

1 By: Bryce J. Ward, Mayor  
2 Referred to the  
3 Planning Commission: 02/11/2021  
4 Introduced: 07/22/2021  
5 Advanced: 07/22/2021  
6 Defeated: 08/12/2021  
7

8 FAIRBANKS NORTH STAR BOROUGH  
9

10 ORDINANCE NO. 2021 – 05  
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12 AN ORDINANCE REZONING APPROXIMATELY 61 ACRES, DESCRIBED AS  
13 THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, T1N, R1E,  
14 FM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE  
15 NORTHWEST 1/4 OF SECTION 3, ALSO KNOWN AS THE CENTER 1/4 OF SECTION 3;  
16 THENCE WESTERLY ALONG THE 1/4 SECTION LINE APPROXIMATELY 1,420 FEET TO  
17 THE CENTERLINE OF GILMORE TRAIL (STATE OF ALASKA HIGHWAY PROJECTS NO. A-  
18 80241); THENCE ALONG THE CENTERLINE OF GILMORE TRAIL N 09°02'25" W 197.57  
19 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GILMORE TRAIL ALONG A  
20 CURVE TO THE RIGHT WITH A RADIUS OF 954.93 FEET AND ARC LENGTH OF 404.92  
21 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GILMORE TRAIL N  
22 15°15'18" E 541.26 FEET; THENCE CONTINUING NORTHERLY WITHIN THE GILMORE  
23 TRAIL RIGHT-OF-WAY APPROXIMATELY 35 FEET TO THE SOUTHWEST CORNER OF  
24 THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE  
25 NORTHWEST 1/4 OF SECTION 3; THENCE NORTHERLY ALONG THE WEST 1/16  
26 SECTION LINE AND WESTERN BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF  
27 THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3  
28 APPROXIMATELY 165 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF  
29 THE NORTHWEST 1/4 OF SECTION 3, ALSO KNOWN AS THE NORTH-WEST 1/16  
30 CORNER OF SECTION 3; THENCE EASTERLY ALONG THE NORTH 1/16 SECTION LINE  
31 APPROXIMATELY 1,320 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF  
32 THE NORTHWEST 1/4 OF SECTION 3, ALSO KNOWN AS THE CENTER-NORTH 1/16  
33 CORNER OF SECTION 3; THENCE SOUTHERLY ALONG THE 1/4 SECTION LINE  
34 APPROXIMATELY 1,320 FEET TO THE POINT OF BEGINNING, AND THE SOUTH 1/2 OF  
35 THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, T1N, R1E, FM, FROM  
36 RURAL AND AGRICULTURAL-5 TO RURAL ESTATE-2 OR OTHER APPROPRIATE ZONE  
37 (LOCATED ON GILMORE TRAIL NORTHEAST OF FLAT RABBIT ROAD)  
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39 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
40 North Star Borough:  
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42 Section 1. This ordinance is not of a general and permanent nature and  
43 shall not be codified.

44 Section 2. The following described property is rezoned from Rural and  
45 Agricultural-5 (RA-5) to Rural Estate-2 (RE-2):

46 THAT PORTION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 3, T1N, R1E,  
47 FM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE  
48 NORTHWEST ¼ OF SECTION 3, ALSO KNOWN AS THE CENTER ¼ OF SECTION 3;  
49 THENCE WESTERLY ALONG THE ¼ SECTION LINE APPROXIMATELY 1,420 FEET TO THE  
50 CENTERLINE OF GILMORE TRAIL (STATE OF ALASKA HIGHWAY PROJECTS NO. A-  
51 80241); THENCE ALONG THE CENTERLINE OF GILMORE TRAIL N 09°02'25" W 197.57  
52 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GILMORE TRAIL ALONG A  
53 CURVE TO THE RIGHT WITH A RADIUS OF 954.93 FEET AND ARC LENGTH OF 404.92  
54 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF GILMORE TRAIL N 15°15'18"  
55 E 541.26 FEET; THENCE CONTINUING NORTHERLY WITHIN THE GILMORE TRAIL  
56 RIGHT-OF-WAY APPROXIMATELY 35 FEET TO THE SOUTHWEST CORNER OF THE  
57 NORTH ½ OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE  
58 NORTHWEST ¼ OF SECTION 3; THENCE NORTHERLY ALONG THE WEST 1/16 SECTION  
59 LINE AND WESTERN BOUNDARY OF THE NORTH ½ OF THE NORTH ½ OF THE NORTH  
60 ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3 APPROXIMATELY 165  
61 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼  
62 OF SECTION 3, ALSO KNOWN AS THE NORTH-WEST 1/16 CORNER OF SECTION 3;  
63 THENCE EASTERLY ALONG THE NORTH 1/16 SECTION LINE APPROXIMATELY 1,320  
64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF  
65 SECTION 3, ALSO KNOWN AS THE CENTER-NORTH 1/16 CORNER OF SECTION 3;  
66 THENCE SOUTHERLY ALONG THE ¼ SECTION LINE APPROXIMATELY 1,320 FEET TO  
67 THE POINT OF BEGINNING, AND THE SOUTH ½ OF THE NORTHEAST ¼ OF THE  
68 NORTHWEST ¼ OF SECTION 3, T1N, R1E, FM, AS SHOWN IN EXHIBIT 1.

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

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ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

*[DEFEATED]*

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Mindy O’Neill  
Presiding Officer

ATTEST:

*[DEFEATED]*

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April Trickey, CMC  
Borough Clerk

Yeses: Lyke  
Noes: Cooper, Williams, Cash, Wilson, Tomaszewski, Sanford, Lojewski, O’Neill

**Exhibit 1: ~~RZ2021-002~~ Gilmore Trail neighborhood rezone area  
RZ2021-003**

