



Assembly Committee of the Whole Worksession Agenda

September 17, 2026

Immediately Following the Assembly Finance Committee Meeting

Mona Lisa Drexler Assembly Chambers

Juanita Helms Administration Center

907 Terminal Street, Fairbanks, AK

1. CALL TO ORDER

2. ROLL CALL

3. MEMORANDA/REPORTS/PRESENTATIONS

None

4. ADVANCED ORDINANCES AND RESOLUTIONS

- 4.a. [ORDINANCE NO. 2026-23](#). An Ordinance Rezoning Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision From Two-Family Residential (TF) To Multiple Family Residential (MF) Or Other Appropriate Zone (Located On Fairbanks Street Between Iris Lane And Dunlap Avenue). (RZ2026-009) (Sponsor: FNSB Assembly)
- 4.b. [ORDINANCE NO. 2026-24](#). An Ordinance Amending FNSBC Title 4 To Align Board And Commission Appointments With Alaska Statutes Title 29 And Amending Chapter 3.24 FNSBC To Create The Assembly Ethics Committee. (Sponsor: Assemblymember Crass)
- 4.c. [ORDINANCE NO. 2026-25](#). An Ordinance Amending FNSBC Title 16 To Add Community Workforce Agreement Requirements For Construction Projects. (Sponsors: Assemblymembers Roach, Armstrong, and LaJiness)

5. BRIEFINGS FROM THE BOROUGH MAYOR

6. ASSEMBLY BUSINESS/COMMENTS

7. ADJOURNMENT



Fairbanks North Star Borough

Community Planning Department

Administration Division

planning@fnsb.gov

Main: (907) 459-1260

MEMORANDUM

TO: Scott Crass
Presiding Officer
Fairbanks North Star Borough Assembly

THROUGH: Grier Hopkins, Borough Mayor

FROM: Kellen Spillman
Director
Community Planning Department

DATE: September 17, 2026

SUBJECT: Ordinance No. 2026-23
AN ORDINANCE REZONING LOTS 1, 2, 11, 12,
BLOCK 1; LOTS 14A, 14B, 15N, 16, 17, BLOCK 3;
LOTS 17A, 18A, 19A, 19B, BLOCK 4, MCKINLEY
ACRES SUBDIVISION FROM TWO-FAMILY
RESIDENTIAL (TF) TO MULTIPLE FAMILY
RESIDENTIAL (MF) (LOCATED ON FAIRBANKS
STREET BETWEEN IRIS LANE AND DUNLAP
AVENUE)

This subject ordinance is an applicant-initiated request to rezone a strip of thirteen lots that are adjacent or near-adjacent to the east side Fairbanks Street from Two-Family Residential (TF) to Multiple-Family Residential (MF). The rezone area is south of Geist Road, on the west edge of the McKinley Acres subdivision.

The Department of Community Planning recommended approval because it meets the intent of the Regional Comprehensive Plan's designations of "Urban" and has adequate services to support density, while the Fairbanks Street corridor-focused zoning reduces impact to the adjacent TF neighborhood.

The Planning Commission concurred with the staff recommendation and voted ten in favor, zero opposed, to recommend adoption, adopting the staff report and four findings of fact in support of the recommendation.

This item is requested to be placed on the agenda for the next Fairbanks North Star Borough Assembly meeting.

FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2026 – 23

AN ORDINANCE REZONING LOTS 1, 2, 11, 12, BLOCK 1; LOTS 14A, 14B, 15N, 16, 17, BLOCK 3; LOTS 17A, 18A, 19A, 19B, BLOCK 4, MCKINLEY ACRES SUBDIVISION FROM TWO-FAMILY RESIDENTIAL (TF) TO MULTIPLE FAMILY RESIDENTIAL (MF) OR OTHER APPROPRIATE ZONE (LOCATED ON FAIRBANKS STREET BETWEEN IRIS LANE AND DUNLAP AVENUE)

NOW, THEREFORE, 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. The following described property is rezoned from Two-Family Residential (TF) to Multiple-Family Residential (MF):
Lots 1, 2, 11, 12, Block 1, McKinley Acres Subdivision; Lots 16, 17, Block 3, McKinley Acres Subdivision [per Plat No. 134.660 rec. 9/25/1952]; Lots 14A, 14B, 15N, Block 3, McKinley Acres Subdivision [per Subdivision Waiver No. 72-08888 rec. 7/24/1972 F.R.D.]; Lots 19A and 19B, Block 4, McKinley Acres Subdivision [per Subdivision Waiver No. 69.2720 rec. 4/16/1969 F.R.D.]; Lots 17A and 18A, Block 4, McKinley Acres Subdivision [per Plat No. 98-63 rec. 6/29/1998 F.R.D.], as shown on the attached Exhibit A.

Section 3. The official zoning map is amended in accordance with this ordinance.

Section 4. Effective Date. This ordinance is effective at 5:00 p.m. on the first Borough business day following its adoption.

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ADOPTED THE _____ DAY OF _____ 2026.

Scott Crass
Presiding Officer

ATTEST:

April Trickey, MMC
Borough Clerk

APPROVED:


Jill S. Dolan
Borough Attorney

Exhibit A: Extent of Rezone
 RZ 2026-009
 Department of Community Planning



Legend

- Established Zoning
- Parcels
- RZ2026-009



**Fairbanks North Star Borough Fiscal
Impact Statement (FIS) (FNSBC 3.20.010 C.)**

Check	Date
Version 1	
Version 2	
Version 3	
Version 4	

Originator's Name: Anduin K. McElroy **Department:** Community Planning

To Be Introduced/Sponsored By: ASSEMBLY

Abbreviated Ordinance Title: Fairbanks Street Rezone (RZ 2026-009)

Department(s)/Division(s) Affected: COMMUNITY PLANNING /PLANNING AND ZONING

Proposed Introduction Date: September 10, 2026 **Ordinance No.:** ORD 2026-23

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** ☒ *
- 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** ☒ *

Required Information/Estimates	FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE				
	Remainder of Current FY	1st Full FY of Operations	2nd Full FY of Operations	3rd Full FY of Operations	4th Full FY of Operations
	FY 20 <u> </u> / <u> </u>	FY 20 <u> </u> / <u> </u>	FY 20 <u> </u> / <u> </u>	FY 20 <u> </u> / <u> </u>	FY 20 <u> </u> / <u> </u>
1. Timeline inclusive of all phases					
2. Number and type of new positions which may be required					
3. Cost of operations and maintenance					
4. Future costs to complete capital assets					
5. Estimated revenue impact					
6. Estimated non-Borough funds that may be received:					
a. to fund the ordinance					
b. to fund future phases					
c. to fund future operations and maintenance costs					
7. Anticipated annual tax subsidy					

Is backup attached? **Yes** ☐ **No** ☐

Contact Person's Name, for FIS questions: Anduin K. McElroy **Extension:** 1263

Director(s) Signature(s): _____ **Date:** _____

Mayor's Office or Assembly Member Signature: _____ **Date:** _____

Chief Financial Officer Signature: _____ **Date:** _____

Process/Instructions

To prepare a Fiscal Impact Statement (FIS):

Complete the top section of the FIS.

Answer the two questions, Yes or No.

* If the answer to either question on page 1 is **Yes**, complete the Pro Forma Summary and provide the FIS contact person's information and the Director's signature.

- **To avoid uncertainty, fill in every solid box; if an answer is zero or none, enter 0 or None.**

- **Attach backup detail to support your estimates, as necessary.**

* If the answer to both questions is **No**, provide the FIS contact person's information and if Administration initiated Director's signature. Continue to next block.

Ordinance from a department:

Department submits FIS to Mayor's Office for signature and for concurrence to be the ordinance sponsor.

Mayor's Office dates and signs FIS Version 1.

After Mayor's Office OK, department drafts ordinance and prepares a Finance Checklist for the appropriating ordinance.

Department submits an FIS Version 1 signed by the Mayor's Office, to Finance along with the draft ordinance and Finance Checklist for the appropriating ordinance.

Ordinance from the Mayor:

Mayor's Office works with affected department(s) to prepare the FIS.

Mayor's Office dates and signs FIS Version 1.

If the Law department will be drafting the ordinance, the Mayor's Office will submit the signed FIS Version 1 to Law along with the request for Law to draft the ordinance.

- Law drafts the ordinance.

- Law requests department(s) to revise FIS if needed, to match the ordinance.

- Mayor's Office concurs with, and dates and signs the new FIS version.

Otherwise, the Mayor's Office drafts the ordinance and prepares a Finance Checklist for the appropriating ordinance.

Mayor's Office submits latest FIS version to Finance along with the draft ordinance and Finance Checklist.

Ordinance from an Assembly Member:

If Assembly Member/Clerk's Office/Law requires assistance in preparing the FIS, a request shall be submitted to the Mayor's Office for scheduling/coordination with affected department(s) to assist in preparing the FIS.

Department(s) work with Assembly Member/Clerk's Office/Law to prepare the FIS.

Assembly Member/Clerk's Office dates and signs FIS Version 1.

If the Law department will be drafting the ordinance, the Assembly Member/Clerk's Office will submit the signed FIS Version 1 to Law along with the request for Law to draft the ordinance.

- Law drafts the ordinance.

- Law requests department(s) to revise FIS if needed, to match the ordinance.

- Assembly Member/Clerk's Office concurs with, and dates and signs the new FIS version.

Otherwise, the Assembly Member drafts the ordinance.

Assembly Member/Clerk's Office/Law submits latest FIS version to Finance along with the draft ordinance.

Chief Financial Officer (CFO) reviews FIS:

CFO reviews FIS version submitted to Finance with ordinance.

CFO consults with affected department(s) and/or ordinance sponsor, and requests FIS revisions if needed.

CFO dates and signs FIS and routes it to Law, along with the draft ordinance and Finance Checklist, if any.



Fairbanks North Star Borough

DEPARTMENT OF THE ASSEMBLY
Boards and Commissions Clerks

clerks@fnsb.gov
Main: (907) 459-1401
Fax: (907) 459-1224

MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Kevin McKinley, Planning Commission Chair 
CC: Kellen Spillman, Community Planning Director
DATE: August 13, 2026
SUBJECT: **RECOMMENDATION FROM THE PLANNING COMMISSION ON RZ2026-009**

On August 11, 2026, the Planning Commission held a legislative hearing to consider RZ2026-009 and voted (10-0) to recommend adoption to the Borough Assembly, adopting the staff report and four findings of fact in support of the recommendation.

Enclosure: Staff Report



Planning Commission Meeting Minutes of August 11, 2026

E. MINUTES

E.1. *Planning Commissions meeting minutes from July 14, 2026.

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

F. QUASI-JUDICIAL HEARINGS

None

G. PUBLIC HEARINGS AND LEGISLATIVE HEARINGS

G.1. **RZ2026-009**

A request by Deborah Snow, on behalf of multiple property owners, to rezone Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3, Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision from Two-Family Residential (TF) to Multiple Family Residential (MF), located on Fairbanks Street between Iris Lane and Dunlap Avenue. **(Staff Contact: Anduin K. McElroy)**

Anduin McElroy, Planner III, presented the staff report. Based on the staff analysis, Community Planning recommended approval.

Deborah Snow, Byron Bruckner, and Elizabeth Schok, Applicants, had no questions of staff.

Commissioners questioned staff on the following:

- Fairbanks Street; it was answered, Fairbanks Street is classified as a major collector roadway.
- Major collector definition; it was answered, a major collector is defined in Borough Code as "Major collectors collect traffic from local streets and minor collectors and channel it into the arterial system."
- Parking along main road; it was answered, yes.
- Restrictions on backing into roadway; it was answered, backing into a major collector roadway would not be allowed for new developments in the area.
- Development plans; it was answered, deferred to property owners.
- Unique roadway; it was answered, 30 mph speed limit on Fairbanks Street, approximately 2,300 cars counted but the data doesn't accurately apply to deeper down the street due to the gas station and post office near the intersection. Functions more as a minor collector as the road progresses.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

- Age and quality of area structures; it was answered, most houses are well maintained and good quality, new developments might add to existing buildings.
- Enforcement action against nonconforming use property; it was answered, there were many code enforcement complaints and a conditional use application that was denied; the building is now vacant and there is some difficulty selling it as it appears as a nonconforming structure.
- Changing zoning when a property owner is opposed; it was answered, only to prevent something like spot zoning and more than 51% of the property owners in the area are in favor of the rezone.
- Six of the thirteen lots in question already being duplexes; it was answered, correct.
- Bed & Breakfast being within the rezone area; it was answered, it is considered a zoning lot because it is a large building on adjoining lots that convey together.
- Current function; it was answered, even if granted a conditional use permit with multifamily zoning, this structure would require significant modifications to become compliant.
- Nonconforming structure build date; it was answered, 1960s before there were any zoning standards. Expanded in the 1990s.
- Multifamily building; it was answered, a multifamily building would have separate dwellings in it. This would need remodeling to turn it into a six plex.
- Requirement for parking on the property; it was answered, yes, one per unit.
- Development of a multifamily structure; it was answered, no, that is across the street.
- Property owners that did not sign; it was answered, in such a large rezone it's common to not have every property owner sign the petition included in the rezone request packet.
- Process of determining rezone parameters; it was answered, corridor planning is derived from consultation between applicant and community planning staff.
- DOT jurisdiction for road service; it was answered, College Rd service area.
- Building compliance; it was answered, became noncompliant with expansion and then was expanded inappropriately into setbacks.
- Rezone caused by a vacant house that can't be sold; it was answered, correct.
- House needing multifamily zoning to be sold to current interested buyer; it was answered, yes.
- Original intention of the structure; it was answered, a 1962 cabin.
- Current square footage; it was answered, deferred to the applicant.
- Uniform size to the bedrooms; it was answered, deferred to the applicant.
- Current owner responsible for the expansion; it was answered, the owner is the Oberst Family Trust and the person responsible for non-compliant expansion has since passed away.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

- Option for the Commission to remove properties from the rezone area; it was answered, the Commission may approve as submitted, approve with special limitations, recommend an amendment to the request to a more appropriate zoning district, or recommend denial of the rezone entirely, but there is no Commission option to alter the rezone parameters.
- Bed and breakfast or rooming house usage to require a conditional use permit; it was answered, a bed and breakfast residence (up to nine rooms) is permitted, a rooming house would require a conditional use permit, a group home would need a conditional use permit.
- Difference between group home and rooming house; it was answered, a rooming house would have shared living quarters and a long term rental of a bedroom and a group home would serve for persons seeking assistance, rehabilitation, or self help except for persons defined as family.
- Bathroom and bathing facilities; it was answered, no restrictions on how many bathrooms or kitchens are required.
- Last time this property was used as a bed and breakfast; it was answered, deferred to the applicant.
- What can be done with the nonconforming property in current configuration; it was answered, not much, perhaps converted to a church, could not be residentially or commercially used.
- Heated storage; it was answered, no, the Two-Family Residential zone does not allow for commercial use.
- Rezone not benefitting one party in principal; it was answered, correct.
- Large quantity of lots in order to make it a larger area and not a spot zone; it was answered, correct, couldn't be a spot zone and represents a connection to a similar zone and conforms to the Comprehensive Plan.

Deborah Snow, Byron Bruckner, and Elizabeth Schok, Applicants, provided information on the following:

- History of the large structure and factors behind the noncompliance.
- Reasons for requesting multifamily zoning only.
- Housing crisis in Fairbanks.
- Future of the area being boosted by a rezone.
- Infrastructure present supporting multifamily zoning.
- Requirements for the rezone application being met.
- Development plans.
- Community planning staff concluding this would not be a spot zone and is consistent with the area.
- Concerns if the rezone is denied it will encourage blight creep.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

Commissioners questioned the applicants on the following:

- Communications with the other property owners; it was answered, a long time resident who supported the rezone volunteered to go speak with the neighbors.
- Pedestrian usage; it was answered, property appeal is that it is close to campus for UAF students that need to walk or bike to school. Half of the residents in their Anchorage housing model do not use vehicles.
- Steps to make property conforming; it was answered, would need to get adoption of the rezone from the Assembly and then acquire a conditional use permit for a rooming house.
- Options if rezone is denied; it was answered, the property owner does not have the resources to remodel the property into something that is compliant if the rezone is denied, and the property would sit vacant and be non-sellable.
- Applicant's property currently being vacant; it was answered, yes, due to non-compliance and past application for a conditional use permit being denied.
- Noncompliance historically expanded since 1980; it was answered, correct, the previous owner continued to expand despite multiple code violations.
- Previous owner's awareness of zoning violations; it was answered, would need to review the zoning verification letter, but the applicant believed she was aware.
- Previous owner had since passed away; it was answered, correct, one year prior.
- Operating as a bed and breakfast until which date; it was answered, up until a year ago.

Chair McKinley called for public testimony.

Stephanie Rozell, resident of the Borough, spoke in favor of RZ2026-009, commented on the community's need for housing, public health and welfare, and a petition she had initiated.

Commissioners questioned Ms. Rozell on the following:

- Parking restrictions on Fairbanks Street; it was answered, no restrictions, plowing is an issue deeper within the area.
- Abandoned vehicle length of stay; it was answered, abandoned vehicles are reported to the road commission and then length of stay depends upon the year and current road commissioners.
- Area traffic; It was answered, major collector roadway, heavy traffic and well maintained sidewalks.
- Parking accommodation for additional development; it was answered, street parking allowed but there is space for onsite parking in the developments with which she is familiar.
- Plans to expand personal property prior to rezone request; it was answered, yes, planned once finances become available.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

Brian Rozell, resident of the Borough, spoke in favor of RZ2026-009 for the health and benefit of the community. Mr. Rozell expressed concern for vacant buildings within the area becoming hazards and nuisance properties if the rezone did not occur.

Commissioners questioned Mr. Rozell on the effect a proposed boarding house might have on traffic; it was answered, this would be a minor concern for residents compared to what the consequences of not rezoning this area might be.

Blake Moore, resident of the Borough, spoke in opposition to RZ2026-009. Mr. Moore recounted issues that had been caused by a noncompliant bed and breakfast that had been in past operation in the area, which had detrimentally increased population density in a residential area. Mr. Moore proposed Multi-Family zoning instead.

Commissioners questioned Mr. Moore on what he would like to see happen with the nonconforming lot and if upgrades would resolve issues caused by the previous owner; it was answered, he would like to see it remodeled into a single or double family owner occupied residence consistent with the rest of the neighborhood and that the upgrades aren't bad but there's no guarantee on how the area would be developed after the rezone.

Sherida Zawadzki, resident of the Borough, spoke in support of RZ2026-009 and expressed concern for the currently vacant nuisance buildings within the area and felt that the rezone would solve this issue.

Commissioners had no questions of Ms. Zawadzki.

Robin Renfroe, resident of the Borough, spoke in support of RZ2026-009, expressing concern for buildings remaining vacant and deteriorating.

Commissioners had no questions of Ms. Renfroe.

Dan Jarrell, resident of the Borough, spoke in favor of RZ2026-009, commenting on remodeling a home in the neighborhood and the existing health concern of dilapidated nuisance homes in the area. Mr. Jarrell felt a rezone would solve current issues by attracting developers.

Commissioners had no questions of Mr. Jarrell.

Chair McKinley called for additional public testimony. There being none, public testimony was closed.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

Deborah Snow, Applicant, responded to public testimony by commenting on the following:

- Rezoning the corridor along Fairbanks Street would allow property owners the option to increase housing.
- Fairbanks housing crisis being mitigated by the rezone.
- Rezoning would help Fairbanks avoid crime and vagrancy, supporting public health and safety.
- Sufficient infrastructure being available.
- Rezone supporting property rights.

Commissioner Collier declared a potential conflict of interest due to a pending contractor's bid to remodel a property within the area, which may give him a direct financial interest in the rezone. Chair McKinley ruled a conflict did exist and Mr. Collier was excused from the dais.

RODRIGUEZ,
Seconded by SMART

moved to recommend to the Borough Assembly approval of RZ2026-009, a request to rezone Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3, Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision from Two-Family Residential (TF) to Multiple-Family Residential (MF), adopting the staff report and four Findings of Fact in support of the approval.

Discussion ensued on the following:

- Housing crisis in Fairbanks.
- Possibility of negative impact to neighborhood if not rezoned.
- Support of majority of public testimony for the rezone and for property rights.
- Proactive approaches for redevelopment and stopping blight creep.
- Rezone supported by FNSB Regional Comprehensive Plan goals.
- Transportation and wide lanes.
- Student housing opportunity.
- Nuisance properties nearby.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

VOTE ON MOTION TO RECOMMEND TO THE BOROUGH ASSEMBLY APPROVAL OF RZ2026-009, A REQUEST TO REZONE LOTS 1, 2, 11, 12, BLOCK 1; LOTS 14A, 14B, 15N, 16, 17, BLOCK 3, LOTS 17A, 18A, 19A, 19B, BLOCK 4, MCKINLEY ACRES SUBDIVISION FROM TWO-FAMILY RESIDENTIAL (TF) TO MULTIPLE-FAMILY RESIDENTIAL (MF), ADOPTING THE STAFF REPORT AND FOUR FINDINGS OF FACT IN SUPPORT OF THE APPROVAL.

Yeses: Ringstad, Rodriguez, Campbell, Stepovich,
Smart, Corbett, Muehling, Fisher,
Lunsford, McKinley

Noes: None

MOTION CARRIED 10 Yeses, 0 Noes

FINDINGS OF FACT

1. The rezone to Multiple-Family Residential is consistent with the FNSB Regional Comprehensive Plan (RCP) land use designation of "Urban," which is the "area that is served with community water and sewer, and contains the most intensive residential, commercial, and industrial development." This area should have the highest amount of public improvements available to it, and be able to support the highest densities within the Borough. Public improvements include community water and sewer, road service, emergency services, gas, telephone, and power.
2. The rezone conforms to the following FNSB Regional Comprehensive Plan's goals and strategies:

Land Use Goal 3: To have a variety of land uses that fit the diverse needs of the community.

Strategy 7: Provide a variety of residential land use opportunities.

Action B: Encourage a mix of lot sizes.

- Maintain and encourage residential patterns that minimize public and private costs, both initial and long-term.

Land Use Goal 4: To enhance development opportunities while minimizing land use conflicts.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

Strategy 10: Attract and support development that is compatible with and enhances existing land use:

Action A: Support innovative land development and compatible land use that addresses special area needs, site constraints, energy, or design objectives.

- Encourage energy-efficient land use through higher densities and clustered housing.

3. The rezone does not conform to the public health, safety and welfare because:

- a. There are adequate utilities to handle density.
- b. The area in this rezone is served directly by a major collector, Fairbanks Street, and would not divert traffic into a lower density neighborhood.
- c. Additional density is supported by existing transportation infrastructure—sidewalks and adequate road service—and transit services, as the area is near a MACS Transit bus stop.
- d. New development must comply with Multiple-Family Residential side- and rear-setback standards, which are greater than those in Two-Family Residential.
- e. The MF zone has standards for noncompliant uses to come into compliance.
- f. Multiple-family residential development is subject to a plan review by the State Fire Marshal.

4. The proposed rezone is likely a spot zone because:

- a. The MF zoning district is consistent with the “Urban” designation in the Regional Comprehensive Plan (RCP). The rezone is supported by the RCP Land Use Goal 3, Strategy 7, Action B; and Land Use Goal 4, Strategy 10, Action A.
- b. The rezone is not a detriment to surrounding owners because any additional traffic will not be routed through the neighborhood, but is instead directed onto Fairbanks Street which has significant capacity to handle additional traffic.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

- c. The rezone continues MF zoning from across the street, creating a MF corridor. It does not introduce a totally different use; the dense residential zone would be adjacent to an existing slightly less-dense residential zone

Commissioner Collier returned to the dais.

H. UNFINISHED BUSINESS

H.1. **RZ2026-007**

A request by 3-Tier Alaska on behalf of RDC, LLC to rezone Lot 1A and Lot 5A, Wilcox Subdivision No. 1 from General Commercial (GC) and Light Commercial (LC) to General Commercial (GC), located at address 3745 Geist Road, located between Wilcox Avenue and Ginko Road. **(Staff Contact: Anduin K. McElroy)**

Walker Ringstad disclosed a potential conflict of interest due to being related to the owner of 3-Tier Alaska. Chair McKinley ruled that a conflict did exist and Mr. Ringstad was excused from the dais.

SMART,
Seconded by CAMPBELL

moved to reopen reports from staff and applicant.

Discussion ensued on the need for additional information in order to take an action.

VOTE ON MOTION TO REOPEN REPORTS FROM STAFF AND APPLICANT.

Yeses: Fisher, Campbell, Collier, Muehling,
Stepovich, Smart, Corbett, Rodriguez,
Lunsford, McKinley

Noes: None

MOTION CARRIED 10 Yeses, 0 Noes

Anduin K. McElroy, Planner III, and Kellen Spillman, Community Planning Director, presented information and updates. Based on the staff analysis, Community Planning recommended denial of the rezone.

Commissioners questioned staff on the following:

- Available options for the Commission; it was answered, postpone to time certain, act upon application, or the applicant might withdraw the application.



Fairbanks North Star Borough

COMMUNITY PLANNING

Division of Planning and Zoning

planning@fnsb.gov

Main: (907) 459-1260

STAFF REPORT

TO: Fairbanks North Star Borough Planning Commission

THROUGH: Kellen D. Spillman, Director Department of Community Planning *RDS*

FROM: Anduin K. McElroy, Planner III *AKM*

DATE: August 11, 2026

SUBJECT: **RZ2026-009:** A request by Deborah Snow, on behalf of multiple property owners, to rezone Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3, Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision from Two-Family Residential (TF) to Multiple-Family Residential (MF), located on Fairbanks Street between Iris Lane and Dunlap Avenue.

I. EXECUTIVE SUMMARY

This is an applicant-initiated request to rezone a strip of thirteen lots (2.14-acres) that are adjacent or near-adjacent to Fairbanks Street from Two-Family Residential (TF) to Multiple-Family Residential (MF). The rezone area is south of Geist Road, on the west edge of the McKinley Acres subdivision.

A rezone petition was signed by property owners of nine lots, which represents 72 percent of the property area. The purpose of the rezone is to allow the property owners to increase density, if desired, and would encourage investment in and redevelopment of aging structures, according to the application's narrative.

