Goals 3 and 4.

The benefits and detriments of the amendment to the owners, adjacent landowners, and community; and

This rezone will allow for the continued and expanded multi-family residential development of an area that is adjacent to similar uses and zoning. With an identified housing shortage in our community, an opportunity for increased residential density that is compatible with the neighborhood benefits the owners, adjacent landowners, and community as a whole.

The size of the area rezoned

The proposed rezone area is adjacent to MF to the west, east and south, creating a more continuous area with the same zoning designation, a total size of approximately 10.12 acres
Past zoning action

- A mapping error was discovered in 2016 and corrected for five parcels in this direct area (GR2017-003)

Zoning Map from RZ2008-12

Corrected Zoning Map
Outreach

- October 4, 2021: 330 Dear Property Owner letters mailed out 3 responses (two in addendum one in staff report)
- Agency Feedback – City of Fairbanks
- Public notice sign posted October 5.
- 436 DPO’s sent
**Staff Analysis**

- **Required criteria:**
  - Conforms to the comprehensive plan
    - Urban area
    - Two noted section of the Com Plan
  - Much analysis depended on existing MF zoning
  - Conforms to the public health, safety and welfare
    - Adequate transportation facilities
    - MF Development requires parking on-site
    - Adjacent to all MF zones
    - Current developed structures appear to be multi family and 2 duplexes

Tract A: Possible duplex.
Tract B: Possible duplex
Tract C: Possible multi-family
Recommendation: Approval

1. The FNSB Regional Comprehensive Plan designates the rezone area as Urban. The Urban designation is defined as “Area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial, and industrial development.”

2. The current TF zoning and the proposed MF zoning are both consistent with the Comprehensive Plan Urban designation.

3. The MF zone could implement the Urban designation because the MF zone allows for a wider range of residential uses.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals:

   a. Land Use Goal 3, to have a variety of land uses that fit the diverse needs of the community, and Strategy 7, provide a variety of residential land use opportunities.

   b. Land Use Goal 4, which is intended to enhance development opportunities while minimizing land use conflicts, and Strategy 10, Attract and support development that is compatible with and enhances existing land use. Action C is to provide suitable areas for the location of essential human services.
Recommendation: Approval

5. The rezone conforms to the public health, safety and welfare because:

a. The proposed MF zone will better implement the Urban designation.
b. The rezone would not make any existing uses nonconforming within the rezone area, as all uses permitted in TF are also permitted in MF.
c. The existing road network is capable of handling a traffic increase and maintained by the City of Fairbanks.

6. The rezone is not a spot zone or a reverse spot zone because:

a. The rezone is consistent with the comprehensive plan because it will better implement the Urban land use designation. The rezone advances Land Use Goals 3 and 4 of the Regional Comprehensive Plan.
b. The implementation of the Comprehensive Plan is a benefit to the community by providing for a variety of residential uses and directly adjacent to two existing MF zoning districts.
c. The proposed rezone area is adjacent to lots that are already zoned as Multiple-Family Residential and would be connecting two existing MF zoning designations that were implemented by the Planning Commission and Assembly without spot zone concerns and create a contiguous MF zoning district of approximately 10.12 acres.
I move to recommend to the FNSB Assembly approval of RZ2022-001, a request to rezoning approximately 0.98 acres from Two-Family Residential to Multi-Family Residential, adopting the staff report and six findings of fact in support of this recommendation. (Fletcher, Muehling) passed 6-2
### Originator's Name: Melissa Kellner  
**Department:** Community Planning

### To Be Introduced/Sponsored By: Planning Commission

### Abbreviated Ordinance Title: Denali Way Area Rezone

### Department(s)/Division(s) Affected: Community Planning/Planning and Zoning

### Proposed Introduction Date: December 9, 2021  
**Ordinance No.:** 2021-39

### Does this ordinance authorize:

1. a new or expansion of services which entails additional costs beyond that approved in the current adopted budget?  **Yes**  **No**  
   ![Yes](✓)

2. a project that is capital in nature and increases operational costs of the Borough in the current or any future fiscal year?  **Yes**  **No**  
   ![No](X)

### FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE

<table>
<thead>
<tr>
<th>Required Information/Estimates</th>
<th>FY 20</th>
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</thead>
<tbody>
<tr>
<td>1. Timeline inclusive of all phases</td>
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<td>2. Number and type of new positions which may be required</td>
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<td>3. Cost of operations and maintenance</td>
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<td>4. Future costs to complete capital assets</td>
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<td>5. Estimated revenue impact</td>
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<td>6. Estimated non-Borough funds that may be received:</td>
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<td>a. to fund the ordinance</td>
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<td>b. to fund future phases</td>
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<td>c. to fund future operations and maintenance costs</td>
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<td>7. Anticipated annual tax subsidy</td>
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</table>

### Is backup attached?  **Yes**  **No**  
![No](X)

### Contact Person's Name, for FIS questions: Melissa Kellner  
**Extension:** 1252

### Director(s) Signature(s): 

### Mayor's Office or Assembly Member Signature:

### Chief Financial Officer Signature:

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*W:\Financial Services\FS Ordinances & Resolutions\ORDINANCE\Fiscal Impact Statement Form & Procedures\Fiscal Impact Statement 10-15-2021 Revision.pdf*
NOTICE OF PUBLIC HEARING

The Fairbanks North Star Borough Assembly will hold a public hearing Thursday, January 13, 2022 at or after 7:00 p.m., in the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administration Center, 907 Terminal Street, on the following item:

ORDINANCE NO. 2021-39. An Ordinance Rezoning Lots 5A1, 5A2, 5A3, 3A And Tracts A, B and C, Block 129, Fairbanks Townsite From Two-Family Residential To Multiple-Family Residential Or Other Appropriate Zone (Located Between Denali Way And Ninth Avenue) (RZ2022-001). (Sponsor: Assembly)

All interested persons shall be given the opportunity to speak at this public hearing and/or submit written comments. Comments to the Assembly can be mailed to P.O. Box 71267, Fairbanks, Alaska 99707, or emailed to assembly@fnsb.gov. Please reference Ordinance No. 2021-39 on all correspondence. Visit https://www.fnsb.gov/415/Stay-Connected-with-the-Assembly for up-to-date information on participating at Assembly Meetings during the COVID-19 public health emergency.

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