Staff supports this rezone because it meets the intent of the Regional Comprehensive Plan's designations of "Urban" and has adequate services to support density, while the Fairbanks Street corridor-focused zoning reduces impact to the adjacent TF neighborhood. The rezone promotes public health, safety and welfare and allows for the possibility of additional housing densities when they can be supported by infrastructure. Community Planning recommends that the Planning Commission recommend approval of this rezone request to the FNSB Assembly.





Figure 1. Proximity map, rezone area selected in aqua

II. GENERAL INFORMATION

Property Information	
Applicant	Deborah Snow
Property Owners	See below
PAN(s)	See below
Rezone Area	93,167.4 square feet / 2.14 acres
Existing Zoning	Two-Family Residential (TF)
Existing Land Use	Residential (single family, two family, bed and breakfast)
Proposed Zoning	Multiple-Family Residential (MF)
Comprehensive Plan	Urban
Flood Zone	"X: Protected by Levee"
Code Violations	CE1994-024: Lots 17A/18A, Block 4 for multiple dwellings in TF zone

PAN #	LOT	Owner Name
258458	Lot 1, Block 1	Felicia A. Alexie
258466	Lot 2, Block 1	Paul Vincent Perreault
258555	Lot 11, Block 1	Jennifer L. Ackley
258563	Lot 12, Block 1	Delilah M. Daniel
258971	Lot 14A, Block 3	Robert and Debra Hawkins Trust
258979	Lots 14B, Block 3	Brian and Stephanie Rozell
258997	Lot 15N, Block 3	College Utilities Corporation, Inc.
259004	Lot 16, Block 3	Walter L. Rutherford III
259012	Lots 17, Block 3	Gail F. Frank
259306	Lot 17A, Block 4	Obrist Family Trust
259314	Lot 18A, Block 4	Obrist Family Trust
560154	Lot 19A, Block 4	Danielle Granger and Jackie Granger Jr.
259331	Lot 19B, Block 4	Danielle Granger and Jackie Granger Jr.

Adjacent Zoning/Land Use	
North	General Commercial & Contract Zone / Post office
South	TF / Residential (single family and two family)
East	TF / Residential (single family and two family)
West	MF and RR / Fairbanks Street, Apartment/condo buildings, mix of Single family, two-family residential, cabins

Public Services	
Water & Sewer	College Utilities
Electricity	GVEA
Police	Alaska State Troopers
Fire	University Fire Department

Transportation	
Access	Fairbanks Street
Road Type	Major collector
Maintenance Authority	College Road Service Area
AADT	2,210 ¹

Platting and Zoning History	
September 25, 1952	McKinley Acres Subdivision created via Plat No. 134.660 ²
March 28, 1968	Zoned Unrestricted Use (UU) via Ord. No. 67-34 ³
April 16, 1969	Lots 19A and 19B, Block 4 created via Subdivision Waiver No. 69-2720 ⁴
August 13, 1970	Rezoned to General Residential (R2) via Ord. No. 70-23 ⁵
July 24, 1972	Lots 14A, 14B, 15N, Block 3 created via Subdivision Waiver No. 72-08888 ⁶
April 19, 1988	Zoned Two-Family (TF) via Ord No. 88-10 ⁷
June 29, 1998	Lots 17A and 18A created via Plat No. 98-63 ⁸

Existing TF Zoning Standards ⁹	
Permitted Uses	Single-family and two-family dwellings, bed and breakfasts, childcare facilities, churches, home occupations, urban livestock, market garden, playground, small wireless facility
Conditional Uses	Communications towers, daycare facility, parking lot as a principal use, private neighborhood recreation center, schools, regional community garden, trade/technical/vocational schools
Minimum Lot Size	For lots with a single-family dwelling: 5,000 square feet. For lots with a two-family attached dwelling (duplex): 3,500 square feet per dwelling, or 7,000 square feet.
Setback Requirement	Front yard: 20 feet Side and rear yards: 5 feet
Building Height	Unlimited
Off-street parking	None required for single-and two-family dwellings; varies for other uses

¹ <https://alaskatrafficdata.drakewell.com/publicmultinodemap.asp>

² Attachment 1: Plat No. 134.660, 1952

³ Attachment 2: Ord. 67-34

⁴ Attachment 3: Waiver 69-2720, 1969

⁵ Attachment 4: Ord. 70-23

⁶ Attachment 5: Wavier 72-0888, 1972

⁷ Attachment 6: Ord. 88-10

⁸ Attachment 7: Plat No. 98-63, 1998

⁹ FSNBC 18.48

Proposed MF Zoning Standards¹⁰	
Permitted Uses	Any permitted use in the SF-20, SF-10, SF-5, and TF zoning districts. Accessory uses, Bed and breakfast homestay, Childcare group home, Childcare home, Church buildings, Community Garden/neighborhood, Home occupations, Livestock/urban, Market Garden, Playground, Single-family detached dwellings, Two-family attached dwellings, Multiple-family dwellings, Bed and breakfast residence, Small wireless facility
Conditional Uses	Any conditional use in the SF-20, SF-10, SF-5, and TF zoning districts. Bed and breakfast residence, Child care center, Communications tower/major, Communications tower/minor, Community garden/regional, Parking lots as principal use, Privately owned and operated Neighborhood recreation centers, Public utility and service uses, School buildings, Trade/technical/vocational school, Group homes, Libraries, Mobile home parks, museums and art galleries, Nursing homes, convalescent homes, retirement centers and similar institutions, Public recreation buildings and community centers, Rooming house, Schools (art, music, dance, business, trade and similar educational uses
Minimum Lot Size	Single-family detached dwelling 5,000 square feet minimum. Two-family attached dwelling 3,500 square feet minimum. Multiple-family dwelling 2,000 square feet minimum.
Setback Requirement	Front yard setback 20 feet Side yards and rear yard 10 feet
Building Height	Unlimited
Off-street parking	None required for single-and two-family dwellings, one per dwelling unit if more than two dwelling units; varies for other uses

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	✓

¹⁰ FNSB 18.52.020

III. STAFF ANALYSIS

Rezone Request Description

This request is to rezone a strip of thirteen lots (2.14-acres) that are adjacent or near-adjacent to Fairbanks Street from Two-Family Residential (TF) to Multiple-Family Residential (MF).¹¹ This area is south of Geist Road in the McKinley Acres subdivision.

The applicant is the trustee for Lot 17A/18A, and the rezone petition had complete¹² signatures from property owners of nine lots, which represents 72 percent of the property area. A rezone petition must be signed by owners of at least 51 percent of the property area to be rezoned.¹³ There were no objections to the rezone petition from the three property owners who did not sign the petition.

In the narrative, the applicant wrote that the TF zoning designation “no longer reflects the existing character, infrastructure, and development potential of the corridor. Rezoning these properties to MF would create a more logical and consistent land-use pattern while helping address Fairbanks’ growing housing needs.”¹⁴

The purpose of the rezone is to allow the property owners to increase density, if desired, and would encourage investment in and redevelopment of aging structures. They said “allowing multi-family development along this corridor would increase housing capacity, diversify housing choices, and help address housing shortages without expanding infrastructure into undeveloped areas.”

The narrative lists several reasons that the MF zoning was appropriate, including that the lots access on Fairbanks Street, which is a major collector, there is existing urban infrastructure, and adequate off-street parking can be provided. Additionally, they pointed to the presence of multi-family zoning across the street, indicating neighborhood compatibility.

The application did not indicate that there is a specific development plan for the rezone area. A potential buyer of Lot 17A/18A has expressed interest in converting the use into a roominghouse,¹⁵ which is not an allowed use in the TF zone, but is a conditional use in the MF one. Other signatories have not indicated immediate plans to convert the use of their property.

¹¹ Attachment 8: Application

¹² Signatures are considered complete if all property owners have signed. One signature did not include Trust paperwork to verify that it was allowed to be the sole signatory, so this was not included in the calculations.

¹³ FNSBC 18.104.020(A)(2)

¹⁴ Attachment 8: Application narrative

¹⁵ FNSBC 18.04.010: “Roominghouse” means a dwelling unit or portion thereof, other than a hotel, motel or guest room, in which lodging is provided by the owner or operator to five or more boarders for consideration.

The existing TF zoning 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.”¹⁶ It allows for single family detached dwellings, two-family attached dwellings (only on lots at least 7,000 square feet), and other limited uses such as church buildings.

The proposed MF zoning district “is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available.”¹⁷ In addition to what is allowed in the Single Family Residential (SF) zone and the TF zone, the MF zone permits bed and breakfast residences and multiple-family dwellings. It also has more conditional uses, such as group homes and roominghouses. Unlike the SF and TF zone, more than one principal building is permitted on one lot (required lot area applies to each building).

The rezone would increase the allowable density of the lots. It should be noted that the existing residential structures generally appear to be well-maintained, and it is unlikely that they would be torn down and redeveloped in the immediate future. That said, following is the possible maximum density in each of the zones.

The rezone area has 13 lots, but only 11 zoning lots (when parcels are used as one lot). According to FNSB Assessing data, there are three single family dwelling units, six duplexes, a former bed and breakfast (please note that the bed and breakfast was not compliant and subject to several code enforcement cases) and a vacant parcel owned by a utility company. The *existing* density is 16 dwelling units.

In the TF zone the maximum density allowed is two dwelling units per lot if the lot is at least 7,000 square feet. There are thirteen lots in the rezone area. All but one are at least 7,000 square feet, so the *possible* density is currently 13-25 dwelling units, if all lots are developed at maximum density.

In the MF zone the maximum density allowed depends on building type:

Dwelling units/building	Required lot area
Single family house	5,000 sf per unit
Duplex	3,500 sf per unit (7,000 total)
More than two dwelling units in a single building	2,000 sf per unit

¹⁶ FNSBC 18.48.010

¹⁷ FNSBC 18.52.010

In addition to the required lot area, the MF zone naturally limits density through the parking requirement and setbacks. If there are three or more dwelling units then off-street parking is required (one per dwelling unit). The MF zone also requires greater setbacks than the TF zone (10 feet for the side and rear yards instead of 5 feet).

The rezone area is on the west edge of McKinley Acres Subdivision, which was created in 1952. The homes in the rezone area were built 1962-1976. When the Borough first created zoning, the subdivision was zoned Unrestricted Use. In 1970 it was zoned General Residential, which allowed single family and two-family dwellings. The 1988 rewrite of zoning code changed General Residential to Two-Family Residential, and the uses remained largely unchanged. The character of the subdivision is a typical Two-Family neighborhood.¹⁹ There appears to be an even mix of single-family and two-family homes.

Across Fairbanks Street to the west are two large lots zoned MF. One lot has the University Park Condos, and the other appears to have multi-family dwellings under construction. South of the MF

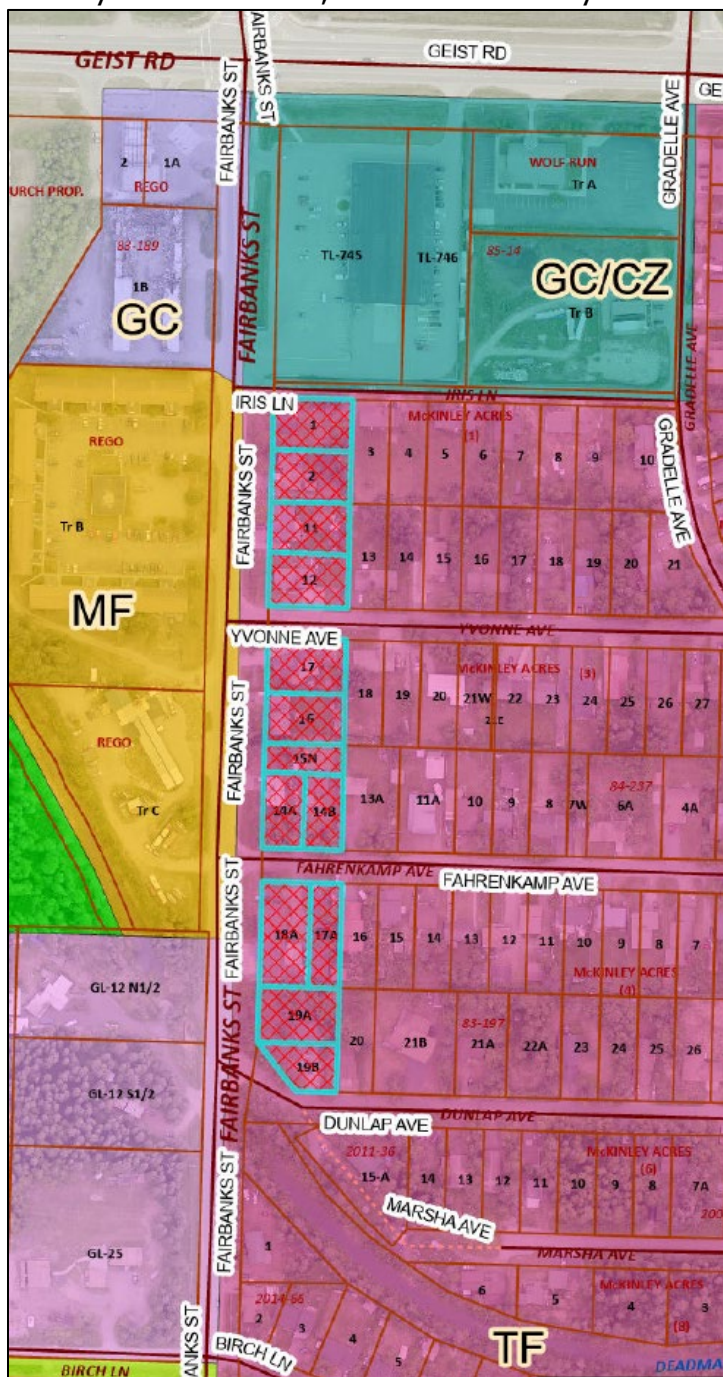


Figure 2. Area zoning

¹⁹ Attachment 10: Site visit

¹⁹ Attachment 10: Site visit

zone is Rural Residential zoning containing single and two-family houses. North of the MF zone, and not directly across from the rezone area, is zoned General Commercial and contains the fire-damaged College Inn.

Directly north of the rezone area is zoned General Commercial/Contract Zone, and contains a U.S. Post office. This contract zone, which was adopted in 1985, was an attempt to limit the impact of General Commercial adjacent to the existing residential neighborhood. It has restrictions for development and access on the south side of the rezone area, adjacent to Iris Lane.

Comprehensive Plan

FNSB Long Range Planner Kayde Whiteside provided the following:²⁰

The proposed rezone area is designated as “Urban” in the Regional Comprehensive Plan Future Land Use Map. “Urban” is the “Area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial, and industrial development.” Given the surrounding area is developed residentially and commercially to the north, industrial zoning is not appropriate in this area. The requested zoning designation of Multiple-Family Residential (MF) is an appropriate zoning designation for the urban designation and given the adjacent location of Two-Family Residential (TF) and MF zoning across Fairbanks Street, which is a major collector roadway maintained by the College RSA. Supporting additional residential development in the area would be in keeping with the Urban designation which is intended for most intensive development in the community.



Figure 3. Comprehensive Plan map. Tan color is “Urban Area”

The proposed rezone action supports the following goals, strategies, and actions of the Regional Comprehensive Plan:

Land Use Goal 3: To have a variety of land uses that fit the diverse needs of the community

Strategy 7: Provide a variety of residential land use opportunities.

Action B: Encourage a mix of lot sizes.

²⁰ Attachment 11: Agency comments from Kayde Whiteside, FNSB Long range planner

- Maintain and encourage residential patterns that minimize public and private costs, both initial and long-term.

Land Use Goal 4: To enhance development opportunities while minimizing land use conflicts

Strategy 10: Attract and support development that is compatible with and enhances existing land use:

Action A: support innovative land development and compatible land use that addresses special area needs, site constraints, energy, or design objectives.

- Encourage energy-efficient land use through higher densities and clustered housing.

Zoning Analysis

Upzoning a strip of land facing a major collector can be an effective tool to provide a desired use without negatively impacting the neighborhood behind it. Were the rezone to include more of McKinley Acres Subdivision it would not be supportable, as the local roads and built-density would not support additional parking. But the rezone is only focused on the Fairbanks Street corridor, which has sidewalks, room for on-street parking, and large lots which could accommodate additional off-street parking. Additionally, any new development would have to adhere to the larger MF setback requirements, which would reduce the impact on adjacent neighbors.

There appears to be support for increasing density for this corridor, as evidenced by the majority of property owners that signed the rezone petition and the lack of opposition from immediate neighbors. This neighborhood appears to be comfortable with a mix of renter-occupied and owner-occupied units, and the walkable proximity to the university makes it attractive to renters.

The rezone as proposed enables the property owners to increase density within MF standards.

IV. TRAFFIC AND TRIP GENERATION

FNSB Community Planning Department Director Kellen Spillman provided an extensive trip generation analysis.²¹ Provided below is a summary, please see attachment for full analysis.

The analysis made a significant number of assumptions as the lots are fully developed. Based on the Institute of Transportation Engineers Trip Generation Manual it would be

²¹ Attachment 11: Agency comments from Kellen Spillman, FNSB Community Planning Department Director

expected that the existing development generates 166.45 trip ends or 83 round trips.²² If the density of the residential development were to increase to 28 dwelling units, it would be expected that the trip generation rate would increase to 232.68 trip ends or 116 round trips. In the unlikely event that all parcels were built to maximum residential density of 51 dwelling units, it would be expected to generate 296.31 trip ends, or 148.15 round trips.

Fairbanks Street is a major collector, with a stated purpose of handling higher traffic volumes. The existing driving surface of Fairbanks Street is about 28 feet wide and paved. This street is well constructed and has dedicated pedestrian facilities.²³ There is a striped shoulder on each side of the roadway and a sidewalk with ADA curb features on the west side of the roadway. There is a dedicated left turn-lane at the intersection of Fairbanks Street and Geist Road and the posted speed limit is 30 MPH. The most recent traffic volumes from the north end of Fairbanks Street were 2,320 vehicles per day. Note that this would include the traffic generated from the post office and gas station; the volumes passing through the rezone area would be much less. The full annual average daily traffic counts for the north end of Fairbanks Street are available in the table below.

Annual Average Daily Traffic

2023 AADT	2,320
2022 AADT	2,280
2021 AADT	2,340
2020 AADT	2,810
2019 AADT	3,268

Figure 4. Annual average daily traffic count for north end of Fairbanks Street (Source: AADT, Alaska Department of Transportation)

All of the proposed parcels to be rezoned either have direct lot access off Fairbanks Street or have driveways less than 100 feet from Fairbanks Street. As such, any increase in traffic would not use the local neighborhood streets for access. Fairbanks Street has significant capacity to handle additional traffic. According to the Alaska Department of Transportation (DoT), a major collector would handle up to 5,000 vehicles per day and a minor collector up to 3,000 vehicles per day.

Because of the somewhat minimal potential to increase traffic and the good condition/functional classification of Fairbanks Street there are no concerns from a transportation perspective on this proposed rezone. One key consideration in making

²² Please note that the analysis had an error: there are three—not four—single family dwelling units and six—not five—duplexes. This error slightly reduces the estimated number of trips from the existing development, but it does not change the findings.

²³ CP Policy 15.01

this determination is that all the parcels either access off Fairbanks Street, or in very close proximity to Fairbanks Street. The conclusion would possibly differ if this proposed rezone was deeper into the neighborhood requiring the extensive use of local roadways.

V. NONCONFORMING LOTS, STRUCTURES AND USES

Lots: All lots were legally created and meet the minimum lot size for the TF zone and for the proposed MF zone.

Structures: Seven of the residential structures were constructed prior to zoning standards being applied to the property. While most structures in the rezone area appear to be complying with the TF setback standards (front = 20 feet, side/rear = five feet), it is possible that structures do not comply with them or with the MF setback standards (front = 20 feet, side/rear = ten feet). Nonconforming structures may continue if they acquire affirmative recognition of legal nonconforming status (grandfather rights). An affirmative determination of legal nonconforming status has been issued for the structure on Lot 18A.

Use: Currently all but one lot have conforming uses: vacant, single-family residence, or duplex. The one nonconforming use is the zoning lot 17A/18A, which had a large bed and breakfast that was not a permitted use in the TF zone because it had more than nine guestrooms. The property is currently vacant, but the nature of the building makes it difficult to have a conforming use in the TF zone. The proposed rezone would enable the structure on Lot 18A to be in compliance if converted to a multiple-family dwelling or to a roominghouse, which would require a conditional use permit.

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

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

The MF zoning district is consistent with the "Urban" designation in the Regional Comprehensive Plan (RCP). The rezone is supported by the RCP Land Use Goal 3, Strategy 7, Action B; and Land Use Goal 4, Strategy 10, Action A.

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

The rezone to MF conforms to the public health, safety and welfare by being sited where there are adequate services to handle density: Fairbanks Street, which is a major collector, is well constructed and has dedicated pedestrian facilities on the same side of the street as the rezone area; the nearest public transportation stop is 540 feet from the

farthest lot, and there is adequate existing infrastructure, which includes public water and sewer utilities, natural gas, electric, fire service, and road service.

Public health, safety and welfare is also protected because any increase in density must conform to MF standards, which have setback and parking requirements. It would set standards to allow a noncompliant use to come into compliance. Additionally, any new development would be required to have a ten (10) foot setback on the side and rear yards. This is double what the existing TF zone requires, providing even more protection to the adjacent parcel owners.

No agency comments in opposition to this rezone were received.²⁴ Any multi-family development is subject to a plan review by the State Fire Marshal.

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 in the Regional Comprehensive Plan (RCP). The rezone is supported by the RCP Land Use Goal 3, Strategy 7, Action B; and Land Use Goal 4, Strategy 10, Action A.

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

The benefit to the owners of the rezone area is it allows them to develop more densely to meet market need, if desired. The adjacent landowners will be protected by the MF restrictions for lot size, setback, and parking. Additional traffic generated by potential additional dwelling units would not route through the existing TF neighborhood; the traffic analysis found that Fairbanks Street, which is a major collector, had significant capacity to handle additional traffic, so the traffic would not be a detriment to adjacent landowners. The community benefits

²⁴ Attachment 11: Agency comments

because multiple-family development could be sited in an appropriate area with adequate infrastructure and near public transportation access.

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. The proposed MF rezone, which is 2.14 acres, is not considered a spot zone because it would act as a continuation to the existing MF zone across Fairbanks Street, creating a corridor of MF zoning on the major collector. Additionally, MF zoning is not “a use classification totally different from that of the surrounding area;” it is a dense residential zone next to a slightly less dense residential zone.

VIII. PUBLIC NOTICE

The Department of Community Planning mailed 501 Dear Property Owner (DPO) notices on July 10, 2026.²⁵ The applicant posted three public hearing notice signs by July 22, 2026, meeting the notice requirements.²⁶

As of publishing, three letters and four phone calls had been received from surrounding property owners with general inquiries about this rezone. There were several concerns about the nature of multi-family zoning.²⁷

IX. AGENCY COMMENTS

Community Planning contacted the following agencies for comments:²⁸

- a. Alaska State Fire Marshall
- b. University Fire Department
- c. Alaska State Troopers
- d. Alaska Department of Transportation & Public Facilities (DOT&PF)
- e. FNSB Rural Services
- f. FNSB Long Range Planner
- g. FNSB Transportation Planner
- h. Golden Valley Electric Association
- i. Interior Gas Utilities
- j. College Utilities

²⁵ Attachment 12: DPO notices

²⁶ Attachment 13: Sign Posting Affidavit

²⁷ Attachment 14: Public Comments Log

²⁸ Attachment 11: Agency comments

Comments were received from the University Fire Marshal, Alaska DOT&PF, FNSB Rural Services, FNSB Long Range Planner and FNSB Transportation Planner, as detailed in the analysis above.

X. SITE VISIT

A site visit was conducted and photos were taken on July 22, 2026.²⁹

XI. RECOMMENDATION

Based on the staff analysis above, the Department of Community Planning recommends approval of this request to rezone to Multiple Family Residential (MF).

XII. FINDINGS OF FACT

The Department of Community Planning further recommends adoption of the staff report and the following four (4) Findings of Fact in support of **APPROVAL** of the rezone.

1. The rezone to Multiple-Family Residential is consistent with the FNSB Regional Comprehensive Plan (RCP) land use designation of “Urban,” which is the “area that is served with community water and sewer, and contains the most intensive residential, commercial, and industrial development.” This area should have the highest amount of public improvements available to it, and be able to support the highest densities within the Borough. Public improvements include community water and sewer, road service, emergency services, gas, telephone, and power.
2. The rezone conforms to the following FNSB Regional Comprehensive Plan’s goals and strategies:
 - Land Use Goal 3:** To have a variety of land uses that fit the diverse needs of the community
 - Strategy 7:** Provide a variety of residential land use opportunities.
 - Action B:** Encourage a mix of lot sizes.
 - Maintain and encourage residential patterns that minimize public and private costs, both initial and long-term.
 - Land Use Goal 4:** To enhance development opportunities while minimizing land use conflicts
 - Strategy 10:** Attract and support development that is compatible with and enhances existing land use:
 - Action A:** support innovative land development and compatible land use that addresses special area needs, site constraints, energy, or design objectives.

²⁹ Attachment 10: Site Visit Pictures

- Encourage energy-efficient land use through higher densities and clustered housing.
3. The rezone conforms to the public health, safety and welfare because:
- a. There are adequate utilities to handle density.
 - b. The area in this rezone is served directly by a major collector, Fairbanks Street, and would not divert traffic into a lower density neighborhood.
 - c. Additional density is supported by existing transportation infrastructure—sidewalks and adequate road service—and transit services, as the area is near a MACS Transit bus stop.
 - d. New development must comply with Multiple-Family Residential side- and rear-setback standards, which are greater than those in Two-Family Residential.
 - e. The MF zone has standards for noncompliant uses to come into compliance.
 - f. Multiple-family residential development is subject to a plan review by the State Fire Marshal.
4. The proposed rezone is likely not a spot zone because:
- a. The MF zoning district is consistent with the “Urban” designation in the Regional Comprehensive Plan (RCP). The rezone is supported by the RCP Land Use Goal 3, Strategy 7, Action B; and Land Use Goal 4, Strategy 10, Action A.
 - b. The rezone is not a detriment to surrounding owners because any additional traffic will not be routed through the neighborhood, but is instead directed onto Fairbanks Street which has significant capacity to handle additional traffic.
 - c. The rezone continues MF zoning from across the street, creating a MF corridor. It does not introduce a totally different use; the dense residential zone would be adjacent to an existing slightly less-dense residential zone.

DRAFT PLANNING COMMISSION MOTION:

I move to recommend approval of RZ2026-009, a request to rezone Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3, Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision from Two-Family Residential (TF) to Multiple-Family Residential (MF), adopting the staff report and four findings of fact in support of this recommendation.

Attachment 1: Plat No. 134.660, 1952

Attachment 2: Ord. 67-34

Attachment 3: Waiver 69-2720, 1969

Attachment 4: Ord. 70-23

Attachment 5: Wavier 72-0888, 1972

Attachment 6: Ord. 88-10

Attachment 7: Plat No. 98-63, 1998

Attachment 8: Application
Attachment 9: Area zoning
Attachment 10: Site visit
Attachment 11: Agency comments
Attachment 12: DPO notices
Attachment 13: Sign Posting Affidavit
Attachment 14: Public Comments Log

#134.660

134.66.

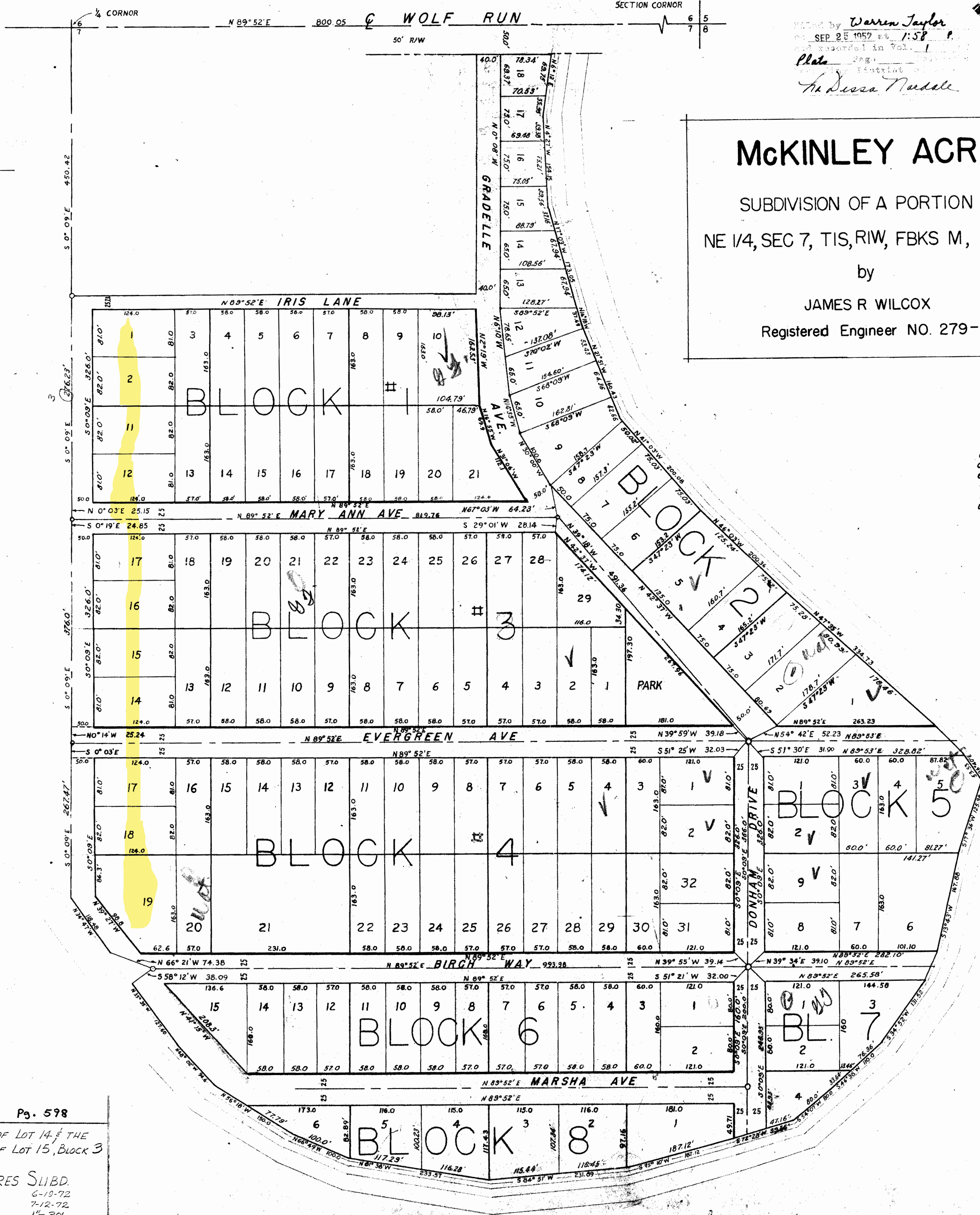
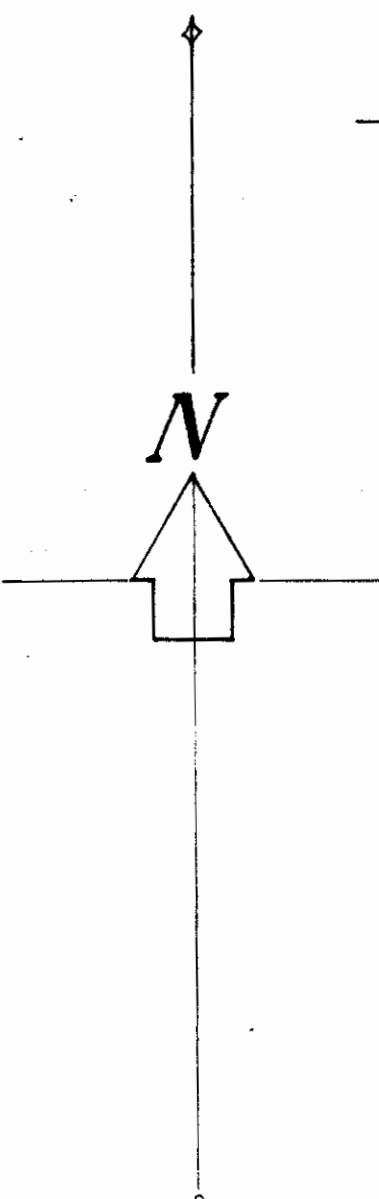
Filed by *Warren Taylor*
SEP 25 1952 at 1:58 P.
and recorded in Vol. 1
Plate Page
In *Donna Nudde*

McKINLEY ACRES
SUBDIVISION OF A PORTION OF
NE 1/4, SEC 7, T1S, R1W, FBKS M, ALASKA
by
JAMES R WILCOX
Registered Engineer NO. 279-E

DEDICATION

The undersigned subdivision
owners hereby dedicates and sets
apart all avenues, streets, alley
easements, and access road right-
of-ways from existing highways
as shown on this plot to the
use of the general public forever.

Gradille Light Taylor
Owner
Warren T. Taylor
Owner



See M.S. & K. 36 Pg. 598

RESUBDIVISION OF LOT 14, THE
SOUTHERLY 38' OF LOT 15, BLOCK 3

McKINLEY ACRES SLIBD
Surveyed: 6-10-72
Drawn: 7-12-72
Scale: 1"=30'

By: Mr. Gillam
 Introduced 11/30/67
 Adopted 3/14/68
 Reconsidered & Amended 3/28/68
 Adopted as Amended 3/28/68

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, MUSKOK 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.

ATTEST:

John A. Carlson
 Clerk of the Assembly

John O. Gustafson
 Presiding Officer

(kk) Zone Change. The alteration of a zone boundary or the re-classification 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:

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

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

Section 49.15.050. Zone Boundaries.

- (1) Unrestricted Use Zone. All land within the Fairbanks North Star Borough not in any other zone.

Sec. 49.15.060. Unrestricted Use Zone. Notwithstanding any statements to the contrary in this ordinance, no restrictions, standards, conditions, or permits provided for other zones shall apply in the UU Zone. In the UU zone, structures of any type and size may be placed or constructed on any lot, and any use may be made of the lot or of structures thereon.

Sec. 49.15.070. Permitted Uses. The land and building uses which are permitted in each established zone are shown in Sec. 49.15.160 Schedule A, except that permitted signs are described in Sec. 49.15.080. Uses permitted outright are indicated by the letter "P". Uses conditionally permitted, in accordance with Sec. 49.15.200 of this ordinance are indicated by the letter "C". Uses not permitted are indicated by the letter "N". Detached accessory buildings and other structures may be constructed on a lot. The lot and structures may be used for purposes customarily subordinate to the principal use of the lot. A business is permitted to be carried on within a dwelling if the business is incidental to the use of the dwelling for residence purposes and its conduct is not apparent from the exterior of the dwelling and does not adversely affect the principal uses permitted in the zone of which it is a part. The installation and maintenance of public utility lines are permitted in all zones.

Sec. 49.15.080. Permitted Signs. Signs are permitted in each zone to advertise the premises or the facilities, activities or enterprises situated on the lot on which the signs are located, as described in Sec. 49.15.160, Schedule B of this ordinance. A sign shall not be installed in a required yard, except in the OR, GA, RE and RR zones. A sign or light shall not be installed which would be a hazard to persons or traffic, or an obstruction to utilities. Permitted signs in the BS, LI and HI zones may overhang a sidewalk to within one foot of the curb line, provided the bottom of the sign is at least ten (10) feet above the sidewalk, and the sign does not extend beyond a line which begins at the intersection of a street lot line with an interior lot line and forms a 30 degree angle with the street lot line. Traffic, street and other public signs may be installed and maintained in any zone by a city, borough, state, or federal agency.

Sec. 49.15.090. Geometrical Standard for Lots. No building area shall be so placed as to cover more of its lot, be on a lot of less size, or have yards of less size, than as provided in Section 49.15.160, Schedule C. More than one structure containing a principal use may be placed on a single lot if the standards in Schedule C are maintained for each such structure. Twenty percent of a required yard may contain structures which do not extend more than two and one half feet above the ground.

SCHEDULE A

P = Permitted Outright

C = Permitted Conditionally

N = Not Permitted

OR = Outdoor Recreation
 GA = General Agriculture
 RE = Rural Estate
 RR = Rural Residential

R1 = Restricted Residential
 R2 = General Residential
 R3 = Multiple Residential
 NS = Neighborhood Shopping

BS = Business
 LI = Light Industrial
 HI = Heavy Industrial
 UU = Unrestricted Use

	O R	G A	R E	R R	R 1	R 2	R 3	N S	B S	L I	H I	U U
1. Parking lot, park with no overnight facility, trail, water sports facility, golf course, utility substation	P	P	C	C	C	C	C	P	P	P	P	P
2. Trailer Park, Campground	P	P	N	N	N	N	N	N	P	N	N	P
3. Residential structure containing one dwelling	P	P	P	P	P	P	P	N	N	N	N	P
4. Residential structure containing two dwelling units	P	P	P	P	N	P	P	N	N	N	N	P
5. Residential structure containing more than two dwelling units, Rooming House	N	N	N	N	N	N	P	N	P	N	N	P
6. Mobile Home	P	P	C	P	N	C	P	N	P	N	N	P
7. Educational or Religious Use, Social Hall	P	P	C	C	C	C	C	P	P	C	N	P
8. Mortuary, Cemetery, Crematory	P	P	C	N	N	C	C	P	P	C	N	P
9. Hospital, Sanatorium, Nursing Home	C	N	N	N	N	N	P	N	P	N	N	P
10. Commercial Radio & TV Broadcasting Facility	C	P	N	N	N	N	C	C	P	P	P	P
11. Commercial Agricultural Use & Food and Beverage Processing	N	P	N	N	N	N	N	N	N	P	P	P
12. Animal & Veterinary Hospital, Kennels	P	P	C	N	N	N	N	N	N	C	P	P
13. Saw Mill	C	P	N	N	N	N	N	N	N	N	P	P

SCHEDULE A - continued

P = Permitted Outright

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	O R	G A	R E	R R	R 1	R 2	R 3	N S	B S	L I	H I	U U
14. Filling Station, Minor Automobile Repair	N	N	N	N	N	N	N	C	P	P	P	P
15. Hardware Store, Garden Supply Store, Self-Service Dry Cleaning & Laundry	N	N	N	N	N	N	N	P	P	P	P	P
16. Carpenter, Electrical, Plumbing, Machine, Sign, Heating, Sheetmetal, Painting, or Upholstering Shop, Tire Recapping, Major Automotive Repair, Bus Depot, Brewery, Contractor Storage Yard, Dry Cleaning Plant, Laundry, Warehouse, Storage Building, Bus or Truck Storage, Rail, Motor, Freight or Truck Terminal, Lumber Yard	N	N	N	N	N	N	N	N	N	P	P	P
17. Car, Mobile Home or Trailer Sales	N	N	N	N	N	N	N	N	P	P	P	P
18. Drive-In Theater	P	N	N	N	N	N	N	N	N	P	P	P
19. Heavy Contractor Equipment Storage Yard, Shop or Rental, Truck or Bus Repair	N	N	N	N	N	N	N	N	N	N	P	P
20. Fraternal Organization	P	C	N	N	N	N	N	C	P	N	N	P
21. Office, Bank, Library, Post Office	N	N	N	N	N	N	N	C	P	N	N	P
22. Museum, Auditorium, Indoor Sport Facility, Exhibition or Convention Hall	C	C	N	N	N	N	N	N	P	P	C	P
23. Hotel, Motel	P	N	N	N	N	N	N	N	P	N	N	P

SCHEDULE A - continued

P = Permitted Outright

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 HI = Heavy Industrial
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	O R	G A	R E	R R	R 1	R 2	R 3	N S	B S	L I	H I	U U
24. Power Plant, above ground fuel storage, Tanning, Mineral Extraction	C	C	N	N	N	N	N	N	N	N	C	P
25. Refining of Petroleum or Petroleum Products, Junk or Automotive Wrecking Yard, Smelting, Commercial Airports	N	N	N	N	N	N	N	N	N	N	C	P
26. Manufacturing or Processing of Handi- crafts or Garden Products Principally for Retail Sale on the Premises	P	P	N	N	N	N	N	C	P	P	C	P
27. Retail Business or Service Establishment, except as listed above	N	N	N	N	N	N	N	P	P	P	C	P
28. Manufacturing, except as listed above	N	N	N	N	N	N	N	N	N	C	C	P
29. Private Airports	P	P	P	N	N	N	N	N	P	P	P	P

SCHEDULE C**GEOMETRICAL STANDARDS FOR LOTS**

ZONE	Maximum Building Area (% of Lot Area)	Minimum Lot Area (Square Feet)*	Minimum Street Yard Depth (Feet)	Minimum Interior Yard Depth (Feet)
Outdoor Recreation	10	200,000	50	50
General Agriculture	10	200,000	50	50
Rural Estate	5	80,000	35	35
Rural Residential	10	30,000	25	25
Restricted Residential	25	10,000	25	15
General Residential	40	4,000	20	15**
Multiple Residential	55	2,000	20	0
Neighborhood Shopping	90	2,000	20	0
Business	100	1,600	0	0
Light Industrial	100	5,000	0	0
Heavy Industrial	100	5,000	0	0
Unrestricted Use	100	None	None	None

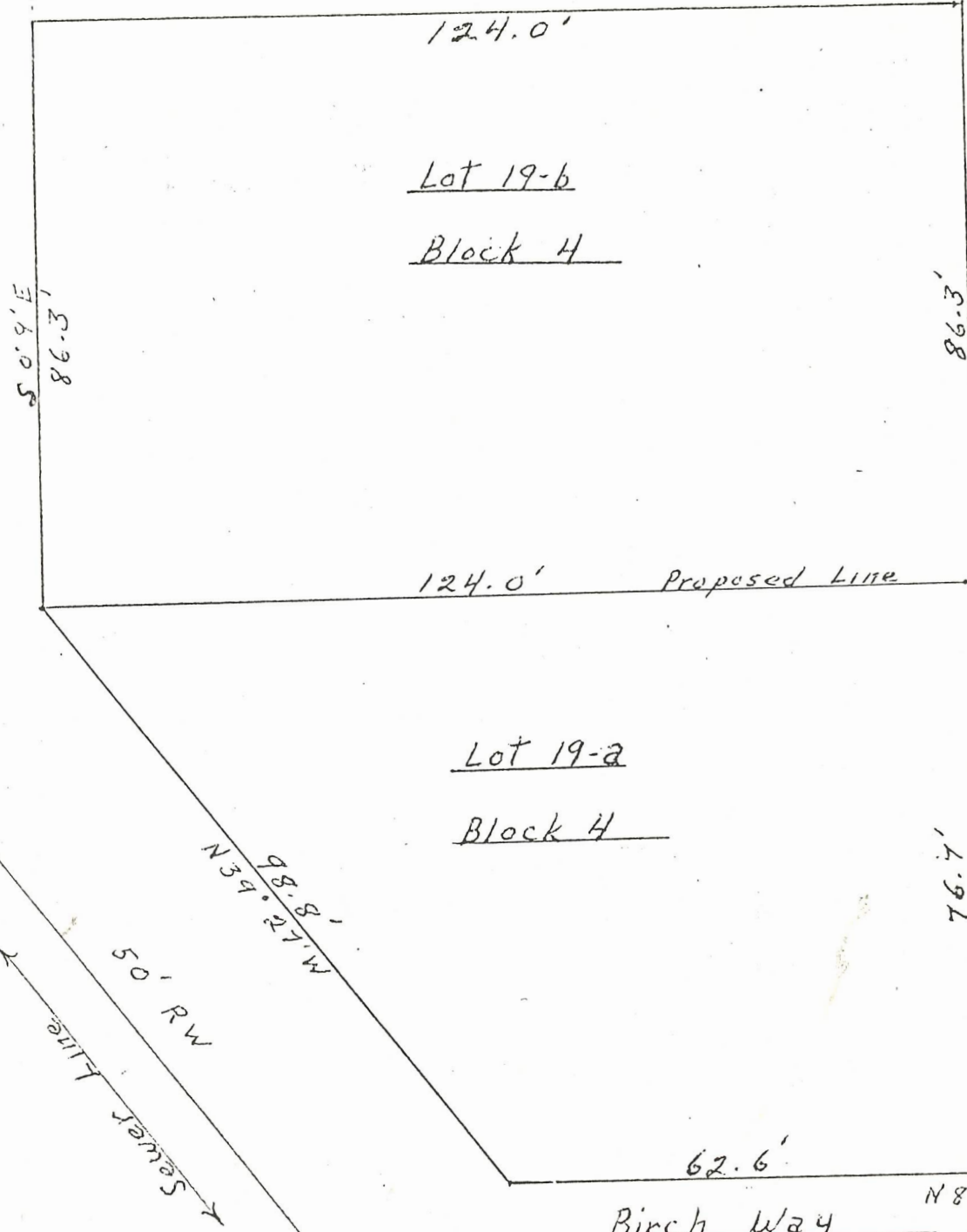
* A lot shall be of such shape as to encompass a rectangular area of at least twenty feet by forty feet exclusive of required yards.

** Except that building is permitted up to one interior lot line or each of two intersecting interior lot lines.

Lot 18

BOOK 32 PAGE 61
Fairbanks Recording District

Fairbanks Street



Lot 19-b

Block 4

Lot 19-a

Block 4

Lot 20

McKINLEY ACRES

Lot 19 Block 4

RECORDED 1/4

FAIRBANKS RECORDING DISTRICT

APR 16 1969

Time 2:26 PM

Requested by Arthur C. Koch

931 6th Ave

Fairbanks

Lot 15
Block 6

By: John A. Carlson
 Introduced: 6/25/70
 Advanced: 6/25/70
 Referred Back: 7/23/70
 Amended: 8/13/70
 Adopted: 8/13/70

ORDINANCE 70-23

AN ORDINANCE AMENDING THE FAIRBANKS NORTH STAR BOROUGH CODE OF ORDINANCE SECTION 49.15.050. ZONE BOUNDARIES BY ADDING A PORTION OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 7, T1S, R1W, F.M. TO (a) OUTDOOR RECREATION; BY ADDING ALL OF THE B.L.M. SMALL TRACTS LYING NORTH OF THE CHENA RIVER TO (d) RURAL RESIDENTIAL; BY ADDING ALL OF MCKINLEY ACRES SUBDIVISION, ALL OF BIRCH ESTATES SUBDIVISION, AND THAT PORTION OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 7, T1S, R1W, F.M. LYING SOUTH OF DEADMAN SLOUGH TO (f) GENERAL RESIDENTIAL; AND BY ADDING ALL OF JENNY M. SUBDIVISION, AND ALL OF REGO SUBDIVISION TO (g) MULTIPLE RESIDENTIAL.

WHEREAS, on April 21, 1970, and after due publication and notification the Fairbanks North Star Borough Planning Commission held public hearings on the zoning of that portion of Section 7, T1S, R1W, F.M. lying south of Geist Road, west of Sprucewood Subdivision, and north of the Chena River; and

WHEREAS, the Planning Commission, after public hearings recommends that portions of the said property be zoned; and

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

That the Fairbanks North Star Borough Code of Ordinances, Section 49.15.050. ZONE BOUNDARIES (a) Outdoor Recreation be amended by adding the words which are underlined; (d) Rural Residential be amended by adding the words which are underlined; (f) General Residential be amended by adding the words which are underlined; and (g) Multiple Residential be amended by adding the words which are underlined:

Section 49.15.050.

(a) Outdoor Recreation

LOTS	BLOCKS	SUBDIVISIONS
2 & 3	8A	Salchaket Townsite
All	7	Salchaket Townsite

That portion of land lying north of Airport Way, west of Moore Street, south of the Chena River and east of Peger Road. (Alaskaland).

A portion of land described as: That portion of land (8.50 acres) bounded by Lathrop Street centerline on the east; the extended centerline of 20th Avenue on the south; the south boundary of Rickert Homestead, U.S. Survey 849 (19th Avenue extended), on the north; and on the west by a north-south line parallel to and 880 feet west from the centerline of Lathrop Street. (Big Dipper)

That portion of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 9, T2S, R2E, F.M. lying east of the Thirty Mile Slough in Davis Subdivision.

That piece of land lying east of Davis Street, north of Block 33 and west of the Thirty Mile Slough in Davis Subdivision.

Lots 2, 3, 4, and 5, Block 6, Hamilton Acres Subdivision.

That area shown as a park which lies west of the Military Reservation, south of Haines Avenue, north of Ititarod Avenue and east of E Street in Hamilton Acres.

That portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 18, T1N, R1E, lying East of the East Right-of-Way line of the Steese Highway.

That portion of Section 8, T1S, R1W, lying east of University Avenue, west and south of the Chena River, and north of the North Addition to Fairwest Subdivision.

That portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 7, T1S, R1W, F.M. lying south of the west and south boundary of Rego Subdivision and south of a line described as follows: Beginning at the west 1/16 section corner between Sections 6 and 7; thence north 89 degrees 55' east along the section line; thence south 0 degrees 09' east 196.06 feet; thence south 72 degrees 17' east 481.04 feet; thence south 56 degrees 44' east 450 feet to the northwest border of Rego Subdivision.

(d) Rural Residential

Boyd Subdivision No. 1 and 2, Sec. 8, T1S, R1W, F.M.

Halvorson Estate Subdivision, Sec. 8, T1S, R1W, F.M.

Sprucewood Subdivision, Sec. 7, T1S, R1W, F.M.

Wilcox Subdivision, Sec. 7, T1S, R1W, F.M.

That area bounded by University Avenue, the Alaska Railroad tracts, Noyes Slough and the north section line of Sec. 8, T1S, R1W, F.M.

All of Section 24, T1N, R2W; all of Section 25, T1N, R2W; all of Sections 21, 22, 29, and 30, T1N, R1W; and the east $\frac{1}{2}$ of Section 20, T1N, R1W; and that portion of the south half of Section 19, T1N, R1W, which lies west of Ballaine Road; and the area which lies south and east of the east right-of-way line of Farmers Loop Road and north of the North Boundary of Reed Acres Subdivision in Section 31, T1N, R1W; and that area north of the west right-of-way line of Farmers Loop Road and the east right-of-way line of Ballaine Road in Section 31, T1N, R1W.

Beginning at a point 645.75' more or less east of the $\frac{1}{4}$ corner of Sections 30 and 31, T1N, R1W, F.M.; thence east 215.25' more or less; thence south 691' more or less; thence west to the west line of Section 31, T1N, R1W; thence north along said section line 691' more or less to a point on the south right-of-way line of Yankovich Road; thence east along the south right-of-way line of Yankovich Road approximately 3542' plus or minus, to the point of beginning.

Beginning at the northeast corner of Section 36, T1N, R2W, F.M.; thence west along the north line of said section to the $\frac{1}{4}$ corner of Section 36, T1N, R2W; thence south 691' plus or minus; thence east 2640' plus or minus to a point on the east section line of Section 36 T1N, R2W; thence north along said section line 691' plus or minus to the point of beginning.

That portion of the W $\frac{1}{2}$ W $\frac{1}{2}$ of Section 32, T1N, R1W described by metes and bounds as follows: Starting at the common corner of Sections 29, 30, 31, and 32; thence south 900' following the section line between Sections 31 and 32 to the point of beginning; thence 1,000' east on a line parallel to the section line between Sections 29 and 32; thence 2400' south following a line parallel to the Section line common to Sections 31 and 32; thence 1,000' west on a line parallel to the section line common to Sections 29 and 32; thence 2400' north following the section line common to Sections 31 and 32 to the point of beginning.

The N $\frac{1}{2}$ Section 19, T1N, R1E; SW $\frac{1}{4}$ Section 18, T1N, R1E, S $\frac{1}{2}$ SE $\frac{1}{4}$ Section 18, T1N, R1E; that portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 18, T1N, R1E lying west of the west right-of-way line of the Steese Highway; SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 17, T1N, R1E; SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20, T1N, R1E; NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20, T1N, R1E; NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 24, T1N, R1W.

All lots in the B.L.M. Small Tracts lying north of the south bank of the Chena River, south of Teal Avenue, and east of the south extension of Geist Road in Section 7, T1S, R1W, F.M.

(f) General Residential

All lots and blocks and tracts located within the limits of the City of Fairbanks, Alaska, as of November 27, 1967, and not included in another zone.

LOTS	BLOCKS	SUBDIVISIONS
All	1,2,3,4,5,6	Davis
2 - 9	8	Davis
All	13	Davis
Lot 3	14	Davis
1,2,6,7,8	18	Davis
All	19,20,21	Davis
7,8	22	Davis
1,2,3	25	Davis
All	26,27,28,29	Davis
All	33,34,35	Davis
All	Davis Tract	Davis

S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 9 T2S, R2S, (this is located in the Davis Subdivision.)

The N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 17, T1S, R1W.

LOTS	BLOCKS	SUBDIVISIONS
<u>All</u>	<u>All</u>	<u>McKinley Acres</u>
<u>All</u>	<u>All</u>	<u>Birch Estates</u>

That portion of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, R1S, R1W, F.M. lying south of Deadman Slough.

(g) Multiple Residential I

LOTS	BLOCKS	SUBDIVISIONS
All	All	Ballaine Lake
All	Tracts C,D,E,F,G	Bjerremark
All	9,10	Davis
4,5,6,7	16	Davis
All	31	Davis
All	26	Fairbanks Townsite
All	41,44	Fairbanks Townsite
5,6	64	Fairbanks Townsite
All	70	Fairbanks Townsite
10B-13	72	Fairbanks Townsite
12-22	89	Fairbanks Townsite
All	93,94	Fairbanks Townsite
All	112	Fairbanks Townsite
All	115	Fairbanks Townsite
5,6,7,8	116	Fairbanks Townsite
8,9,10	117	Fairbanks Townsite
4,5,6,7,8,9	122	Fairbanks Townsite
7	129	Fairbanks Townsite
All	137,151	Fairbanks Townsite
1,2,3,4,5,6,7, 7A,7B1,8,8A1, 8A2,8A3,8B,9, 10,11,12	128	Fairbanks Townsite
3,6,7,10,11,12,13	212	Fairbanks Townsite
1 through 12	5	Gateway
13 through 22	6	Gateway
4 through 22	7	Gateway
All	8	Gateway

LOTS	BLOCKS	SUBDIVISIONS
3 through 10	9	Gateway
All	12,13	Hamilton Acres
All	26	Hamilton Acres
All	50,51	Hamilton Acres
6	5	North Addition
All	All	Reed Acres
All	12	Rickert
All	14	Rickert
13 through 21	17	Rickert
1-18	21	Rickert
All	22,23	Rickert
All	25,26	Rickert
All	All (1-186)	U.S. Survey 3148

Blocks A2 and A3 of Tract A, Fairbanks Townsite.

Beginning at the intersection of the south right-of-way line of Airport Way and the east right-of-way line of Lathrop Street, thence S 0 degrees 01' W a distance of 80 feet; thence S 59 degrees 59' E a distance of 320 feet; thence S 89 degrees 59' E a distance of 500 feet; thence N 0 degrees 01' E to the S right-of-way line of Airport Way; thence westerly along the south right-of-way line of Airport Way to the point of beginning.

That area bounded on the north by 17th Avenue, on the south by 22nd Avenue, on the east by Mercier Street, on the west by Turner Street. This area includes the following blocks: Blocks 9, 10, and 27 of Rickert Homestead; W $\frac{1}{2}$ Tract B, E $\frac{1}{2}$ Tract B and East Portion of Tract A, West Portion of Tract A, and Tract A Van Horn, Tract A Linda, and Lots 1, 2, 3, of Greatbreaks of Tract A of Bjerremark Subdivision.

The N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, T1S, R1W, Fairbanks Meridian.

Fairbanks Community Hospital Site, recorded as instrument number 69-2051 in the Office of the District Recorder, Fairbanks, Alaska. This site is bounded on the north by 16th Avenue, on the west by Lathrop Street, on the south by 19th Avenue and on the east by Cowles Street.

That area bounded on the north by the east-west alley between Glacier and Haines Avenues extended on the south by the Chena River, on the east by B Street extended and on the west by Hamilton Avenue.

That portion of land in the Rickert Homestead which is bounded on the west by Barnette Street, on the east by Gillam Way, on the north by Tenth Avenue and on the south by Eleventh Avenue extended.

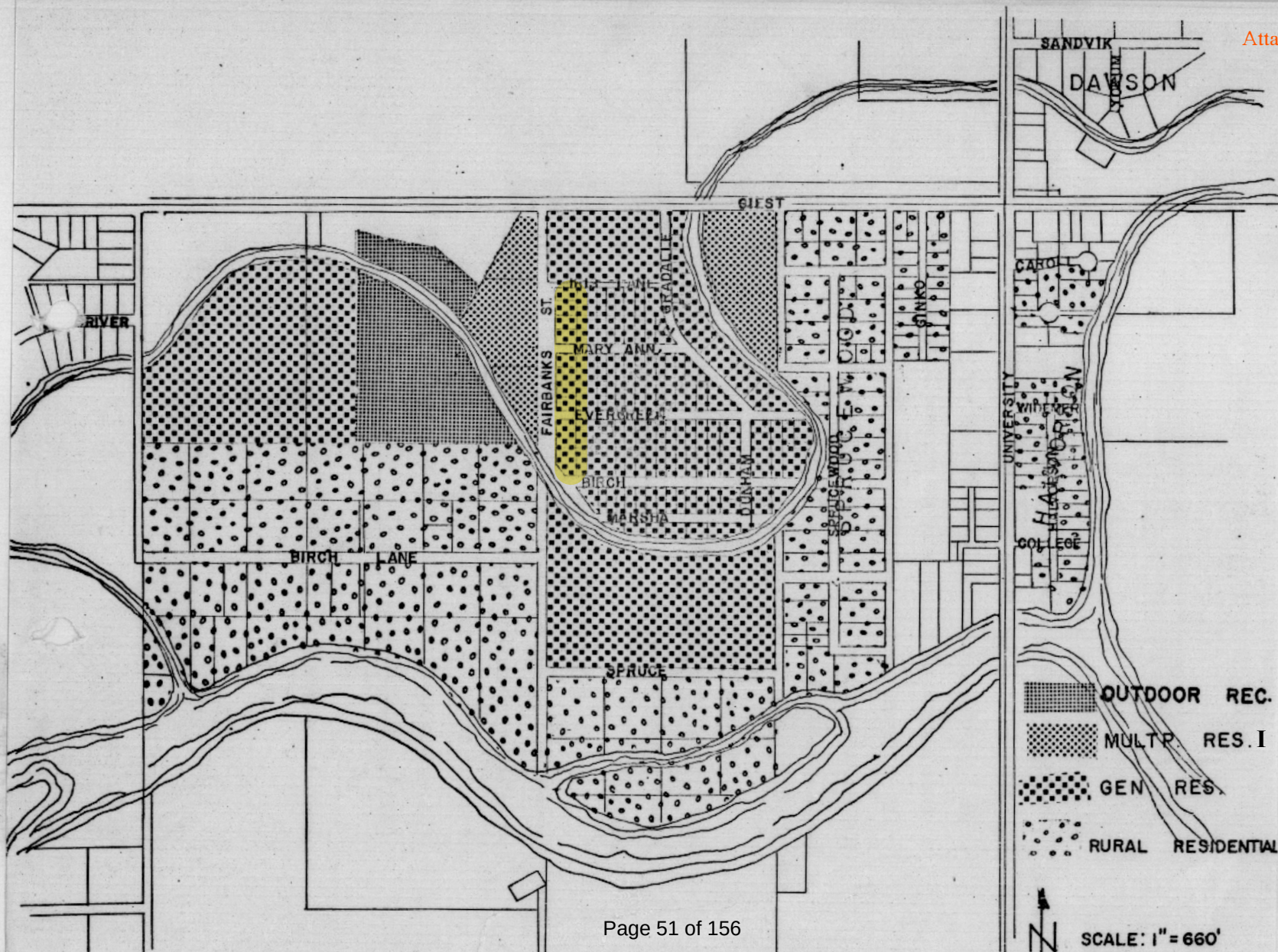
LOTS	BLOCKS	SUBDIVISIONS
<u>All</u>	<u>All</u>	<u>Jenny M.</u>
<u>All</u>	<u>Tracts A-1, A-2,</u>	<u>Rego</u>
	<u>B, & C</u>	

PASSED AND APPROVED THIS 13th DAY OF August, 1970.

Bruce N. Cleworth
Presiding Officer

ATTEST:

Sandra Galliet
Acting Clerk of the Assembly



MS

BOOK 36 PAGE 598
Fairbanks Recorder & Clerk

FAIRBANKS NORTH STAR BOROUGH

Box 1267, Fairbanks, Alaska 99701

July 18, 1972

Fairbanks District Recorder's Office
602 Barnette Street
Fairbanks, Alaska 99701

To Whom It May Concern

This is to advise you that at its regular meeting of June 6, 1972 the Planning Commission of the Fairbanks North Star Borough approved a request for a Waiver of the Subdivision Regulations to allow a replat of Lot 14 and the southerly 38 feet of Lot 15, Block 3, McKinley Acres Subdivision.

We request that this letter and the accompanying sketch of the new property boundaries be filed in the Fairbanks District Recorder's Office in order to complete the legal requirements of the Fairbanks North Star Borough Subdivision Regulations.

Sincerely,

*William F. Newman*William F. Newman
Zoning Administrator

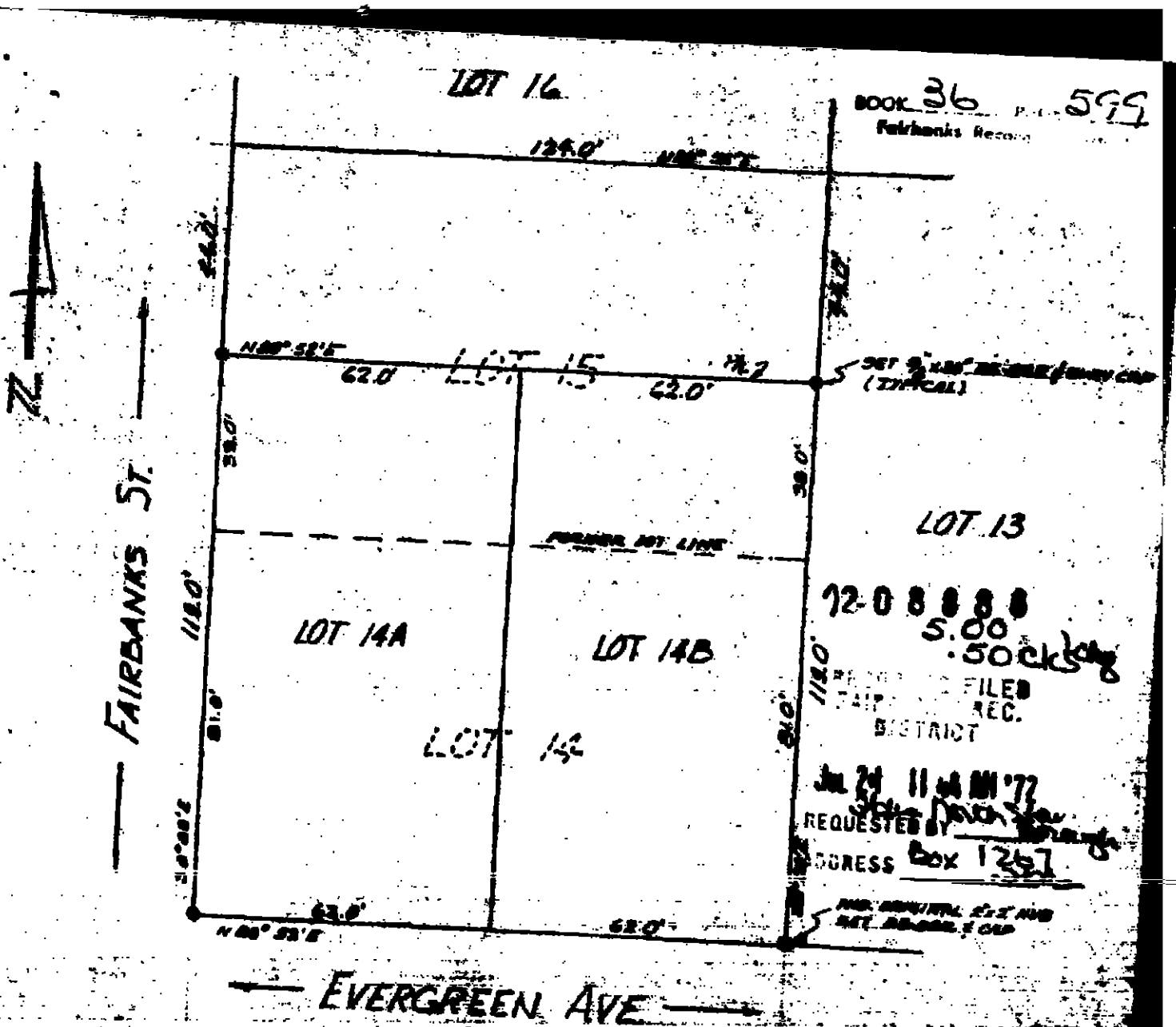
WFN/js

DONE THIS 24th DAY OF July, 1972 AT FAIRBANKS, ALASKA.

Eugene A. Parrish
Eugene A. Parrish, Chairman
Fairbanks North Star Borough
Planning Commission

ATTEST

John A. Derry
Clerk

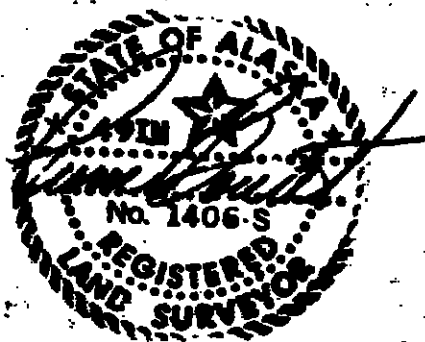


Certification of Land Surveyor

I, Pierre Boutet, a Registered Land Surveyor in the State of Alaska, hereby certify that this survey was performed by me or under my direction and that all dimensional and other data shown herein are correct.

Date: 7/18/72

Pierre Boutet
Pierre Boutet
Registration No. 1406-S



RESUBDIVISION OF LOT 14, THE
SOUTHERLY 30' OF LOT 15, BLOCK 3

MCKINLEY ACRES SUBD.
Surveyed: 6-19-72
Drawn: 7-12-72
Scale: 1"=30'

By:	Joe Ryan
Introduced:	02/18/88
Advanced:	02/18/88
Postponed:	03/31/88
Substituted:	04/14/88
Recessed:	04/14/88
Amended:	04/19/88
Adopted:	04/19/88

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:

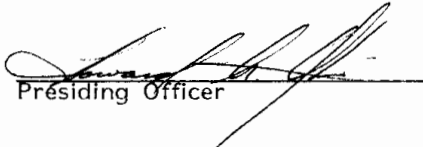
Section 1. Classification. This ordinance is not of a general and permanent nature and shall not be codified.

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.

PASSED AND APPROVED THIS 19TH DAY OF APRIL, 1988.


Presiding Officer

ATTEST:


Clerk of the Assembly

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.

Zoning Districts in Effect Prior to the Adoption of this Ordinance	Shall Be Changed To	Zoning Districts and/or Overlay Zones as Provided by this Ordinance
OR, Outdoor Recreation.....	OR,	Outdoor Recreation
GA-40, General Agriculture.....	RA-40,	Rural and Agricultural
GA-20, General Agriculture.....	RA-20,	Rural and Agricultural
GA-10, General Agriculture.....	RA-10,	Rural and Agricultural
CA, General Agriculture.....	RA-5,	Rural and Agricultural
RE-LAII, Rural Estate.....	RE-4,	Rural Estate
RE-LAI, Rural Estate.....	RE-4,	Rural Estate
RE, Rural Estate.....	RE-2,	Rural Estate
REI-LAII, Rural Estate I.....	RE-4,	Rural Estate with MHS, Mobile Home Subdivision Overlay
REI-LAI, Rural Estate I.....	RE-4,	Rural Estate with MHS, Mobile Home Subdivision Overlay
RE-1, Rural Estate I.....	RE-2,	Rural Estate with MHS, Mobile Home Subdivision Overlay
RR-LAII, Rural Residential.....	RE-2,	Rural Estate
RR-LAI, Rural Residential.....	RE-2,	Rural Estate
RR, Rural Residential.....	RR,	Rural Residential
RRI-LAII, Rural Residential I.....	RE-2,	Rural Estate with MHS, Mobile Home Subdivision overlay
RRI-LAI, Rural Residential I.....	RE-2,	Rural Estate with MHS, Mobile Home Subdivision overlay
RR1, Rural Residential I.....	RR,	Rural Residential with MHS, Mobile Home Subdivision overlay
R1-I, Restricted Residential I.....	SF-20,	Single-Family Residential
R1-II, Restricted Residential II.....	SF-10,	Single-Family Residential
R2, General Residential.....	TF,	Two-Family Residential
R3-I, Multiple Residential I.....	MF,	Multiple-Family Residential
R3-II, Multiple Residential II.....	MF,	Multiple-Family Residential with MHS, Mobile Home Subdivision overlay
R4, Residential Office.....	MFO,	Multiple-Family Residential/Profess- ional Office

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.
- E. 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.

CERTIFICATE OF OWNERSHIP, DEDICATION, AND COMPLIANCE

I hereby certify that I am the owner of the herein specified property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent and dedicate all streets, alleys, walks, parks, and other designated public spaces to public use.

I further certify that all required improvements comply with the standards established in Title 17, Subdivisions, Fairbanks North Star Borough Code.

DATE: 6-19-98

Patricia A. Obrist

BY: Patricia A. Obrist

NOTARY'S ACKNOWLEDGEMENT:
UNITED STATES OF AMERICA

SS

STATE OF ALASKA

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF June, 1998 BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Patricia A. Obrist

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE WITHIN PLAT, AND she ACKNOWLEDGED TO ME THAT she SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. WITNESS MY HAND AND NOTARIAL SEAL THIS DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

Patricia L. Bullard

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA.

MY COMMISSION EXPIRES October 14, 2001



NOTES

- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER UTILITIES. ALL LOTS WITHIN THIS SUBDIVISION ARE REQUIRED TO CONNECT TO UTILITIES SERVICES OF ALASKA.
- BASIS OF BEARING IS FROM PLAT DATED: 09/25/52 AT FAIRBANKS RECORDING DISTRICT OFFICE AS, INSTRUMENT NO. 134,660.
- THE SOLE INTENT OF THIS REPLAT IS TO REORIENTATE THE COMMON LOT LINE BETWEEN LOTS 17 & 18 FROM EAST/WEST TO NORTH/SOUTH.
- THIS PROPERTY IS WITHIN FLOOD ZONE X SHADED PER F.I.R.M. OF 01/02/92.
- THIS AREA OVERLAIN BY GOLDSTREAM SOIL SERIES AND SALCHAKET SOIL SERIES AS PER U.S.D.A., S.C.S. PUBLICATION NO. 25 (1959).

GVEA STANDARD UTILITY NOTES

- THERE WILL BE A 35 FOOT RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS, AND OTHER SUPPORTIVE STRUCTURES.
- A 10 FOOT WIDE STRIP OF LAND AS DETERMINED NECESSARY BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF YARD POLES.
- THE UTILITY COMPANY SHALL HAVE THE RIGHT TO IDENTIFY, AND THEN REMOVE, ANY DEAD, WEAK, OVERHANGING, OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
- AN EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

CERTIFICATE OF PAYMENT OF TAXES

I, the undersigned, being duly appointed and qualified Tax Collector for the Fairbanks North Star Borough, do hereby certify that, according to the records of the Fairbanks North Star Borough the following described property is carried on the tax records in the name of:

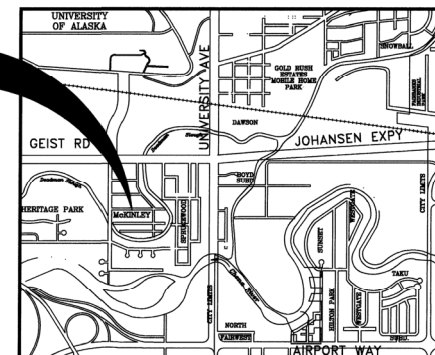
PATRICIA A. OBRIST

Description: Lots 17 and 18 Block 4 McKinley Acres Subdivision - within Section 7, T1S, R1W, F.M. and that, according to the records in my possession, all taxes levied against said land and in favor of the Fairbanks North Star Borough, are not delinquent.

Dated at Fairbanks, Alaska, this 29th day of June, 1998

Carol Hiltner
TAX COLLECTOR
Fairbanks North Star Borough

PROJECT
LOCATION



FNSB BASE MAP NO. 311C31

SCALE 1" = 2200'

VICINITY MAP

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, **BOB C. THOMAS**, a professional land surveyor registered in the State of Alaska, do hereby certify this plat to be a true and correct representation of lands actually surveyed by me or under my direct supervision, according to the standards of Title 17, Subdivisions, Fairbanks North Star Borough Code, and that the distances and bearings are shown correctly and that all monuments, with the exception of the NE & SE Corner of Lot 17A were set in this replat.

Registration No. 3135-S

CERTIFICATE OF APPROVAL BY THE PLATTING AUTHORITY

I hereby certify that this subdivision plat has been found to comply with the regulations of Chapter 17.60, Final Plats, of the Fairbanks North Star Borough Ordinances, and that said plat has been approved.



FAIRBANKS RECORDING DISTRICT

Thomas Engineering

3515 INDUSTRIAL AVENUE, FAIRBANKS, ALASKA 99701
PHONE: (907) 451-7455

**REPLAT OF MCKINLEY ACRES
SUBDIVISION, BLOCK 4, LOTS 17 & 18**
INSTRUMENT NO. 134,660 FAIRBANKS RECORDING DISTRICT
LOCATED WITHIN SECTION 7, T1S, R1W, F.M.
OWNER: PATRICIA A. OBRIST

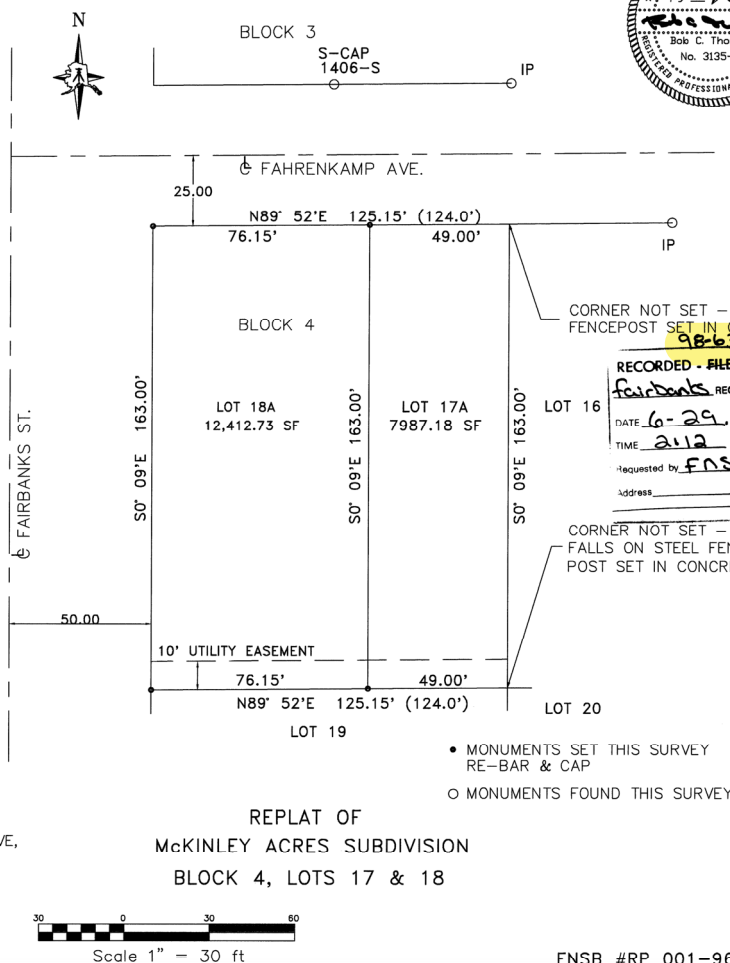
DATE: 06/05/98

SCALE: 1"=30'

**SHEET
1 OF 1**

DRAWN: KMF
CHECKED: BCT

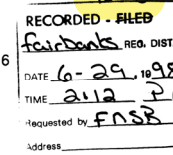
DESIGNED: BCT



REPLAT OF MCKINLEY ACRES SUBDIVISION BLOCK 4, LOTS 17 & 18

- MONUMENTS SET THIS SURVEY
RE-BAR & CAP
- MONUMENTS FOUND THIS SURVEY

CORNER NOT SET - FALLS ON STEEL
FENCEPOST SET IN CONCRETE.



CORNER NOT SET -
FALLS ON STEEL FENCE
POST SET IN CONCRETE.

BLOCK 3

S-CAP
1406-S

FAHRENKAMP AVE.

BLOCK 4

LOT 18A
12,412.73 SF

LOT 17A
7987.18 SF

LOT 16

LOT 20

LOT 19

76.15' 125.15' (124.0')
N89° 52'E

76.15' 49.00'

50.00'

10' UTILITY EASEMENT

50' 09'E 163.00'

50' 09'E 163.00'

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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
 planning@fnspb.gov

webmail

Receipt No.:

557053

Sign #:

Proposed Meeting Date

Date Submitted:

June 5, 2026

REZONE APPLICATIONFile #. RZ 2026-009**REZONE**☐ **REZONE WITH SPECIAL LIMITATIONS**FEES: ☒ \$1,200 rezone application**☐ \$300 sign deposit

** 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

Applicant:		Property Owner:	
Contact Name: Deborah Snow		Name: Obrist Family Trust	
Business Name:		Mailing Address: PO Box 81564	
Mailing Address: PO Box 81564		City, State Zip: Fairbanks, AK 99708	
City, State Zip: Fairbanks, AK 99708		Phone: N/A	
Phone: N/A	Cell: [REDACTED]	Cell: [REDACTED]	
E-mail: [REDACTED]		E-mail: [REDACTED]	

Property Information:	
Property Description: See Attached list	
Street Address:	Size: Acres
Parcel Account Numbers (PAN):	Existing Use:
Existing Zone:	Proposed Zone:
Comprehensive Plan Designation:	

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

APPLICANT SIGNATURE: Deborah D Snow Digitally signed by Deborah D Snow
DN: cn=Deborah D Snow,
email=snowdeb@fnspb.gov,
Date: 2026.06.04 14:17:24 -0800 DATE: _____

OWNER SIGNATURE (if different): _____ DATE: _____

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Fairbanks Street TF to MF Rezoning Narrative

Explanation of Why the Existing Zoning is Unsatisfactory and Reasons for Requesting Rezoning

The current Two-Family Residential (TF) zoning designation along this section of Fairbanks Street no longer reflects the existing character, infrastructure, and development potential of the corridor. Rezoning these properties to Multi-Family Residential (MF) would create a more logical and consistent land-use pattern while helping address Fairbanks' growing housing needs.

The reasons for requesting the rezoning are as follows:

1. Fairbanks Street is a Major Collector Road

Fairbanks Street serves as a significant collector roadway connecting directly to Geist Road. Because of its traffic capacity, access, and location, it is well suited for multi-family residential development and can accommodate higher residential density more appropriately than interior neighborhood streets.

2. Existing Urban Infrastructure Supports Increased Density

The properties included in the rezoning request are already served by municipal water and sewer infrastructure. The availability of these public utilities makes the corridor particularly appropriate for multi-family residential development and aligns with efficient use of existing public investments.

3. Multi-Family Zoning Already Exists Across the Street

Properties on the opposite side of Fairbanks Street are currently zoned Multi-Family Residential. Extending MF zoning to the subject properties would create a more consistent and balanced zoning pattern on both sides of the roadway, eliminating an arbitrary distinction between similarly situated properties.

4. Adequate Off-Street Parking Can Be Provided

The proposed zoning change would not create adverse parking impacts. Any future multi-family development would be required to meet Borough parking requirements and provide adequate off-street parking accommodations. As a result, the rezoning is not expected to significantly affect on-street parking conditions.

5. The Rezoning Supports Needed Housing Development

Fairbanks continues to experience a need for additional housing opportunities. Allowing multi-family development along this corridor would increase housing capacity, diversify housing choices, and help address community housing shortages without expanding infrastructure into undeveloped areas.

6. Existing Properties Already Exhibit Multi-Family Characteristics

Notably, at least two properties within the proposed rezone area are currently classified by the Fairbanks North Star Borough Assessor's Office under the assessment class of "Multi-Family," despite being located within the existing TF zoning district.

While assessment classifications and zoning designations serve different purposes, this classification demonstrates that the Borough already recognizes the property's multi-family characteristics. Rezoning these properties to MF would create greater consistency between the existing development pattern, property assessment classifications, and the zoning designation applied to the corridor.

This change would provide a clearer and more predictable framework for future investment, maintenance, and redevelopment while supporting the continued use of valuable housing resources within the community.

7. This Request Represents Logical Corridor Planning, Not Spot Zoning

The proposed rezoning helps resolve inconsistencies between the current zoning designation and the existing development pattern along Fairbanks Street. A couple properties within the proposed rezone area are already assessed or classified by the Borough in ways that recognize their multi-family residential characteristics, despite being located within a TF zoning district.

Approving the rezoning would create greater consistency between existing property characteristics, Borough assessments, and zoning regulations. This alignment would provide increased clarity for property owners, support continued investment in housing, and encourage appropriate redevelopment opportunities consistent with the character of the corridor.

The proposal has also received support from more than 70 percent of the affected property owners, demonstrating broad neighborhood recognition that the MF designation is an appropriate and beneficial land-use classification for this section of Fairbanks Street.

Protection of Public Health, Safety, and Welfare

The proposed rezoning promotes public health, safety, and welfare in several important ways.

1. Supports Additional Housing Within Existing Urban Services

Increased residential development in areas already served by municipal water and sewer infrastructure promotes safe and healthy living conditions while reducing reliance on aging or substandard private utility systems.

2. Encourages Redevelopment of Aging Structures

Several properties within the corridor contain older structures that may eventually reach the end of their useful life. Multi-family zoning creates opportunities for redevelopment with modern construction that complies with current building, fire, life-safety, and energy codes, resulting in safer housing stock.

3. Improves Housing Quality and Availability

Additional multi-family housing can provide quality residential options for individuals and families currently facing limited housing choices. Expanding housing availability helps address community needs while supporting economic stability.

4. Traffic Impacts Are Appropriate for the Corridor

Fairbanks Street already functions as a collector roadway designed to accommodate greater traffic volumes than local residential streets. The roadway network and existing infrastructure are therefore better suited to supporting moderate increases in residential density.

5. Maintains Neighborhood Compatibility

Multi-family zoning already exists on the opposite side of Fairbanks Street. Extending the same designation to the subject properties creates a cohesive land-use pattern and strengthens the corridor's role as a transition area between higher-density and lower-density residential development.

6. Provides Opportunities for Property Improvement and Investment

The rezoning encourages continued investment in housing and property maintenance, benefiting both residents and neighboring property owners while contributing positively to the overall appearance and stability of the area.

The proposal affects a continuous group of properties along an established collector road and extends an existing MF zoning pattern already present across the street. It is not an isolated request benefiting a single parcel but rather a logical extension of existing land-use patterns that can increase housing opportunities and property values while strengthening the tax base.

8. Strong Neighborhood Support Exists for the Rezoning

The proposal has received broad support from affected property owners. More than 70 percent of the property owners within the impacted area support the zoning change, as demonstrated by the submitted petition. This level of support indicates that residents recognize the benefits of a more appropriate zoning designation for the corridor.

Advantages of Rezoning the Property

The proposed rezoning offers several significant benefits to the community:

- Expands housing opportunities in an area already served by public utilities.
- Encourages efficient use of existing infrastructure.
- Creates a consistent zoning pattern along both sides of Fairbanks Street.
- Supports redevelopment and reinvestment in aging properties.
- Increases property values and tax base potential.
- Provides a transitional land-use buffer between higher-density corridors and lower-density residential neighborhoods.
- Helps address Fairbanks' ongoing need for additional housing options.
- Aligns zoning regulations with the existing and future character of the corridor.

Consistency with the Fairbanks North Star Borough Regional Comprehensive Plan

Following discussions with Planning Department staff, several sections of the Fairbanks North Star Borough Regional Comprehensive Plan were identified as supporting the proposed rezoning.

The subject properties would be considered part of an Urban Area under the Comprehensive Plan due to their location and access to municipal water and sewer services. The proposed rezoning directly supports several goals and strategies contained within the Plan.

Land Use Goal 3: Provide a Variety of Land Uses that Meet the Diverse Needs of the Community

Strategy 7: Provide a Variety of Residential Land Use Opportunities

The proposed MF zoning designation advances this goal by increasing residential density options and expanding housing opportunities within an existing urban service area. Multi-family zoning allows greater flexibility in meeting housing demand and provides additional residential choices for Fairbanks residents.

Land Use Goal 4: Attract and Support Development that is Compatible with and Enhances Existing Land Use

Strategy 10, Action B: Develop a Pattern of Compatible Land Uses and Separate, Transition, or Buffer Incompatible Land Uses

The proposed rezoning supports a compatible and orderly development pattern. Fairbanks Street functions as a major collector roadway and serves as a natural transition area between lower-density residential neighborhoods and higher-density residential uses. Multi-family development along this corridor creates an effective buffer while maintaining compatibility with surrounding land uses. The opposite side of Fairbanks Street is already zoned MF and currently serves this same transition function.

Goal 4, Strategy 11: Encourage Effective and Harmonious Resolution of Community Land-Use Conflicts

Property owners list for Rezoning TF to MF

Felicia Alexie 4093 Iris Ln. (Mckinley Acres Block 01 lot 01)

Paul Perreault 695 Fairbanks st. PO Box 82548. (Mckinley Acres Block 1 lot 2)

Jennifer L. Ackley 685 Fairbanks St. (Mckinley acres Block 1 Lot 11)

Delilah Daniel 4094 Yvonne ave (Mckinley Acres Block 1 Lot 12)

Gail Frank 4097 Yvonne ave (Mckinley Acres Block 3 Lot 17)

Walter Rutherford 645 Fairbanks st. (Mckinley Acres Block 3 Lot 16)

College Utilities Corp 611 Fairbanks St (Mckinley Acres Block 3 lot 15n)

Robert Hawkins and Debra Trust 601 Fairbanks St. - (Mckinley Acres Block 3 Lot 14A)

Brian and Stephanie Rozell 4056 Fahrenkamp St. (Mckinley Acres Block 3 Lot 14B)

Obrist Family Trust 557 Fairbanks St. (Mckinley Acres Block 4 Lot 18a&17a)

Jackie Dewayne Jr. Granger and Danielle Lee Granger 555 Fairbanks St.

(Mckinley Acres Block 4 Lot19A&B)

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot 19B Blk 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Paul Vincent Perreault
 Signature 2026.0602

BLOCK 1 LOT 2
 Property Description (Subdivision, Lot & Block)

PAUL V. PERREAULT
 Printed Name

695 FAIRBANKS ST
 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

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REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
~~Lots 19A & 19B Block 4~~ McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.


 Signature

DELILAH DANIEL
 Printed Name

BLOCK 1 LOT 12
 Property Description (Subdivision, Lot & Block)

4094 YVONNE AVE
 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

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REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot B Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.
 ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Gail Frank
 Signature

Block 3 Lot 17
 Property Description (Subdivision, Lot & Block)

GAIL FRANK
 Printed Name

4097 YVONNE AVE
 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

~~CAROLYN JORDAN~~
 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

~~KEVIN FRANK~~
 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

~~JACOB WOOTEN~~
 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

 Printed Name

 Mailing Address

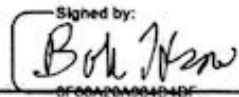
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REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot 19B Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.
 ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Signed by:


Signature

BLOCK 3 LOT 14A

Property Description (Subdivision, Lot & Block)

ROBERT HAWKINS

Printed Name

601 FAIRBANKS ST

Mailing Address

6/4/2026 | 3:44 PM PDT

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

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.

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REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
~~Lot 19A & 19B Block 4~~ McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
TO Multiple Family Residential (MF) ZONE.
ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Brian Rozell
Signature
Block 3 Lot 14 B
Property Description (Subdivision, Lot & Block)

BRIAN ROZELL
Printed Name
4056 FAHRENKAMP AVE.
Mailing Address

Stephanie Rozell
Signature
Block 3 Lot 14 B
Property Description (Subdivision, Lot & Block)

STEPHANIE ROZELL
Printed Name
4056 Fahrenkamp Ave
Mailing Address

Signature

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

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.

THE FOLLOWING PROPERTY IS REQUESTING A ZONE REZONE
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lots 19A, 19B Block McKinley Acres Subdivision

FROM Two Family Residential (TF) _____ ZONE

Deborah D Snow TO Multiple Family Residential (MF) _____ ZONE.

Digitally signed by Deborah D Snow
 DN: cn=Deborah D Snow,
 email=snowdeb@hotmail.com
 Date: 2026.06.04 12:20:44 -
 08'00'

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Deborah
 D Snow

Deborah D Snow
 Signature

Deborah D Snow
 Printed Name

McKinley Acres Block 4
 Lots 17A, 18A
 Property Description (Subdivision, Lot & Block)

PO Box 81564 Fairbanks, AK
 99708
 Mailing Address

Deborah D Snow
 Digitally signed by Deborah D Snow
 DN: cn=Deborah D Snow,
 email=snowdeb@hotmail.com
 Date: 2026.06.04 13:33:07 -
 08'00'

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

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.

W:\Community Planning\Admin\Forms & Handouts\FYE 2026\Applications\Application_Rezone

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot 19B Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.
 ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Danielle Granger
 Signature

Danielle Granger
 Printed Name

Lot 19A & 19B Block 4 McKinley Acres
 Property Description (Subdivision, Lot & Block)

555 FAIRBANKS ST.
 Mailing Address

Jack Granger
 Signature

Jack Granger
 Printed Name

555 FAIRBANKS ST.
 Property Description (Subdivision, Lot & Block)

555 FAIRBANKS ST.
 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

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REZONE PETITION FORM

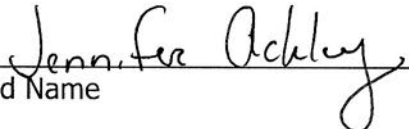
Attachment 8

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19A, 19B, Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
TO Multiple Family Residential (MF) ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.


Signature


Printed Name

McKinley Block 1 Lot 11
Property Description (Subdivision, Lot & Block)

685 Fairbanks St. Fairbanks AK 99709
Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

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Mailing Address

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Printed Name

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Mailing Address

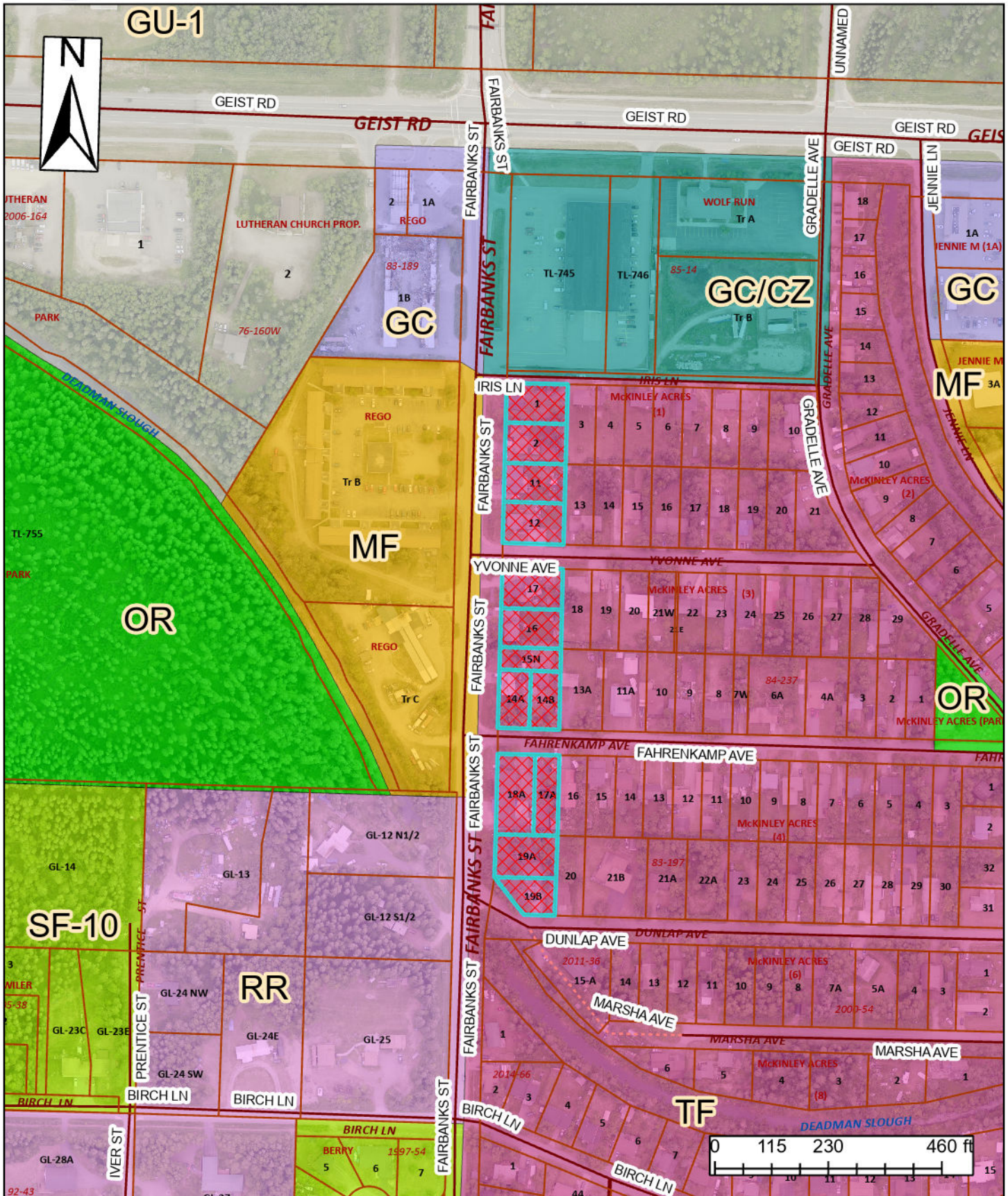
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Fairbanks North Star Borough Area zoning

Printed On: 07/08/2026



Fairbanks Street

South end of rezone area (right side of street) looking north towards the University. The street has sidewalks and ADA curb features. Below, north end of rezone area (left side of street) looking south. Note sidewalks do not continue onto local roads in the neighborhood. Traffic was light in the 4 o'clock hour on a week day.



Area land use: local streets behind rezone area



Fahrenkamp Avenue

Dunlap Avenue



Area land use



North corner of rezone area looking north at U.S. Post Office, zoned General Commercial/ Contract Zone.

Below, across Fairbanks Street from south end of rezone area , zoned Rural Residential.



Area land use: Large multiple family lots on west side of Fairbanks Street



Rezone area: Block 1



Rezone area: Block 3



Rezone area: Block 4



SAFETY☒ State Fire Marshal☒ Fire Service AreaSpecify: University☐ **City of Fairbanks**

- ☐ Chief of Staff
- ☐ Fire Department
- ☐ Police Department
- ☐ Building Department
- ☐ Public Works
- ☐ Environmental Analyst
- ☐ City Engineer

☐ **City of North Pole**

- ☐ City Clerk – Mayor
- ☐ Fire Department
- ☐ Police Department
- ☐ Building Department
- ☐ Public Works

☒ Alaska State Troopers**ROADS AGENCIES**☒ Alaska Department of Transportation
and Public Facilities (AK DOT & PF)☒ FNSB Rural Services☐ Road Service AreaSpecify: College**OTHER BOROUGH**

- ☐ Natural Resources Development
- ☐ Public Works
- ☐ Parks & Recreation
- ☐ Assessing
- ☐ Air Quality
- ☒ Transportation

☐ Flood☐ Chief of Staff☒ Other Long range planning**OTHER AGENCIES****STATE**

- ☐ Alaska Department of
Environmental Conservation
(ADEC)
- ☐ Alaska Department of Natural
Resources (ADNR)
- ☐ Alaska Department of Fish and
Game (ADF&G)
- ☐ Alaska Railroad (ARR)

FEDERAL

- ☐ U.S. Department of the Interior
Bureau of Land Management
(BLM)
- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Environmental Protection
Agency (EPA) Region 10
- ☐ U.S. Department of Agriculture
(USDA)
 - ☐ Natural Resources
Conservation Service
- ☐ Fort Wainwright Army Base
- ☐ Eielson Air Force Base
- ☐ Federal Emergency Management
Agency (FEMA) Region 10

UTILITIES**ENERGY**

- ☐ Fairbanks Natural Gas
- ☒ Golden Valley Electric Association
(GVEA)
- ☒ Interior Gas Utility
- ☐ Alyeska Pipeline Services Co.
- ☐ Aurora Energy
- ☐ Other _____

WATER/SEWER

- ☐ Utility Services of Alaska
- ☐ Valley Water, INC.
- ☐ City of North Pole Public Works
- ☒ College Utilities
- ☐ Golden Heart Utilities
- ☐ Other _____

TELECOMMUNICATION

- ☐ Alaska Communications
- ☐ GCI FCC (Fiber Optic Cable)
- ☐ Alaska Wireless Network, LLC (GCI)
- ☐ AT&T Alascom
- ☐ AlasConnect
- ☐ Summit Telephone
- ☐ Verizon Wireless
- ☐ Other _____

Comments to be returned by: July 22 (2 weeks)

I have sent the application materials for File # RZ 2026-009

to all of the agencies checked above on July 8, 2026

Date Sent

Andrew McElroy

Name of Planner (PRINTED)

[Signature]

Date Signed

3/28/2024

Page 81 of 156

kayde.whiteside@fnsb.gov | 907.459.1260

You are not broken.

From: Anduin McElroy <Anduin.McElroy@fnsb.gov>

Sent: Wednesday, July 8, 2026 2:34 PM

To: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>; uaf-firemarshal@alaska.edu; Bailey, Randi L (DOT) <randi.bailey@alaska.gov>; Rural_Services <Rural_Services@fnsb.gov>; Donald Galligan <Donald.Galligan@fnsb.gov>; Kayde Whiteside <kayde.whiteside@fnsb.gov>; Spitzer, Eric D (DPS) <eric.spitzer@alaska.gov>; jlkarl@gvea.com; usainfo@akwater.com; George Deal <sdeal@interiorgas.com>

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Thank you very much,

Anduin

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Dwelling units/building	Required lot area
-------------------------	-------------------

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Duplex	3,500 sf per unit (7,000 total)
More than two dwelling units in a single building	2,000 sf per unit

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Anduin Kirkbride McElroy
Current Planner III
Community Planning Dept.
907 Terminal Street
Fairbanks, AK. 99701
(907) 459-1263

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FAIRBANKS NORTH STAR BOROUGH



RZ2026-009 Transportation Planning Comments

From Kellen Spillman <kellen.spillman@fnsb.gov>

Date Wed 7/29/2026 11:44 AM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>

Cc Melissa Kellner <melissa.kellner@fnsb.gov>; Donald Galligan <Donald.Galligan@fnsb.gov>

Hi Anduin,

As requested, please see below.

I will preface this in that there were a significant number of assumptions made due to the fact that the lots are already fully developed. It would be extremely unlikely that all of the existing structures would be demolished and re-developed at an additional density. I am not a Professional Engineer (PE), so any of the calculations below are in reference to a trip generation estimation, which is within my scope of practice as a certified planner, and not a traffic impact analysis, which would be in the scope of practice of a PE.

This rezone is comprised of 13 parcels, but only 11 zoning lots (some parcels have been developed together). Essentially there are eleven developments on the parcels in this rezone area. Currently there are four single family dwelling units, five duplexes, a former bed and breakfast (please note that the bed and breakfast was non-compliant and subject to several code enforcement cases) and a vacant parcel owned by a utility company. Based on the Institute of Transportation Engineers, Trip Generation Manual it would be expected that the existing development generates 166.45 trip ends or 83 round trips.

If the density of the residential development were to double (14 dwelling units to 28 dwelling units) it would be expected that the trip generation rate would increase to 232.68 trip ends or 116 round trips.

Simply taking only the minimum lot size calculations, under the current zoning 51 dwelling units could be constructed in the rezone area. This assumes that all parcels are vacant and would develop to the maximum density. Under the proposed MF zone and the same assumptions 51 units could be constructed in the rezone area. This would be extremely unlikely due to the need for all parcels to redevelop in addition to then requiring onsite parking. If buildout were to occur on all parcels to the maximum residential density it would be expected to generate 296.31 trip ends or 148.15 round trips.

Existing Conditions – Fairbanks Street

The FNSB classifies the portion of Fairbanks Street involved in this rezone as a major collector. The purpose of a major collector is to “collect traffic from local streets and minor collectors and channel it into the arterial system” (FNSBC 17.56.070(F)).

The existing driving surface of Fairbanks Street is about 28 feet wide and paved. There is a striped shoulder on each side of the roadway and a sidewalk with ADA curb features on the west side of the roadway. Additionally, there is a dedicated left turn-lane at the intersection of Fairbanks Street and Geist Road and the posted speed limit is 30 MPH. The most recent traffic volumes from the North end of Fairbanks Street were 2,320 vehicles per day. Please note that this would include the traffic generated from the post office and gas station; the volumes passing through the rezone area would be much less. The full annual average daily traffic counts for the north end of Fairbanks Street are available in the table below.

Annual Average Daily Traffic

2023 AADT	2,320
2022 AADT	2,280
2021 AADT	2,340
2020 AADT	2,810
2019 AADT	3,268

Transportation Analysis:

In general, a duplex generates slightly less traffic than a single-family dwelling unit. This is because certain services such as fuel delivery, etc., could be expected to be shared by both units on the same parcel. Additionally, these units on average are smaller and often accommodate fewer persons per dwelling unit than a single-family home.

Fairbanks Street is a Major Collector, with a stated purpose of handling higher traffic volumes. This street is well constructed and has dedicated pedestrian facilities. (Source: CP Policy 15.01) All of the proposed parcels to be rezoned either have direct lot access off of Fairbanks Street or have driveways less than 100 feet from Fairbanks Street. As such, any increase to traffic would not use the local neighborhood streets for access. Fairbanks Street has significant capacity to handle additional traffic. According to the Alaska Department of Transportation (DoT) a major collector would handle up to 5,000 vehicles per day and a minor collector up to 3,000 vehicles per day.

Because of the somewhat minimal potential to increase traffic and the good condition/functional classification of Fairbanks Street there are no concerns from a transportation perspective on this proposed rezone. One key consideration in making this determination is that all of the parcels either access off of Fairbanks Street or in very close proximity to Fairbanks Street. The conclusion would possibly differ if this proposed rezone was deeper into the neighborhood requiring the extensive use of local roadways.

Sources and calculations:

I will note that these figures are based on national level studies and observations and the actual generation rates can vary from case by case. All of these calculations were based on the weekday average for a trip end. In basic terms, if you go to work and come home from work that counts as two trip ends and would register a count of two in ADT counts. The average rate includes all trips averaged across 355 case studies, so this counts fuel delivery, mail delivery, garbage, recreational visits, etc.

The national trip generation average per single family dwelling unit would 9.52 trip ends or just shy of 5 rounds trips. $9.52 \times 4 = 38.08$ trip ends (Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition LU ode 210)

The national trip generation average per residential townhouse (including duplex) dwelling units would 5.81 trip ends or just shy of 3 rounds trips. $5.81 \times 10 = 58.1$ trip ends (Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition LU code 230)

The national trip generation average per occupied guestroom on a business hotel would 7.27 trip ends or just shy of 8 rounds trips. $7.27 \times 10 = 70.27$ trip ends (Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition LU code 312, Business Hotel. Please note that the Manual does not contain a listed use of bed and breakfast, but other municipalities have used LU Code as the closest

like use. Example County of San Luis Obispo Patrimony Winery at Adelaida Road, and East Lansing, Michigan)

URBANIZED AREAS								
Functional Class	ID	AADT (2024)	Access (Controlled or uncontrolled)	Access Points (# of intersections on each route, including driveways)	Speed Limit (mph)	Distance Between Routes	Distance Served (Length of route)	Significance
Interstate	1	Currently designated Interstates	Currently designated Interstates	Currently designated Interstates	Currently designated Interstates	Currently designated Interstates	Currently designated Interstates	Statewide
Principal Arterial	3	7,000 - 27,000	Partially/Uncontrolled	Few	45-55	1/2 - 1 mi	Longest	Statewide
Minor Arterial	4	3,000 - 14,000	Uncontrolled	Few	35-55	1/8 - 1 mi	Longest	Statewide
Major Collector	5	1,000 - 5,000	Uncontrolled	Medium	20-45	1/8 - 1/2 mi	Medium	Regional
Minor Collector	6	500 - 3,000	Uncontrolled	Medium	20-45	1/8 - 1/2 mi	Medium	Regional
Local Road	7	0 - 1,000	Uncontrolled	Many	35 or under	Lowest	Shortest	Local

Table 2. Typical Characteristics of Functional Classes in Urbanized Areas

(Source: Alaska DOT&PF Statewide Functional Classification Update of All Public Roads, Classification Criteria, February 03, 2025)

Kellen D. Spillman

Director

FNSB Community Planning

kellen.spillman@fnsb.gov

(907) 459-1266





RE: Review Request - RZ2026-009

From uaf-firemarshal@alaska.edu <uaf-firemarshal@alaska.edu>

Date Tue 7/21/2026 8:13 AM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>

Cc 'Forrest Kuiper' <fjkuiper@alaska.edu>

Anduin,

At this time the University Fire Department has no objections to the proposed rezone as described at this time.

Thank you for the opportunity to review. Please let us know if you have any questions or further related needs.

Respectfully,



KYLE GREEN
Fire Marshal
University Fire Department



Calendar

Book a meeting with Kyle: <https://calendar.app.google/c81R2ZnmnRTaA5vM9>

From: Anduin McElroy <Anduin.McElroy@fnsb.gov>

Sent: Wednesday, July 8, 2026 2:34 PM

To: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>; uaf-firemarshal@alaska.edu; Bailey, Randi L (DOT) <randi.bailey@alaska.gov>; Rural_Services <Rural_Services@fnsb.gov>; Donald Galligan <Donald.Galligan@fnsb.gov>; Kayde Whiteside <kayde.whiteside@fnsb.gov>; Spitzer, Eric D (DPS) <eric.spitzer@alaska.gov>; jlkarl@gvea.com; usainfo@akwater.com; George Deal <sdeal@interiorgas.com>

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Anduin

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Anduin Kirkbride McElroy
Current Planner III
Community Planning Dept.
907 Terminal Street
Fairbanks, AK. 99701
(907) 459-1263

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FAIRBANKS NORTH STAR BOROUGH

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Re: Review Request - RZ2026-009

From Bailey, Randi L (DOT) <randi.bailey@alaska.gov>

Date Wed 7/15/2026 1:47 PM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>

Cc Zakariah-Cole Lee <zakariah-cole.lee@fnsb.gov>; David Ruzicka <david.ruzicka@fnsb.gov>; George Stefan <george.stefan@fnsb.gov>

Hello,

DOT&PF has reviewed the RZ2026-009 and has no comment at this time.

Thanks,
Randi

From: Anduin McElroy <Anduin.McElroy@fnsb.gov>

Sent: Wednesday, July 8, 2026 2:33 PM

To: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>; uaf-firemarshal@alaska.edu <uaf-firemarshal@alaska.edu>; Bailey, Randi L (DOT) <randi.bailey@alaska.gov>; Rural_Services <Rural_Services@fnsb.gov>; Donald Galligan <Donald.Galligan@fnsb.gov>; Kayde Whiteside <kayde.whiteside@fnsb.gov>; Spitzer, Eric D (DPS) <eric.spitzer@alaska.gov>; jlkarl@gvea.com <jlkarl@gvea.com>; usainfo@akwater.com <usainfo@akwater.com>; George Deal <sdeal@interiorgas.com>

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Anduin Kirkbride McElroy

Current Planner III

Community Planning Dept.

907 Terminal Street

Fairbanks, AK. 99701

(907) 459-1263

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RE: Review Request - RZ2026-009

From Floyd Sheesley <floyd.sheesley@fnsb.gov>
Date Wed 7/8/2026 3:21 PM
To Anduin McElroy <Anduin.McElroy@fnsb.gov>

Rural Services has no comment.
 thanks

Floyd Sheesley

From: Anduin McElroy <Anduin.McElroy@fnsb.gov>
Sent: Wednesday, July 8, 2026 2:34 PM
To: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>; uaf-firemarshal@alaska.edu; Bailey, Randi L (DOT) <randi.bailey@alaska.gov>; Rural_Services <Rural_Services@fnsb.gov>; Donald Galligan <Donald.Galligan@fnsb.gov>; Kayde Whiteside <kayde.whiteside@fnsb.gov>; Spitzer, Eric D (DPS) <eric.spitzer@alaska.gov>; jlkarl@gvea.com; usainfo@akwater.com; George Deal <sdeal@interiorgas.com>
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The Two-Family Residential (TF) zone 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. ([FNSBC 18.48](#)).

The Multiple-Family Residential (MF) zone is intended for high density residential development provided through a variety of housing types and other types of quasi-residential and public use development maintaining the high density residential nature of the district. This district is intended for areas where community sewer and water systems are available. ([FNSBC 18.52](#)).

The applicants wrote that the TF zoning designation “no longer reflects the existing character, infrastructure, and development potential of the corridor. Rezoning these properties to MF

would create a more logical and consistent land-use pattern while helping address Fairbanks' growing housing needs.”

The rezone would increase the allowable density of the lots that are adjacent or near-adjacent to Fairbanks Street, which is classified as a major collector.

In the TF zone the maximum density allowed is two dwelling units per lot if the lot is at least 7,000 square feet. There are thirteen lots in the rezone area. All but one are at least 7,000 square feet, so the possible density is currently 13-25 dwelling units, if all lots are developed.

In the MF zone the maximum density allowed depends on building type.

Dwelling units/building	Required lot area
Single family house	5,000 sf per unit
Duplex	3,500 sf per unit (7,000 total)
More than two dwelling units in a single building	2,000 sf per unit

In the MF zone more than one building may be on a lot; the required lot area for each building applies. I have determined the maximum allowable density for each lot, based on lot area. The possible density of the rezone area if zoned MF is 13-51 dwelling units, depending on how they were developed. If there are three or more dwelling units then off-street parking is required (1 per dwelling unit). The MF zone also requires greater setbacks than the TF zone (10 feet for the side and rear yards instead of 5 feet).

Anduin Kirkbride McElroy

Current Planner III

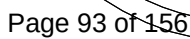
Community Planning Dept.

907 Terminal Street

Fairbanks, AK. 99701

(907) 459-1263

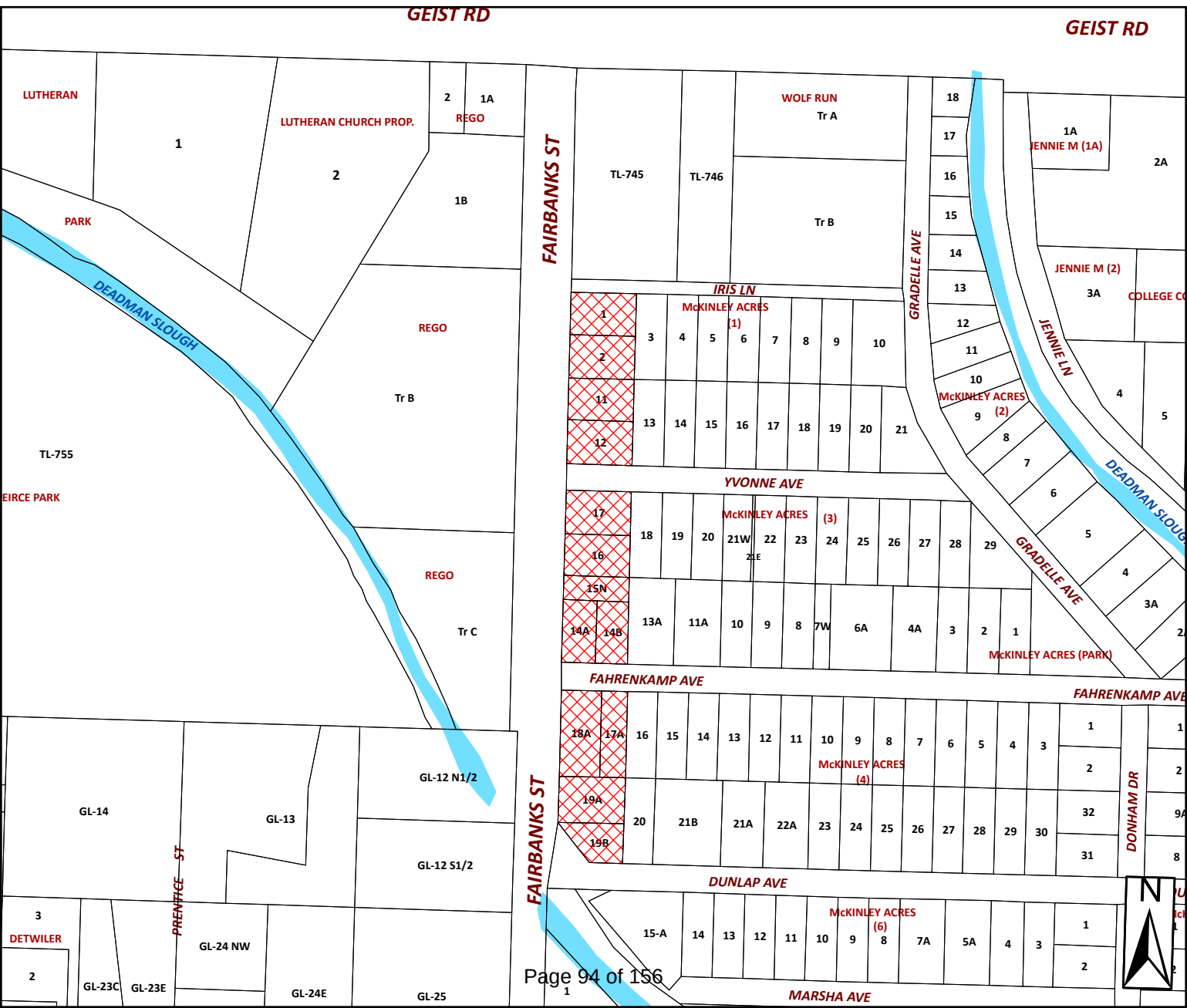
SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

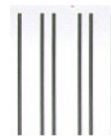




Dept. Of Community Planning
Fairbanks North Star Borough
P.O. Box 71267
Fairbanks, AK 99707

PUBLIC HEARING NOTICE FOR: RZ 2026-009





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FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, AK 99707-9990



FOLD ON THIS LINE

Dear Property Owner:

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For more information, please email planning@fnsb.gov or contact Community Planning at (907) 459-1260. Additional information on the request, including a staff report, will be available online a minimum of five days before the hearing at fnsb.gov/meetings.

FOLD ON THIS LINE

Property Owner: _____

Address or Lot/Block/Sub: _____

Comments: _____

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.



Outlook

mailings for RZ2026-009

From Nina McDonnell <nina.mcdonnell@fnsb.gov>

Date Fri 7/10/2026 8:23 AM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>

Good morning,

I wanted to let you know we processed 501 mailings for RZ2026-009, they went out in the mail today 7/10!

Thank you,

Nina McDonnell

Administrative Assistant IV

Fairbanks North Star Borough | Community Planning Dept.

907 Terminal Street, Fairbanks, AK 99701

P: (907) 459-1273 F: (907) 459-1255

SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

Post By:

7/22/26

Date

Instructions to comply with FNSBC 18.104.010.C.3:

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

PUBLIC NOTICE SIGN POSTING AFFIDAVIT

STATE OF ALASKA

)

) ss.

FOURTH JUDICIAL DISTRICT

)

I, JoAnna Jenkin, being first duly sworn, depose and state that:

1. I have submitted an application identified as RZ 2026-009.
2. I have posted and will maintain public notice sign # D.I.M 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 7-22-26 + 7-21-26 (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.

STATE OF ALASKA
NOTARY PUBLIC

Sarah Bingham

My Commission No. 201211005 Expires with Office

JoAnna Jenkin

Signature

1040 Dawn Dr.Fairbanks, Alaska99709JoAnna Jenkin

(Print Name and Address of Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME on this 22 day of July, 2026Sarah Bingham

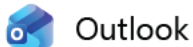
Notary Public in and for Alaska

with office

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.

	Date	Contact	Comment	Notes
1	14-Jul	Patty Duvlea	called to speak with you about the RZ2026-009 rezone. She wants to know more about the rationale for the change and how it will benefit the neighborhood. She has lived off of Windsor Dr for the last 40 years. She can be reached at [REDACTED]	
2	17-Jul	Patricia Duvlea	General inquiry, why need MF? What are their plans? Concerned about people parking on Fairbanks Street.	
3	17-Jul	Jennifer Ackley	In rezone area. What is this about, how will being multi-family affect me and my taxes?	Sent application, blank signature page, names of neighbor who collected signatures and name of potential buyer of Fahrenkamp property
4	22-Jul	Jennifer Ackley	Submitted a signed rezone petition form.	
5	22-Jul	Joanna Atkinson	"No, we do not think it is a good idea. This is a single family home residential area."	Comment form attached.
6	15-Jul	Jim Sideler	Questions about nature of MF zone, what can be developed, are there properties that are out of compliance right now?	Returned call and answered questions 7/29
7	27-Jul	Nancy Buckholtz	Against MF zoning. Concerned about crime, drugs, and homeless people. If you give an inch, they'll take a mile, and the borough doesn't enforce the zoning we already have, such as Seven Gables and Abbey Inn	Returned call and answered questions 7/29
8	27-Jul	Brenton and Helen Watkins	"We are opposed to this rezone proposal. Such a large number of new multi-family homes will unfavorably change character of neighborhood, plus increased traffic and parking on Fairbanks St. This proposal seems to be initiated by an outside 'comercial' enterprise, not initiated by home owners."	Comment form attached.
9	22-Jul	Chris and Roxann Sexton	"We strongly oppose this re-zoning effort for the following questions/comments: 1) What is the impact on the utility system? 2) What will the height restrictions be on the new units? 3) How will the increased traffic affect Fairbank St. and the school buses that use it? 4) We already have a multi-family eyesore that was the College Inn--we don't need another."	Comment form attached.
10				
11				
12				
13				



Re: RZ2026-009 application info

From Jenn Ackley [REDACTED]
Date Wed 7/22/2026 12:10 PM
To Anduin McElroy <Anduin.McElroy@fnsb.gov>

 1 attachment (464 KB)
Email07222026.pdf;

Good afternoon,

Here is my signed form. :)

Have a great day!

Jenn Ackley
[REDACTED]

On Fri, Jul 17, 2026, 10:18 AM Anduin McElroy <Anduin.McElroy@fnsb.gov> wrote:

Hello,

As we discussed, I have attached the rezone application and a blank signature page. Here is the zoning code for the multiple-family residential zone: [Ch. 18.52 MF Multiple-Family Residential District](#).
[Fairbanks North Star Borough Code](#)

The neighbor who was collecting signatures is Brian Rozell, who lives on Fahrenkamp St. Below is the contact information for a potential buyer of the property on Fahrenkamp, which we discussed.

Byron Bruckner
Executive Director
Covenant Youth of Alaska
[REDACTED]

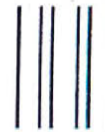
<https://www.cyak.org>

Feel free to contact me with any other questions.

Thanks,

Anduin

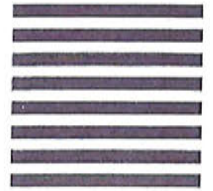
Anduin Kirkbride McElroy
Current Planner III
Community Planning Dept.
[907 Terminal Street](#)



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FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, AK 99707-9990



FOLD ON THIS LINE

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FOLD ON THIS LINE

Property Owner: JOANNE B. ATKINSON 2015 TRUST JOE L. ATKINSON 2015 TRUST

Address or Lot/Block/Sub: BIRCH ESTATES, BLOCK A LOT 11

Comments: NO WE DO NOT THINK IT IS A GOOD IDEA. THIS IS A SINGLE FAMILY HOME RESIDENTIAL AREA.

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FOLD ON THIS LINE

Property Owner: Chris & Roxann SextonAddress or Lot/Block/Sub: 4116 Biddle Lane

Comments: We strongly oppose this re-zoning effort for the following
Questions/Comments: 1) What is the impact on the Utility system?
2) What will the height restrictions be on the new units? 3).
How will the increased traffic affect Fairbanks St. and the
School Buses that use it? 4) We already have a multi-family eye-
some that was the College Inn - we don't need another

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.

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P.O. BOX 71267
FAIRBANKS, AK 99707-9990



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FOLD ON THIS LINE

Property Owner: Brenton and Helen WATKINS

Address or Lot/Block/Sub: 4072 TEAL AVE, FAIRBANKS, AK 99709

Comments: We are opposed to this re-zone proposal.

Such a large number of new multi-family homes will unfavorably change character of neighborhood, plus increased traffic and parking on Fairbanks St. This proposal seems to be initiated by an outside "commercial" enterprise, not initiated by home-owners.

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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
 planning@fnspb.gov

webmail

Receipt No.:

557053

Sign #:

Proposed Meeting Date

Date Submitted:

June 5, 2026

REZONE APPLICATIONFile #. RZ 2026-009**REZONE**☐ **REZONE WITH SPECIAL LIMITATIONS**FEES: ☒ \$1,200 rezone application**☐ \$300 sign deposit

** 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

Applicant:		Property Owner:	
Contact Name: Deborah Snow		Name: Obrist Family Trust	
Business Name:		Mailing Address: PO Box 81564	
Mailing Address: PO Box 81564		City, State Zip: Fairbanks, AK 99708	
City, State Zip: Fairbanks, AK 99708		Phone: N/A	
Phone: N/A	Cell: [REDACTED]	Cell: [REDACTED]	
E-mail: [REDACTED]		E-mail: [REDACTED]	

Property Information:	
Property Description: See Attached list	
Street Address:	Size: Acres
Parcel Account Numbers (PAN):	Existing Use:
Existing Zone:	Proposed Zone:
Comprehensive Plan Designation:	

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

APPLICANT SIGNATURE: Deborah D Snow Digitally signed by Deborah D Snow
DN: cn=Deborah D Snow,
email=snowdeb@fnspb.gov,
Date: 2026.06.04 14:17:24 -0800 DATE: _____

OWNER SIGNATURE (if different): _____ 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.

W:\Community Planning\Admin\Forms & Handouts\FYE 2026\Applications\Application_Rezone

Fairbanks Street TF to MF Rezoning Narrative

Explanation of Why the Existing Zoning is Unsatisfactory and Reasons for Requesting Rezoning

The current Two-Family Residential (TF) zoning designation along this section of Fairbanks Street no longer reflects the existing character, infrastructure, and development potential of the corridor. Rezoning these properties to Multi-Family Residential (MF) would create a more logical and consistent land-use pattern while helping address Fairbanks' growing housing needs.

The reasons for requesting the rezoning are as follows:

1. Fairbanks Street is a Major Collector Road

Fairbanks Street serves as a significant collector roadway connecting directly to Geist Road. Because of its traffic capacity, access, and location, it is well suited for multi-family residential development and can accommodate higher residential density more appropriately than interior neighborhood streets.

2. Existing Urban Infrastructure Supports Increased Density

The properties included in the rezoning request are already served by municipal water and sewer infrastructure. The availability of these public utilities makes the corridor particularly appropriate for multi-family residential development and aligns with efficient use of existing public investments.

3. Multi-Family Zoning Already Exists Across the Street

Properties on the opposite side of Fairbanks Street are currently zoned Multi-Family Residential. Extending MF zoning to the subject properties would create a more consistent and balanced zoning pattern on both sides of the roadway, eliminating an arbitrary distinction between similarly situated properties.

4. Adequate Off-Street Parking Can Be Provided

The proposed zoning change would not create adverse parking impacts. Any future multi-family development would be required to meet Borough parking requirements and provide adequate off-street parking accommodations. As a result, the rezoning is not expected to significantly affect on-street parking conditions.

5. The Rezoning Supports Needed Housing Development

Fairbanks continues to experience a need for additional housing opportunities. Allowing multi-family development along this corridor would increase housing capacity, diversify housing choices, and help address community housing shortages without expanding infrastructure into undeveloped areas.

6. Existing Properties Already Exhibit Multi-Family Characteristics

Notably, at least two properties within the proposed rezone area are currently classified by the Fairbanks North Star Borough Assessor's Office under the assessment class of "Multi-Family," despite being located within the existing TF zoning district.

While assessment classifications and zoning designations serve different purposes, this classification demonstrates that the Borough already recognizes the property's multi-family characteristics. Rezoning these properties to MF would create greater consistency between the existing development pattern, property assessment classifications, and the zoning designation applied to the corridor.

This change would provide a clearer and more predictable framework for future investment, maintenance, and redevelopment while supporting the continued use of valuable housing resources within the community.

7. This Request Represents Logical Corridor Planning, Not Spot Zoning

The proposed rezoning helps resolve inconsistencies between the current zoning designation and the existing development pattern along Fairbanks Street. A couple properties within the proposed rezone area are already assessed or classified by the Borough in ways that recognize their multi-family residential characteristics, despite being located within a TF zoning district.

Approving the rezoning would create greater consistency between existing property characteristics, Borough assessments, and zoning regulations. This alignment would provide increased clarity for property owners, support continued investment in housing, and encourage appropriate redevelopment opportunities consistent with the character of the corridor.

The proposal has also received support from more than 70 percent of the affected property owners, demonstrating broad neighborhood recognition that the MF designation is an appropriate and beneficial land-use classification for this section of Fairbanks Street.

Protection of Public Health, Safety, and Welfare

The proposed rezoning promotes public health, safety, and welfare in several important ways.

1. Supports Additional Housing Within Existing Urban Services

Increased residential development in areas already served by municipal water and sewer infrastructure promotes safe and healthy living conditions while reducing reliance on aging or substandard private utility systems.

2. Encourages Redevelopment of Aging Structures

Several properties within the corridor contain older structures that may eventually reach the end of their useful life. Multi-family zoning creates opportunities for redevelopment with modern construction that complies with current building, fire, life-safety, and energy codes, resulting in safer housing stock.

3. Improves Housing Quality and Availability

Additional multi-family housing can provide quality residential options for individuals and families currently facing limited housing choices. Expanding housing availability helps address community needs while supporting economic stability.

4. Traffic Impacts Are Appropriate for the Corridor

Fairbanks Street already functions as a collector roadway designed to accommodate greater traffic volumes than local residential streets. The roadway network and existing infrastructure are therefore better suited to supporting moderate increases in residential density.

5. Maintains Neighborhood Compatibility

Multi-family zoning already exists on the opposite side of Fairbanks Street. Extending the same designation to the subject properties creates a cohesive land-use pattern and strengthens the corridor's role as a transition area between higher-density and lower-density residential development.

6. Provides Opportunities for Property Improvement and Investment

The rezoning encourages continued investment in housing and property maintenance, benefiting both residents and neighboring property owners while contributing positively to the overall appearance and stability of the area.

The proposal affects a continuous group of properties along an established collector road and extends an existing MF zoning pattern already present across the street. It is not an isolated request benefiting a single parcel but rather a logical extension of existing land-use patterns that can increase housing opportunities and property values while strengthening the tax base.

8. Strong Neighborhood Support Exists for the Rezoning

The proposal has received broad support from affected property owners. More than 70 percent of the property owners within the impacted area support the zoning change, as demonstrated by the submitted petition. This level of support indicates that residents recognize the benefits of a more appropriate zoning designation for the corridor.

Advantages of Rezoning the Property

The proposed rezoning offers several significant benefits to the community:

- Expands housing opportunities in an area already served by public utilities.
- Encourages efficient use of existing infrastructure.
- Creates a consistent zoning pattern along both sides of Fairbanks Street.
- Supports redevelopment and reinvestment in aging properties.
- Increases property values and tax base potential.
- Provides a transitional land-use buffer between higher-density corridors and lower-density residential neighborhoods.
- Helps address Fairbanks' ongoing need for additional housing options.
- Aligns zoning regulations with the existing and future character of the corridor.

Consistency with the Fairbanks North Star Borough Regional Comprehensive Plan

Following discussions with Planning Department staff, several sections of the Fairbanks North Star Borough Regional Comprehensive Plan were identified as supporting the proposed rezoning.

The subject properties would be considered part of an Urban Area under the Comprehensive Plan due to their location and access to municipal water and sewer services. The proposed rezoning directly supports several goals and strategies contained within the Plan.

Land Use Goal 3: Provide a Variety of Land Uses that Meet the Diverse Needs of the Community

Strategy 7: Provide a Variety of Residential Land Use Opportunities

The proposed MF zoning designation advances this goal by increasing residential density options and expanding housing opportunities within an existing urban service area. Multi-family zoning allows greater flexibility in meeting housing demand and provides additional residential choices for Fairbanks residents.

Land Use Goal 4: Attract and Support Development that is Compatible with and Enhances Existing Land Use

Strategy 10, Action B: Develop a Pattern of Compatible Land Uses and Separate, Transition, or Buffer Incompatible Land Uses

The proposed rezoning supports a compatible and orderly development pattern. Fairbanks Street functions as a major collector roadway and serves as a natural transition area between lower-density residential neighborhoods and higher-density residential uses. Multi-family development along this corridor creates an effective buffer while maintaining compatibility with surrounding land uses. The opposite side of Fairbanks Street is already zoned MF and currently serves this same transition function.

Goal 4, Strategy 11: Encourage Effective and Harmonious Resolution of Community Land-Use Conflicts

Property owners list for Rezoning TF to MF

Felicia Alexie 4093 Iris Ln. (Mckinley Acres Block 01 lot 01)

Paul Perreault 695 Fairbanks st. PO Box 82548. (Mckinley Acres Block 1 lot 2)

Jennifer L. Ackley 685 Fairbanks St. (Mckinley acres Block 1 Lot 11)

Delilah Daniel 4094 Yvonne ave (Mckinley Acres Block 1 Lot 12)

Gail Frank 4097 Yvonne ave (Mckinley Acres Block 3 Lot 17)

Walter Rutherford 645 Fairbanks st. (Mckinley Acres Block 3 Lot 16)

College Utilities Corp 611 Fairbanks St (Mckinley Acres Block 3 lot 15n)

Robert Hawkins and Debra Trust 601 Fairbanks St. - (Mckinley Acres Block 3 Lot 14A)

Brian and Stephanie Rozell 4056 Fahrenkamp St. (Mckinley Acres Block 3 Lot 14B)

Obrist Family Trust 557 Fairbanks St. (Mckinley Acres Block 4 Lot 18a&17a)

Jackie Dewayne Jr. Granger and Danielle Lee Granger 555 Fairbanks St.

(Mckinley Acres Block 4 Lot19A&B)

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot 19B Blk 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Paul Vincent Perreault
 Signature 2026.0602

BLOCK 1 LOT 2
 Property Description (Subdivision, Lot & Block)

PAUL V. PERREAULT
 Printed Name

695 FAIRBANKS ST
 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 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.

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
~~Lots 19A & 19B Block 4~~ McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.


 Signature

DELILAH DANIEL
 Printed Name

BLOCK 1 LOT 12
 Property Description (Subdivision, Lot & Block)

4094 YVONNE AVE
 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

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W:\Community Planning\Admin\Forms & Handouts\FYE 2026\Applications\Application_Rezone

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot B Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.
 ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Gail Frank
 Signature

Block 3 Lot 17
 Property Description (Subdivision, Lot & Block)

GAIL FRANK
 Printed Name

4097 YVONNE AVE
 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

~~CAROLYN JORDAN~~
 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

~~KEVIN FRANK~~
 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

~~JACOB WOOTEN~~
 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

 Printed Name

 Mailing Address

 Signature

 Property Description (Subdivision, Lot & Block)

 Printed Name

 Mailing Address

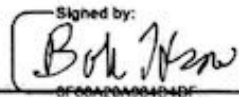
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REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & L+19B Bk4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.
 ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Signed by:


Signature

BLOCK 3 LOT 14A

Property Description (Subdivision, Lot & Block)

ROBERT HAWKINS

Printed Name

601 FAIRBANKS ST

Mailing Address

6/4/2026 | 3:44 PM PDT

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

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Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
~~Lot 19A & 19B Block 4~~ McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
TO Multiple Family Residential (MF) ZONE.
ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Brian Rozell
Signature
Block 3 Lot 14 B
Property Description (Subdivision, Lot & Block)

BRIAN ROZELL
Printed Name
4056 FAHRENKAMP AVE.
Mailing Address

Stephanie Rozell
Signature
Block 3 Lot 14 B
Property Description (Subdivision, Lot & Block)

STEPHANIE ROZELL
Printed Name
4056 Fahrenkamp Ave
Mailing Address

Signature

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

Signature

Property Description (Subdivision, Lot & Block)

Printed Name

Mailing Address

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THE FOLLOWING PROPERTY REQUESTING AND REQUESTING FOR REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lots 19A, 19B Block McKinley Acres Subdivision

FROM Two Family Residential (TF) _____ ZONE

TO Multiple Family Residential (MF) _____ ZONE.

Deborah
D Snow

Digitally signed by Deborah D
Snow
DN: cn=Deborah D Snow,
email=snowdeb@hotmail.com
Date: 2020.06.04 12:20:44 -
08'00'

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Deborah D Snow
Signature

Deborah D Snow
Printed Name

McKinley Acres Block 4
Lots 17A, 18A
Property Description (Subdivision, Lot & Block)

PO Box 81564 Fairbanks, AK
99708
Mailing Address

Deborah
D Snow
Signature

Digitally signed by Deborah D
Snow
DN: cn=Deborah D Snow,
email=snowdeb@hotmail.com
Date: 2020.06.04 13:33:07 -
08'00'

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

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WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
 Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
 Lot 19A & Lot 19B Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
 TO Multiple Family Residential (MF) ZONE.
 ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Danielle Granger
 Signature

Danielle Granger
 Printed Name

Lot 19A & 19B Block 4 McKinley Acres
 Property Description (Subdivision, Lot & Block)

555 FAIRBANKS ST.
 Mailing Address

Jack Granger
 Signature

Jack Granger
 Printed Name

555 FAIRBANKS ST.
 Property Description (Subdivision, Lot & Block)

555 FAIRBANKS ST.
 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

 Signature

 Printed Name

 Property Description (Subdivision, Lot & Block)

 Mailing Address

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REZONE PETITION FORM

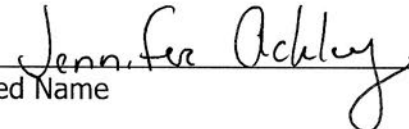
Attachment 8

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE REZONING OF
Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3; Lots 17A, 18A, Block 4,
19A, 19B, Block 4 McKinley Acres Subdivision

FROM Two Family Residential (TF) ZONE
TO Multiple Family Residential (MF) ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.


Signature


Printed Name

McKinley Block 1 Lot 11
Property Description (Subdivision, Lot & Block)

685 Fairbanks St. Fairbanks AK 99709
Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

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W:\Community Planning\Admin\Forms & Handouts\FYE 2026\Applications\Application_Rezone

	Date	Contact	Comment	Notes	Address
1	14-Jul	Patricia Duvlea	called to speak with you about the RZ2026-009 rezone. She wants to know more about the rationale for the change and how it will benefit the neighborhood. She has lived off of Windsor Dr for the last 40 years. She can be reached at [REDACTED]		500 Windsor Dr
2	15-Jul	Jim Siedler	Questions about nature of MF zone, what can be developed, are there properties that are out of compliance right now? [REDACTED]	Returned call and answered questions 7/29	
3	17-Jul	Patricia Duvlea	General inquiry, why need MF? What are their plans? Concerned about people parking on Fairbanks Street.		
4	17-Jul	Jennifer Ackley	In rezone area. What is this about, how will being multi-family affect me and my taxes?	Sent application, blank signature page, names of neighbor who collected signatures and name of potential buyer of Fahrenkamp property.	685 Fairbanks St
5	22-Jul	Jennifer Ackley	Submitted a signed rezone petition form.	Email attached.	
6	22-Jul	Joanna Atkinson	"No, we do not think it is a good idea. This is a single family home residential area."	Comment form attached.	4040 Birch Lane
7	22-Jul	Chris and Roxann Sexton	"We strongly oppose this re-zoning effort for the following questions/comments: 1) What is the impact on the utility system? 2) What will the height restrictions be on the new units? 3) How will the increased traffic affect Fairbank St. and the school buses that use it? 4) We already have a multi-family eyesore that was the College Inn--we don't need another."	Comment form attached.	4116 Billys Lane
8	27-Jul	Nancy Buckholtz	Against MF zoning. Concerned about crime, drugs, and homeless people. If you give an inch, they'll take a mile, and the borough doesn't enforce the zoning we already have, such as Seven Gables and Abbey Inn. [REDACTED]	Returned call and answered questions 7/29	
9	27-Jul	Brenton and Helen Watkins	"We are opposed to this rezone proposal. Such a large number of new multi-family homes will unfavorably change character of neighborhood, plus increased traffic and parking on Fairbanks St. This proposal seems to be initiated by an outside 'comercial' enterprise, not initiated by home-owners."	Comment form attached.	4072 Teal Ave.
10	31-Jul	James and Gail McCann	Live at 532 Lee Drive. "We are not in favor of changing zoning in the above mentioned information. Please leave this is to maintain the neighborhood advantages. Less traffic and congestion on our neighborhood streets. We like the family feel as it is. So we vote 'NO.'"	Comment form attached.	532 Lee Dr

11	3-Aug	Jeff Currey	"I understand that FNSB needs more affordable housing, and allowing multi-family zoning is appealing. That said, zoning has a purpose, and limiting lots to two-family housing maintains the character of the neighborhood. I oppose the proposed zoning change."	Comment form attached.	4081 Stillwater Court
12	5-Aug	Danielle Gillette Granger	Submitted a comment to Assembly regarding a different rezone request. Confirmed that comment was intended for this rezone. Is concerned about safety. Requested signature to be removed from rezone petition.	Email correspondence attached.	555 Fairbanks St
13	5-Aug	John and Joan Rezek	Concern that multi-family use would result in parking on Fairbanks street, where the snow is stored.	Comment form attached.	4048 Dunlap
14	7-Aug	Ricky Romine	Against moving this neighborhood to Multi-family, it raises too many questions and possibilities for problems	Comment form attached.	4057 Fahrenkam p
15	9-Aug	Rebecca Gilbert	Against Rezoning to MF/too much traffic and on street parking already happening. [REDACTED]	Per voice message on 8/9 tk	491 Sprucewood Rd
16	10-Aug	Arleen Darling	Wants to vote to pass the rezone. I think it would be good to be able to have a choice, in case someone wants to have a MIL apartment or small rental. [REDACTED]	Phone call	457 Panorama Drive
17	10-Aug	Robin Renfro	"I support the rezoning of this project. Thank you."		897 Tarsier Dr and 641 Eastview Dr
18	11-Aug	Catherine Schultz	"Please pass the aforementioned Rezone. I may be reached at [REDACTED]"	Email attached.	106 Kantishna
19	11-Aug	Tonie Monroe	"I am in favor of rezone, it will provide more potential for housing opportunities. Please pass this."	Email attached.	1113 Sunset Dr
20	10-Aug	Unnamed	"I'm calling about RZ2026-009. I own several properties in the Fairbanks area. I don't have a problem with that rezoning."	Voicemail. [REDACTED]	
21	10-Aug	James Durst	Wants information about the rezone. Didn't receive mailing, just saw the signs.	He said he submitted a written comment--none received as of 8/11. Sent him link to staff report. [REDACTED]	
22	11-Aug	Elizabeth Schok	"I am in support of passing the rezone - RZ2026-009."	Email attached.	
23	11-Aug	Jennifer Adams	"I am writing to submit public testimony for the public hearing RZ 2026-009. I live nearby and there is an issue with cars parking in the street (especially leaving them there all winter during snow plowing season). I have concerns that more cars will impede Fairbanks Street if this zoning changes. Property owners should build parking lots on their own property for their tenants to park in, rather than cluttering up Fairbanks Street with random cars (some inoperable)."	322 Fairbanks St. Email attached.	
24	11-Aug	Stephanie Rozell	In rezone area, in full support of the change. Fairbanks is lacking affordable housing. Rezone would allow for more opportunities for future residents. Owners want this. Would also use of property at 557 Fairbanks St.	Email attached.	

Re: RZ2026-009 application info

From Jenn Ackley [REDACTED]
Date Wed 7/22/2026 12:10 PM
To Anduin McElroy <Anduin.McElroy@fnsb.gov>

 1 attachment (464 KB)
Email07222026.pdf;

Good afternoon,

Here is my signed form. :)

Have a great day!

Jenn Ackley
[REDACTED]

On Fri, Jul 17, 2026, 10:18 AM Anduin McElroy <Anduin.McElroy@fnsb.gov> wrote:

Hello,

As we discussed, I have attached the rezone application and a blank signature page. Here is the zoning code for the multiple-family residential zone: [Ch. 18.52 MF Multiple-Family Residential District](#). [Fairbanks North Star Borough Code](#)

The neighbor who was collecting signatures is Brian Rozell, who lives on Fahrenkamp St. Below is the contact information for a potential buyer of the property on Fahrenkamp, which we discussed.

Byron Bruckner
Executive Director
Covenant Youth of Alaska
[REDACTED]

<https://www.cyak.org>

Feel free to contact me with any other questions.

Thanks,

Anduin

Anduin Kirkbride McElroy
Current Planner III
Community Planning Dept.
[907 Terminal Street](#)

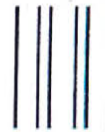
[Fairbanks, AK. 99701](#)

(907) 459-1263



Serve Lead Thrive

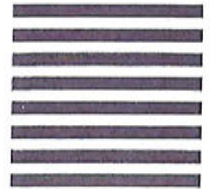
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DEPARTMENT OF COMMUNITY PLANNING
FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, AK 99707-9990



FOLD ON THIS LINE

Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering **RZ2026-009**, a request by Deborah Snow, on behalf of multiple property owners, to rezone Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3, Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision from Two-Family Residential (TF) to Multiple Family Residential (MF), located on Fairbanks Street between Iris Lane and Dunlap Avenue.

You are being notified as required by code because your property is within the notification radius, 2,000 feet, of the request. The public hearing on this request will be held at or after **6:00 p.m., Tuesday, August 11, 2026**, at the Juanita Helms Administration Center. 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.

You may provide written comments on this request by returning this notice or by submitting your comments in an email to planning@fnsb.gov. Testimony can also be given by teleconference by signing up prior to 4:30pm the day of the hearing at fnsb.gov/pc or contacting the FNSB Clerk's Office at (907) 459-1401.

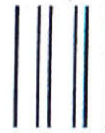
For more information, please email planning@fnsb.gov or contact Community Planning at (907) 459-1260. Additional information on the request, including a staff report, will be available online a minimum of five days before the hearing at fnsb.gov/meetings.

FOLD ON THIS LINE

Property Owner: JOANNA B. ATKINSON 2015 TRUST JOE L. ATKINSON 2015 TRUST

Address or Lot/Block/Sub: BIRCH ESTATES, BLOCK A LOT 11

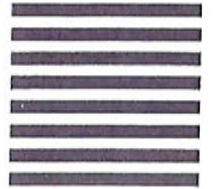
Comments: NO WE DO NOT THINK IT IS A GOOD IDEA. THIS IS A SINGLE FAMILY HOME RESIDENTIAL AREA.



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P.O. BOX 71267
FAIRBANKS, AK 99707-9990



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FOLD ON THIS LINE

Property Owner: Chris & Roxann Sexton

Address or Lot/Block/Sub: 4116 Biddle Lane

Comments: We strongly oppose this re-zoning effort for the following
Questions/Comments: 1) What is the impact on the Utility system?
2) What will the height restrictions be on the new units? 3)
How will the increased traffic affect Fairbanks St. and the
School Buses that use it? 4) We already have a multi-family eye-
some that was the College Inn - we don't need another

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FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, AK 99707-9990



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FOLD ON THIS LINE

Property Owner: Brenton and Helen WATKINS

Address or Lot/Block/Sub: 4072 TEAL AVE, FAIRBANKS, AK 99709

Comments: We are opposed to this re-zone proposal.
Such a large number of new multi-family homes will unfavorably
change character of neighborhood, plus increased traffic and parking
on Fairbanks St. This proposal seems to be initiated by
an outside "commercial" enterprise, not initiated by home-owners.

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2026 PM 1

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P.O. BOX 71267
FAIRBANKS, AK 99707-9990

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FOLD ON THIS LINE

Property Owner:

James + Paul McCann

Address or Lot/Block/Sub:

532 Lee Drive

Comments:

We are not in favor of changing zoning in the above mentioned information. Please leave this as to maintain the neighborhood advantages. Less traffic + congestion on our neighborhood streets. We like the family feel as it is. So we vote "NO."

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AUG 03 2026

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P.O. BOX 71267
FAIRBANKS, AK 99707-9990



FOLD ON THIS LINE

Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering **RZ2026-009**, a request by Deborah Snow, on behalf of multiple property owners, to rezone Lots 1, 2, 11, 12, Block 1; Lots 14A, 14B, 15N, 16, 17, Block 3, Lots 17A, 18A, 19A, 19B, Block 4, McKinley Acres Subdivision from Two-Family Residential (TF) to Multiple Family Residential (MF), located on Fairbanks Street between Iris Lane and Dunlap Avenue.

You are being notified as required by code because your property is within the notification radius, 2,000 feet, of the request. The public hearing on this request will be held at or after **6:00 p.m., Tuesday, August 11, 2026**, at the Juanita Helms Administration Center. 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.

You may provide written comments on this request by returning this notice or by submitting your comments in an email to planning@fnsb.gov. Testimony can also be given by teleconference by signing up prior to 4:30pm the day of the hearing at fnsb.gov/pc or contacting the FNSB Clerk's Office at (907) 459-1401.

For more information, please email planning@fnsb.gov or contact Community Planning at (907) 459-1260. Additional information on the request, including a staff report, will be available online a minimum of five days before the hearing at fnsb.gov/meetings.

FOLD ON THIS LINE

Property Owner: Jeff Currey

Address or Lot/Block/Sub: 4081 Stillwater Court

Comments: I understand that FNSB needs more affordable housing,
and allowing multi-family zoning is appealing. That said,
Zoning has a purpose, and limiting lots to two-family
housing maintains the character of the neighborhood.
I oppose the proposed zoning change

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.

Re: Citizen comment FW: Ordinance No. 2026-19

From Anduin McElroy <Anduin.McElroy@fnsb.gov>

Date Wed 8/5/2026 9:21 AM

To Danielle Gillette [REDACTED]

I will make a note of it. Please let me know if you have any other questions.

Regards,

Anduin

From: Danielle Gillette [REDACTED]

Sent: Tuesday, August 4, 2026 6:15 PM

To: Anduin McElroy <Anduin.McElroy@fnsb.gov>

Subject: Re: Citizen comment FW: Ordinance No. 2026-19

Thank you for your response. Yes we would like to withdraw our names on the petition. Thank you.

Granger

Sent from my iPhone

On Aug 4, 2026, at 1:05 PM, Anduin McElroy <Anduin.McElroy@fnsb.gov> wrote:

Hi Danielle,

Okay, we are talking about RZ2026-009, which is not the Ordinance you submitted comment for.

First let me clarify what a rezone to [Multiple-Family Residential](#) (MF) would allow. Permitted uses, which is a use that just requires a zoning permit from our office, is anything allowed in the single-family and two-family zones, plus a bed and breakfast residence (up to 9 rooms, which is a conditional use in TF) and multiple-family dwellings (3 or more dwellings in a building). The MF zone also has conditional uses, which means they have to go before a public hearing at the Planning Commission. Conditional uses in the MF zone include group homes and roominghouses. Therefore, any proposed use other than a multi-family dwelling would have to go before the planning commission and you could have input on it.

As to the use that the prospective buyer is proposing, I think it would best if you spoke with the buyer. We have determined that the proposed use would be considered a roominghouse, which would require a conditional use permit application and hearing. Here is his contact information:

Byron Bruckner

Executive Director
Covenant Youth of Alaska

<https://www.cyak.org>

Please note we are not basing the rezone request on this proposed use, but rather looking at the merits of allowing increased density on this strip of land as a whole. The staff report is available here. [Planning Commission Meeting • Fairbanks North Star Borough • CivicClerk](#)

After review, if you wish to withdraw your signatures from the rezone petition, please let me know.

If you have any questions, I'm happy to discuss them.

Anduin

Anduin Kirkbride McElroy
Current Planner III
Community Planning Dept.
907 Terminal Street
Fairbanks, AK. 99701
(907) 459-1263
<image.png>

From: Danielle Gillette [REDACTED]
Sent: Monday, August 3, 2026 3:59 PM
To: Anduin McElroy <Anduin.McElroy@fnsb.gov>
Subject: Re: Citizen comment FW: Ordinance No. 2026-19

Hello,

It is for the property 557 Fairbanks St. We did originally sign the petition, but the more we thought about it, the more we became weary. From our understanding, the organization wanting to buy it will be housing kids with behavioral issues? Maybe we misunderstood when the neighbor came around. If that is what is proposed, we would be against changing to multi home.

Danielle Granger

Sent from my iPhone

On Aug 3, 2026, at 3:35 PM, Anduin McElroy <Anduin.McElroy@fnsb.gov> wrote:

Hello Danielle,

I am a planner at FNSB Community Planning Department. I am writing in regards to your citizen comment (see below). There are three rezone requests in process in your neighborhood right now, and I am writing to confirm which rezone you are commenting on.

- RZ2026-005/Ord. 2026-19 is a request to rezone a lot off York Avenue from Single-Family Residential to Two-Family Residential. This is the one you submitted the comment on.
- RZ2026-007 is a request to rezone a lot on Wilcox Ave. from Light Commercial to General Commercial.
- RZ2026-009 is a request to rezone a strip of land along Fairbanks Street from Two-Family Residential to Multiple-Family Residential. This includes your lots, and you signed the rezone petition. I suspect that your submitted comment was in regards to this rezone, as you referenced the house next to yours. I am the planner for this case and I am happy to answer questions or give you the contact information for the prospective buyer of the lot next to yours.

If you did not intend to comment on Ord. 2026-19, it would be good to clarify that.

Thank you,

Anduin

Anduin Kirkbride McElroy
Current Planner III
Community Planning Dept.
907 Terminal Street
Fairbanks, AK. 99701
(907) 459-1263
<image.png>

From: Kuba Grzeda <Kuba.Grzeda@fnsb.gov>
Sent: Monday, August 3, 2026 12:43 PM
To: Kellen Spillman <kellen.spillman@fnsb.gov>; Melissa Kellner <melissa.kellner@fnsb.gov>
Cc: Amy Gallaway <amy.gallaway@fnsb.gov>
Subject: Fw: Citizen comment FW: Ordinance No. 2026-19

<image.png>
Kuba Grzeda
Chief of Staff
Fairbanks North Star Borough
kuba.grzeda@fnsb.gov | 907-459-1305 | www.fnsb.gov

From: Gina Gregg <Virginia.Gregg@fnsb.gov>
Sent: Monday, August 3, 2026 8:28 AM

To: Grier Hopkins <Grier.Hopkins@fnsb.gov>; Kuba Grzeda <Kuba.Grzeda@fnsb.gov>; Amy Gallaway <amy.gallaway@fnsb.gov>; Jill Dolan <jill.dolan@fnsb.gov>
Subject: Citizen comment FW: Ordinance No. 2026-19

From: Danielle Gillette [REDACTED]
Sent: Sunday, August 2, 2026 2:21 PM
To: Assembly <Assembly@fnsb.gov>
Subject: Ordinance No. 2026-19

I am writing to express my concerns regarding what is planned for the house directly next door to my home.

I am not comfortable with the proposed use of the property and have genuine concerns about the potential impact on the safety and security of my family, my neighbors, and our community. Living immediately adjacent to the property makes these concerns especially significant for me.

I understand that decisions like these involve many factors, but I respectfully ask that my concerns be taken into consideration. I would appreciate any information you can provide about the plans for the property, the measures that will be in place to address neighborhood safety.

Thank you for your time and consideration, I look forward to your response.

The Granger's

555 Fairbanks St

Sent from my iPhone

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RECEIVED

AUG 06 2026

COMMUNITY PLANNING

Aug 4, 2026

Public Hearing comments

Re. RZ2026-009

We have lived at 4048 Dunlap Ave (lot 23, blk 4, McKinley Acres) since 1976 and own the adjoining lots on either side (lots 22A & 24.) We oppose the proposed rezone of properties along the east side of Fairbanks Street from Two-Family Residential to Multiple-Family Residential. The neighborhood is a mix of single-family and duplex rentals which has functioned relatively well over the 50 years we have lived here. Our concern is the potential impact on convenience and safety that multiple-family housing will have on the main neighborhood access on Fairbanks Street if this rezone is approved and the status of housing on Fairbanks St. changes in accordance with that allowed under this proposed rezone.

Currently, all of the affected properties either have access from the side streets or have adequate off-street parking in their driveway off Fairbanks St. There is a 6-foot shoulder on Fairbanks St. but other than on rare occasion, nobody parks on this shoulder. But when they do, it impinges on the north-bound travel lane because of its narrow width. This has not been a problematic issue because each residence has sufficient off-street parking, however, multi-family means more people, which means more cars. It is inevitable that some families would have multiple vehicles which would overflow any reasonable sized parking lot the developer might have planned and end up impinging traffic in the travel lane and blocking sight distance for people turning from the side streets onto Fairbanks St.

Note that the multiple family units on the west side of Fairbanks St. have adequate parking for multiple cars for each tenant, thus there is rarely an issue with them using the shoulder on that side of the street, but I don't think there is room for that on the east side lots.

But the biggest concern is in winter. Currently, the Service District snow removal contractor uses that shoulder to store snow. And when they encounter a vehicle parked along the curb (which has happened occasionally farther south on Fairbanks St.) they have to push snow around the vehicle creating a formidable berm and are unable to clear the sidewalk adjacent to the parked car. There is a significant amount of foot traffic on this route in the winter, primarily U Park, WV and UAF students and elderly exercising and dog walking. The sidewalks can get so bad where the car in the street has blocked snow removal that pedestrians will walk around the uncleared area out in the icy vehicle lane. There are also no streetlights on Fairbanks St., making that situation very dangerous.

John & Joan Rezek

John Rezek & Joan Rezek



Dept. Of Community Planning
Fairbanks North Star Borough
P.O. Box 71267
Fairbanks, AK 99707

PUBLIC HEARING NOTICE FOR: RZ 2026-009

PROPERTY DESCRIPTION: MCKINLEY ACRES, BLOCK: 04, LOT: 24
Rezek John F
Rezek Joan Brandon
4048 Dunlap Ave
Fairbanks, AK 99709 3511

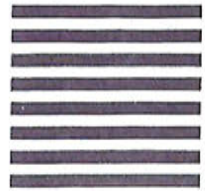
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FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, AK 99707-9990



FOLD ON THIS LINE

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For more information, please email planning@fnsb.gov or contact Community Planning at (907) 459-1260. Additional information on the request, including a staff report, will be available online a minimum of five days before the hearing at fnsb.gov/meetings.

FOLD ON THIS LINE

Property Owner: Ricky C. Romine
Address or Lot/Block/Sub: McKinley Acres Block 04 Lot 16
Comments: I'm fine with 2 Family Residential in our neighborhood. My property has 2 addresses and the house is basically a duplex, but it's not used as such.
I am against moving this neighborhood to Multi Family, it raises too many questions and possibilities for Problems!

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.

Ricky C. Ro
Page 131 of 156



Dept. Of Community Planning
Fairbanks North Star Borough
P.O. Box 71267
Fairbanks, AK 99707

PUBLIC HEARING NOTICE FOR: RZ 2026-009

PROPERTY DESCRIPTION: MCKINLEY ACRES, BLOCK: 04, LOT: 16
Romine Ricky C
Romine Catherine L
4057 Fahrenkamp Ave
Fairbanks, AK 99709 3508



FW: RZ 2026-009 I

From Nina McDonnell <nina.mcdonnell@fnsb.gov>

Date Mon 8/10/2026 2:20 PM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>

Thank you,

Nina McDonnell

Administrative Assistant IV

Fairbanks North Star Borough | Community Planning Dept.

907 Terminal Street, Fairbanks, AK 99701

P: (907) 459-1273 F: (907) 459-1255

SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

From: Robin Renfroe [REDACTED]

Sent: Monday, August 10, 2026 2:19 PM

To: Webmail Planning <planning@fnsb.gov>

Subject: RZ 2026-009 I

I support the rezoning of this project. Thank you.

Robin Renfroe

PO Box 70563

Fairbanks, AK99707
[REDACTED]

Property Owner of 0404853 and 0564648

Thank you,

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FW: RZ2026-009 I

From Michael Farrell <michael.farrell@fnsb.gov>
Date Tue 8/11/2026 8:16 AM
To Anduin McElroy <Anduin.McElroy@fnsb.gov>
Cc Nina McDonnell <nina.mcdonnell@fnsb.gov>

FYI

Thank you,

Michael Farrell
Administrative Assistant III
Fairbanks North Star Borough | Community Planning Dept.
907 Terminal Street, Fairbanks, AK 99701
P: (907) 459-1256 F: (907) 459-1255

-----Original Message-----

From: Cathy Schultz [REDACTED]
Sent: Tuesday, August 11, 2026 12:06 AM
To: Webmail Planning <planning@fnsb.gov>
Subject: RZ2026-009 I

To Whom It May Concern:

Please pass the aforementioned Rezone. I may be reached at [REDACTED]

Thank you.

Warm Regards,

Catherine Schultz
Owner
106 Kantishna Way
Fairbanks, AK. 99701

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FW: RZ2026-009

From Michael Farrell <michael.farrell@fnsb.gov>
Date Tue 8/11/2026 8:17 AM
To Anduin McElroy <Anduin.McElroy@fnsb.gov>
Cc Nina McDonnell <nina.mcdonnell@fnsb.gov>

FYI

Thank you,

Michael Farrell
Administrative Assistant III
Fairbanks North Star Borough | Community Planning Dept.
907 Terminal Street, Fairbanks, AK 99701
P: (907) 459-1256 F: (907) 459-1255

-----Original Message-----

From: Tonie Monroe [REDACTED] >
Sent: Tuesday, August 11, 2026 6:27 AM
To: Webmail Planning <planning@fnsb.gov>
Subject: RZ2026-009

I am in favor of rezone, it will provide more potential for housing opportunities. Please pass this.
Tonie Monroe
1113 Sunset Dr
Fairbanks, AK 99709
Sent from my iPhone

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FW: Rezone: RZ2026-009 In Support of

From Nina McDonnell <nina.mcdonnell@fnsb.gov>

Date Tue 8/11/2026 11:16 AM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>; Michael Farrell <michael.farrell@fnsb.gov>

Thank you,

Nina McDonnell

Administrative Assistant IV

Fairbanks North Star Borough | Community Planning Dept.

907 Terminal Street, Fairbanks, AK 99701

P: (907) 459-1273 F: (907) 459-1255

SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

From: Elizabeth Schok <[REDACTED]>

Sent: Tuesday, August 11, 2026 11:10 AM

To: Webmail Planning <planning@fnsb.gov>

Subject: Rezone: RZ2026-009 In Support of

I am in support of passing the rezone - RZ2026-009

Thank you,

Elizabeth Schok

--

Elizabeth M Schok

REALTOR(r) Associate Broker

Somers Sotheby's International Realty

711 Gaffney Rd., Ste 100

Fairbanks, AK 99701

(907) [REDACTED]

[REDACTED]

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FW: RZ2026-009 (public testimony)

From Nina McDonnell <nina.mcdonnell@fnsb.gov>
Date Tue 8/11/2026 11:26 AM
To Anduin McElroy <Anduin.McElroy@fnsb.gov>
Cc Michael Farrell <michael.farrell@fnsb.gov>

Thank you,

Nina McDonnell
Administrative Assistant IV
Fairbanks North Star Borough | Community Planning Dept.
907 Terminal Street, Fairbanks, AK 99701
P: (907) 459-1273 F: (907) 459-1255

-----Original Message-----

From: George Stefan <george.stefan@fnsb.gov>
Sent: Tuesday, August 11, 2026 11:22 AM
To: Nina McDonnell <nina.mcdonnell@fnsb.gov>
Subject: FW: RZ2026-009 (public testimony)

This went to my junk folder, just in case, Nina.

George Stefan, SR/WA
Platting Officer
FNSB Community Planning
george.stefan@fnsb.gov
907-459-1258

-----Original Message-----

From: Jennifer Adams [REDACTED]
Sent: Tuesday, August 11, 2026 9:58 AM
To: Webmail Planning <planning@fnsb.gov>
Subject: RZ2026-009 (public testimony)

Good Morning:

I am writing to submit public testimony for the public hearing RZ 2026-009. I live nearby and there is an issue with cars parking in the street (especially leaving them there all winter during snow plowing season). I have concerns that more cars will impede Fairbanks Street if this zoning changes.

Property owners should build parking lots on their own property for their tenants to park in, rather than cluttering up Fairbanks Street with random cars (some inoperable).

Thank you.

Jennifer and Frederick Adams (Renee, Lot: 15 [322 Fairbanks St])

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FW: RZ2026-009 support

From Nina McDonnell <nina.mcdonnell@fnsb.gov>

Date Tue 8/11/2026 1:51 PM

To Anduin McElroy <Anduin.McElroy@fnsb.gov>; Michael Farrell <michael.farrell@fnsb.gov>

Thank you,

Nina McDonnell

Administrative Assistant IV

Fairbanks North Star Borough | Community Planning Dept.

907 Terminal Street, Fairbanks, AK 99701

P: (907) 459-1273 F: (907) 459-1255

SERVE ★ LEAD ★ THRIVE
FAIRBANKS NORTH STAR BOROUGH

From: Stephanie Rozell [REDACTED]

Sent: Tuesday, August 11, 2026 1:51 PM

To: Webmail Planning <planning@fnsb.gov>

Subject: RZ2026-009 support

Hello. My name is Stephanie Rozell. I am a homeowner within the area seeking the rezoning (RZ2026-009) and am in full support of the change.

We have owned and lived at 4056 Fahrenkamp Ave for 18 years. We own a duplex and have rented it below market value to people in need of affordable housing. Fairbanks is severely lacking in housing for that population. I believe the zoning change for the east side of Fairbanks Street would be beneficial to Fairbanks and provide more opportunities for residents in the future.

As my husband and I walked house to house on Fairbanks Street in support of this re-zoning, we talked to one neighbor who was hoping to transform their garage into another apartment making the duplex a three-plex. This zoning change would allow for that change to happen.

Finally, the rezoning would allow for the sale of my neighbor's home at 557 Fairbanks Street to be used effectively. We have given our own time to mow the uninhabited property and parked cars there to give it the appearance of being used because we have already experienced the consequences of what happens with an abandoned property as evidenced by the old College Inn which still stands vandalized and burned seven years after the first fire.

Thank you.

Stephanie Rozell

4056 Fahrenkamp Ave, Fairbanks, AK 99709
[REDACTED]

12 AUG 2026PM 11 L

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FAIRBANKS, AK 99707-9990



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FOLD ON THIS LINE

Property Owner:

Gail Frank

Address or Lot/Block/Sub:

4097 Yoonne Avenue Lot 17

Comments:

Planned to go to the meeting - missed it.

Please know I favor the rezoning to
Multiple Family Residential



Dept. Of Community Planning
Fairbanks North Star Borough
P.O. Box 71267
Fairbanks, AK 99707

PUBLIC HEARING NOTICE FOR: RZ 2026-009

PROPERTY DESCRIPTION: MCKINLEY ACRES, BLOCK: 03, LOT: 17
Frank Gail F
4097 Yvonne Ave
Fairbanks, AK 99709 3504

RECEIVED
AUG 14 2026
COMMUNITY PLANNING



By: Scott Crass
Introduction: September 10, 2026

FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2026 – 24

AN ORDINANCE AMENDING FNSBC TITLE 4 TO ALIGN BOARD AND COMMISSION
APPOINTMENTS WITH ALASKA STATUTES TITLE 29 AND AMENDING CHAPTER 3.24
FNSBC TO CREATE THE ASSEMBLY ETHICS COMMITTEE

WHEREAS, AS 29.20.320(b) requires that “[m]embers of boards and
commissions, except for members of the board of adjustment and assembly members
serving on the board of equalization, are appointed by the mayor and confirmed by the
governing body”; and

WHEREAS, The Assembly Board of Ethics functions more as a committee of
the assembly than it does a board or commission and its responsibilities are limited to
ethics matters concerning the Department of the Assembly and its board and
commissions; and

WHEREAS, The Assembly Board of Ethics should be renamed the Assembly
Ethics Committee; and

WHEREAS, The Board of Equalization is exempt from the mayoral
appointment provision of AS 29.20.320(b) only as to members of the Assembly sitting on
the Board; any non-Assembly members of the Board must be appointed by the mayor;
and

WHEREAS, The Economic Development Commission’s current membership
structure selectively removes the mayor’s appointment authority granted by statute and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

Text to be *deleted* is [BRACKETED, CAPITALIZED]

mandates that the mayor serve as a member and chair of the commission; the mayor should appoint from nominations made by the City Mayors and Presiding Officer of the Assembly and provide the option for the mayor to appoint a designee as member and chair of the Commission; and

WHEREAS, The Historic Preservation Commission's current membership structure selectively removes the mayor's appointment authority granted by statute; the mayor should appoint from nominations made by the City Mayors.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall be codified.

Section 2. Chapter 4.20 FNSBC, Assembly Board of Ethics, is repealed in its entirety:

Chapter 4.20

[ASSEMBLY BOARD OF ETHICS

SECTIONS:

4.20.010 ESTABLISHED.

4.20.020 TERM OF OFFICE.

4.20.040 CHAIR OF THE BOARD.

4.20.050 MEETINGS.

4.20.060 QUORUM.

4.20.070 MEETINGS OF THE BOARD.

4.20.080 CONFLICTS OF INTEREST.

4.20.010 ESTABLISHED.

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

Text to be *deleted* is [BRACKETED, CAPITALIZED]

61
62 **4.20.020 TERM OF OFFICE.**

63 A. MEMBERS OF THE BOARD SHALL SERVE TERMS OF OFFICE OF THREE YEARS.

64 B. THE BOARD IS NOT SUBJECT TO SUNSET REQUIREMENTS UNDER FNSBC
65 4.04.180(A).

66
67 **4.20.040 CHAIR OF THE BOARD.**

68 A. MEMBERS OF THE BOARD SHALL ELECT A CHAIR AT ITS FIRST MEETING OF ANY
69 CALENDAR YEAR IN WHICH IT MEETS FOR A TERM THROUGH THE END OF THAT
70 CALENDAR YEAR. THE CHAIR SHALL PRESIDE AT ALL MEETINGS OF THE BOARD. THE
71 CHAIR SHALL REPRESENT THE BOARD TO THE ASSEMBLY AND THE GENERAL PUBLIC.

72 B. THE BOARD MAY APPOINT A TEMPORARY CHAIR IN THE EVENT THAT THE CHAIR
73 DECLINES OR IS UNABLE TO ATTEND SUCH MEETINGS.

74
75 **4.20.050 MEETINGS.**

76 THE CLERK SHALL SCHEDULE ALL BOARD MEETINGS AND HEARINGS. THE BOARD MAY
77 SCHEDULE MEETINGS OR SPECIAL HEARINGS BY A MAJORITY VOTE.

78
79 **4.20.060 QUORUM.**

80 A. A QUORUM SHALL CONSIST OF THREE MEMBERS OF THE BOARD WHO MAY
81 INCLUDE THE ALTERNATE MEMBER.

82 B. IN THE EVENT A QUORUM CANNOT BE MET DUE TO A MEMBER'S REFUSAL TO
83 ATTEND WITHOUT EXCUSE, THE MEMBER MAY BE REMOVED AND THE SEAT DECLARED
84 VACANT BY A MAJORITY VOTE OF THE ASSEMBLY. THE SUCCESSOR SHALL BE
85 APPOINTED AND CONFIRMED AS PROVIDED IN FNSBC 4.20.020(B) FOR THE
86 UNEXPIRED TERM OF THE REMOVED MEMBER.

87
88 **4.20.070 MEETINGS OF THE BOARD.**

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

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A. ALL MEETINGS OF THE BOARD WITH RESPECT TO A COMPLAINT SHALL BE CLOSED AND CONFIDENTIAL, EXCEPT THE RESPONDENT MAY REQUEST A PUBLIC HEARING.

B. OTHER MEETINGS OF THE BOARD SHALL BE OPEN AND NOTICED APPROPRIATELY.

4.20.080 CONFLICTS OF INTEREST.

A MEMBER OF THE BOARD WHO HAS A CONFLICT OF INTEREST IN ANY MATTER UNDER INVESTIGATION OR CONSIDERATION MUST DISCLOSE THE CONFLICT OF INTEREST AND SHALL NOT PARTICIPATE IN THE MATTER.]

Section 3. FNSBC 3.24.090, Assembly Ethics Committee, is added as follows:

A. There is established the Assembly Ethics Committee, which shall consist of five public members and one alternate public member, nominated by the Presiding Officer and confirmed by the Assembly.

1. The alternate member shall be a full voting member of the committee with all the rights and responsibilities thereto, except as otherwise provided in FNSBC 6.20.130(G).

2. Members of the committee shall serve terms of office of three years.

3. Members of the committee shall elect a chair at its first meeting of any calendar year in which it meets for a term through the end of that calendar year. The chair shall preside at all meetings of the committee. The chair shall represent the committee to the Assembly and the general public.

4. The committee may appoint a temporary chair in the event that the chair declines or is unable to attend such meetings.

B. Quorum.

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1. A quorum shall consist of three members of the committee who may include the alternate member.

2. In the event a quorum cannot be met due to a member's refusal to attend without excuse, the member may be removed and the seat declared vacant by a majority vote of the Assembly. The successor shall be nominated by the Presiding Officer and confirmed by the Assembly for the unexpired term of the removed member.

C. Meetings.

1. The Clerk shall schedule all committee meetings and hearings. The committee may schedule meetings or special hearings by a majority vote.

2. All meetings of the committee with respect to a complaint shall be closed and confidential, except the respondent may request a public hearing.

3. Other meetings of the committee shall be open and noticed appropriately.

D. A member of the committee who has a conflict of interest in any matter under investigation or consideration must disclose the conflict of interest and shall not participate in the matter.

Section 4. FNSBC 4.28.010, [Board of Equalization] Establishment, is amended as follows:

In accordance with AS 29.45, there is established the Board of Equalization. The board shall be composed of five regular board members and two alternate board members appointed by the [ASSEMBLY]Borough Mayor and confirmed by the Assembly. The alternate board members shall be designated by the board chairperson, as need arises, to serve in the absence or disability of regular members.

Section 5. FNSBC 4.40.030, [Economic Development Commission] Membership, is amended as follows:

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The commission shall consist of nine voting members who represent economic, political, and social interests in the Borough and demonstrate expertise in resilient and sustainable arctic economies. The membership of the commission shall be established as follows:

A. [FOUR M]Members shall be [NOMINATED]appointed by the Borough Mayor and confirmed by the Assembly.

B. [THE MAYOR OF THE CITY OF FAIRBANKS AND THE MAYOR OF THE CITY OF NORTH POLE SHALL EACH NOMINATE ONE MEMBER]. One member shall be a resident of the City of Fairbanks and one member shall be a resident from the North Pole community. The appointments of members from the cities shall be selected from a list of recommendations submitted to the Borough Mayor by the city mayors.

[B. ALL NOMINATED MEMBERS SHALL BE CONFIRMED BY MAJORITY VOTE OF THE BOROUGH ASSEMBLY.]

C. Two members shall be appointed by the Mayor, selected from nominations by the Presiding Officer of the Assembly, one member shall be an Assemblymember and one member shall be from the public. These members shall serve at the pleasure of the Presiding Officer and may be removed by the Presiding Officer without cause.

D. The Mayor [SHALL SERVE]may self-appoint himself as a member of the commission and as the commission's chair. Alternately, the Mayor may appoint a designee as member and chair of the commission.

Section 6. FNSBC 4.40.040, [Economic Development Commission] Terms, is amended as follows:

Subject to FNSBC 4.40.030, the members of the commission shall have the following terms:

A. Except the members nominated by the Presiding Officer of the Assembly, t[T]he terms of the [SIX] members [NOMINATED]appointed by the Mayor[S] and confirmed by the Assembly shall begin the first day of January and shall continue for three years, except

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that the balance of these terms shall be staggered so that two of these terms expire at the end of each year.

B. The terms of the two members ~~[APPOINTED]~~nominated by the Presiding Officer of the Assembly shall begin the first day of ~~[NOVEMBER]~~January and shall continue for one year.

C. The Mayor or their designee shall be a member of the commission throughout the Mayor's term of office as provided under FNSBC 2.04.030.

Section 7. FNSBC 4.40.070, [Economic Development Commission] Officers, is amended as follows:

A. The Mayor or their designee shall be the commission's chair throughout the Mayor's term of office as provided under FNSBC 2.04.030.

B. The commission shall annually elect a vice chair. The vice chair shall act in the absence of the chair or in the inability of the chair to act.

Section 8. FNSBC 4.52.020, [Historic Preservation Commission] Membership, is amended as follows:

The commission shall consist of seven ~~[PERSONS]~~members. The membership of the commission shall be established as follows:

A. [FOUR M]Members shall be ~~[NOMINATED]~~appointed by the Borough Mayor and confirmed by the Assembly.

B. Two members shall be residents of the City of Fairbanks ~~[AND SHALL BE NOMINATED BY THE MAYOR OF THE CITY OF FAIRBANKS. O]~~and one member shall be a resident from the North Pole community ~~[AND SHALL BE NOMINATED BY THE MAYOR OF THE CITY OF NORTH POLE]~~. The appointments of members from the cities shall be selected from a list of recommendations submitted to the Borough Mayor by the city mayors.

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C. [ALL MEMBERS SHALL BE CONFIRMED BY THE BOROUGH ASSEMBLY.] One member shall, if possible, be an architect or an architectural historian. One member shall, if possible, be an archaeologist. One member shall, if possible, be an historian.

Section 9. Effective Date. This ordinance is effective at 5:00 p.m. on the first Borough business day following its adoption.

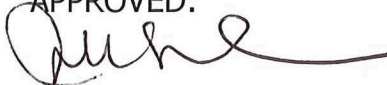
ADOPTED THE _____ DAY OF _____ 2026.

Scott Crass
Presiding Officer

ATTEST:

April Trickey, MMC
Borough Clerk

APPROVED:



Jill S. Dolan
Borough Attorney

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1 By: Patrick Roach
2 Garrett Armstrong
3 Nick Lajiness
4 Introduced: September 10, 2026
5
6

7 FAIRBANKS NORTH STAR BOROUGH

8
9 ORDINANCE NO. 2026 – 25

10
11 AN ORDINANCE AMENDING FNSBC TITLE 16 TO ADD COMMUNITY WORKFORCE
12 AGREEMENT REQUIREMENTS FOR CONSTRUCTION PROJECTS
13

14 WHEREAS, There is a shortage of skilled tradespeople in the Fairbanks
15 North Star Borough (Borough); and
16

17 WHEREAS, The Borough has a duty to secure the highest and best
18 purchasing value of Borough funds; and
19

20 WHEREAS, The use of a Community Workforce Agreement can grow the
21 construction trades workforce available for construction projects by promoting training
22 and employment in the building and construction trades, and supporting recruitment and
23 retention of workers who are entering a career in the trades throughout the duration of
24 a qualifying project; and
25

26 WHEREAS, Other local governments, including the Municipality of
27 Anchorage and City and Borough of Juneau, have recognized the benefits of Community
28 Workforce Agreements (CWA)s in developing pathways to good jobs and lifetime careers
29 in the building trades; and
30

31 WHEREAS, It is the objective of the Borough to promote cooperation,

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mitigate negative impacts on large Borough projects, minimize disruptions to Borough residents that affect health, safety and quality of life, and to ensure timely project completion; and

WHEREAS, It is the objective of the Borough to prevent workplace disruptions and expeditiously resolve workplace disputes as may arise on such projects; and

WHEREAS, These objectives can be economically and efficiently achieved by requiring an evaluation to determine whether a Community Workplace Agreement is appropriate when large construction projects paid for with Borough funds are undertaken; and

WHEREAS, Apprenticeship programs appropriately train the next generation of tradespeople to proficiently build in our sub-arctic environment, thus also reducing future energy costs; and

WHEREAS, Apprenticeship programs increase the number of proficient tradespeople in the community, and an increase in the supply of such trained tradespeople will both ultimately drive down construction costs through a larger competitive bidding pool and allow for more simultaneous construction projects to address the housing shortage; and

WHEREAS, In addition to the purposes listed above, the Borough also intends to further these important government interests through the adoption of a Community Workforce Agreement: reducing criminal recidivism; fostering employment opportunities for military veterans; increasing job opportunities for those who are socially

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or economically disadvantaged; and unifying the grievance process for large construction projects; and

WHEREAS, Research indicates that reentry employment programming significantly reduces criminal recidivism; and

WHEREAS, Fostering employment opportunities for military veterans serves the public good and honors the service of those who have served or are currently serving in the Armed Forces; and

WHEREAS, Increasing employment and training opportunities for socially or economically disadvantaged people serves to reduce dependence on public benefit programs and increases municipal-wide economic output; and

WHEREAS, Robust and clearly outlined grievance and arbitration processes eliminate confusion and increase both management and employee confidence in workplace agreements.

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

Section 1. Classification. This ordinance is of a general and permanent nature and shall be codified.

Section 2. FNSBC 16.12.090, Authority to contract, is amended as follows:
A. Every Borough contract, contract modification, or change order is subject to the prior approval of the Borough Assembly or Finance Committee of the Borough Assembly, when the amount exceeds \$200,000. The Mayor may enter into contracts, contract

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modifications or change orders without Borough Assembly or Finance Committee approval when the contract amount is not expected to exceed \$200,000. For the purposes of this section, the contract amount shall include the total of all contracts, contract modifications, and change order amounts.

B. In the event that a contract modification or change order causes the total value of the contract to exceed the signatory authorities specified above, then an information copy of the change order and/or the contract amendment will be provided to the chairperson of the Finance Committee.

C. All Borough construction projects over \$3,500,000 must be reviewed for a community workforce agreement as required by this chapter.

Section 3. A new section, FNSBC 16.12.180, Community workforce agreement requirements, is added as follows:

A. Purpose and intent. It is the intent of the Assembly that a community workforce agreement (CWA) review team review and evaluate qualifying Borough construction projects to consider if a CWA could be used to advance important interests held by the Borough. The Borough's public policy is to use CWAs to the fullest extent allowed by law.

B. Qualifying Project. A qualifying project shall be a Borough construction project, whether for renovation, new construction, expansion, or demolition, in which the costs are estimated to exceed the amount of \$3,500,000. For purposes of this subsection, "costs" shall not include the costs of Borough contract management or architectural-engineering services. The overall construction project shall not be divided into smaller components or phases with the intent of avoiding application of the CWA policy.

C. CWA Review Team. A CWA review team is established consisting of the chief of staff or designee, public works director or designee, a member of the department with the qualifying project, a representative from the Fairbanks Building and Construction Trades Council (FBCT Council), and a contractor representative. The contractor representative shall be chosen through mutual consent reached by the Associated

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General Contractors of Alaska (AGC), Mechanical Contractors of Fairbanks (MCF) and the Alaska Chapter of the National Electrical Contractors Association (NECA). The public works director shall serve as the chair of the CWA review team. A decision or recommendation of the team shall be made by a simple majority vote.

D. Procedure

1. When a department proposes a qualifying project, before the chief procurement officer (CPO) procures the construction services for the project, it shall be referred to the CWA review team. The team shall determine whether a CWA is or is not required for the project and may require a CWA if supported by the review criteria in this section. The team will issue a decision in writing that includes a description of the relationship between use of a CWA and the Borough's interests. If the team determines that a CWA is required for the project, the chief of staff shall provide the master CWA to the chief procurement officer to include in the solicitation.

2. Construction projects that do not meet the threshold amount for a qualifying project but are phases or components of a larger construction project may be referred to the CWA team by the CPO for review under this section.

E. Review criteria. The CWA review team shall consider the following factors:

1. Government interests. The government interests and Borough goals that a CWA should fulfill may include, but are not limited to, timely and efficient completion of the project, minimizing costs and delays, workplace safety, ensuring labor peace and stability, supporting and growing a qualified and competent workforce in the building and construction trades, and developing viable economic activities in the community.

2. Qualifying project characteristics. The project criteria the CWA review team should consider may include, but is not limited to, scope of the project, complexity, the unique design and construction features, specialized labor needs and volume, number and types of trades required, and timeliness considerations.

3. Impact on bidding contractors. The CWA review team shall consider the impact on bidding contractors, particularly in regard to the costs of employee benefits.

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F. The CWA included in the procurement documents may only be revised or modified upon mutual written agreement between the contractor awarded a qualifying project and the FBCT Council. The parties to the CWA shall be the contractor and the FBCT Council. All contractors and subcontractors shall, as a condition of performing work on the qualifying project, become, and remain for the duration of the qualifying project signatory to and in full compliance with the CWA. The CWA shall, at a minimum, include terms effectuating the following:

1. promote employment on the qualifying project of apprentices enrolled in bona fide apprenticeship training programs, such that apprentice hours comprise at least 15% of total contract hours;

2. encourage the employment of military veterans, members of the National Guard or reservists;

3. promote the employment of socially and economically disadvantaged members of the community;

4. encourage employment of individuals struggling with reentry into the community after leaving a state correctional facility or incarceration, to reduce recidivism, through utilization of hiring halls maintained by the FBCT Council or its member labor organizations;

5. ensure that registration on the hiring hall "out of work" lists of the Trade Council's member labor organizations shall be open to all, whether or not such individuals are members of the labor organization;

6. contain a standardized grievance and arbitration procedure to resolve alleged violations of the CWA; and

7. include a process for an oversight committee to monitor progress of the project and for resolution of project-wide issues and disputes. The oversight committee shall be composed of an equal number of representatives each from the contractor and the FBCT Council, and of one representative of the Borough. The committee shall be empowered to address project-wide issues and disputes such as project policies and work

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171 rules, project safety, compliance with hiring requirements, apprenticeship utilization, job
172 progress, and other significant issues that may affect the project. The committee shall
173 track implementation of the CWA's apprentice, military, underrepresented groups and
174 other hiring preferences and report progress to the Borough.

175
176 Section 4. Effective Date. This ordinance is effective at 5:00 p.m. on the
177 90th day following its adoption.

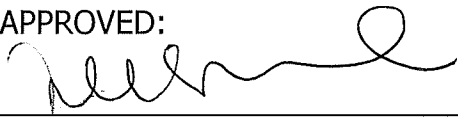
178
179 ADOPTED THE _____ DAY OF _____ 2026.

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183 _____
184 Scott Crass
185 Presiding Officer

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188 ATTEST:

189 _____
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191 April Trickey, MMC
192 Borough Clerk

188 APPROVED:

189 
190 _____
191 Jill S. Dolan
192 Borough Attorney

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