



Planning Commission Meeting Agenda

September 22, 2026 at 6:00 p.m.
Mona Lisa Drexler Assembly Chambers
Juanita Helms Administration Center
907 Terminal Street, Fairbanks, AK

A. CALL TO ORDER

B. ROLL CALL

C. MESSAGES

C.1. Communications to the Planning Commission

- C.1.a. Update from Commissioners Fisher and Muehling and Kellen Spillman, Community Planning Director, on the progress of the Regional Comprehensive Plan Update.

C.2. Citizens' Comments - limited to three (3) minutes

- C.2.a. Agenda items not scheduled for public hearing, quasi-judicial hearing, legislative hearing, or appeal
- C.2.b. Items other than those appearing on the agenda

C.3. Disclosure and Statement of Conflict of Interest for items on the consent agenda

D. APPROVAL OF AGENDA AND CONSENT AGENDA

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

E. MINUTES

- E.1. *Planning Commission meeting minutes from August 25, 2026.

F. QUASI-JUDICIAL HEARINGS

- F.1. None

G. PUBLIC HEARINGS AND LEGISLATIVE HEARINGS

G.1. **RZ2026-008**

A request by Tomas Valencia, on behalf of multiple property owners, to rezone

Lots 11-20, Block 24 and Lots 11-19A, Block 25, Northwest Portion of Hamilton Acres from Single-Family Residential (SF-10) to Multiple-Family Residential (MF). This property is located on the north side of Farewell Ave between A Street and C Street. **(Staff Contact: Sarah Bingham)**

H. REPORTS FROM COMMITTEES

- H.1. Report from Commissioner Campbell and Kellen Spillman, Community Planning Director, on the Fairbanks Area Surface Transportation (FAST) Planning Technical Committee.

I. EXCUSE ABSENT MEMBERS

J. COMMISSIONERS' COMMENTS

K. ADJOURNMENT

FAIRBANKS NORTH STAR BOROUGH
Planning Commission
August 25, 2026
6:00 p.m.

A. CALL TO ORDER

A regular meeting of the Planning Commission was held Tuesday, August 25, 2026, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

B. ROLL CALL

There were present:

Walker Ringstad	Kerynn Fisher
Eric Muehling	Jennifer Campbell
Olivia Lunsford, Vice-Chair	Kevin McKinley, Chair

Comprising a quorum of the Commission, and

Melissa Kellner, Acting Community Planning Director, Ex Officio Member
Sarah Bingham, Planner III
Rocky Esposito, Assistant Borough Attorney
Aurora Marhenke, Assistant Clerk I

Members Absent and Excused

Gregory Corbett (absent)	Olivia Rodriguez (absent)
Brittany Smart (absent)	Joseph Collier (absent)
Christopher Stepovich (excused)	

C. MESSAGES

C.1. Communications to the Planning Commission

Melissa Kellner, Acting Community Planning Director, commented on the agenda for the evening and went over the upcoming Planning Commission schedule for the next few months.

MESSAGES – continued

C.1.a. Update from Commissioners Fisher and Muehling and Kellen Spillman, Community Planning Director, on the progress of the Regional Comprehensive Plan Update.

Melissa Kellner, Acting Community Planning Director, reported that public comments had been closed, and a new draft revision of the FNSB Regional Comprehensive Plan would be available after incorporating feedback from public comments.

C.1.b. Update from Kellen Spillman, Community Planning Director, on the FNSB Flood Map Update and review of the public website at <http://fnsb.gov/cp> to include interactive Geographic Information System (GIS) maps.

Melissa Kellner, Acting Community Planning Director, reported on an extensive study of the Tanana River and the Borough's new interactive GIS floodplain map.

C.2. Citizens' Comments - limited to three (3) minutes

C.2.a. Agenda items not scheduled for public hearing, quasi-judicial hearing, legislative hearing, or appeal.

None

C.2.b. Items other than those appearing on the agenda

None

C.3. Disclosure and Statement of Conflict of Interest for items on the consent agenda

None

D. APPROVAL OF AGENDA AND CONSENT AGENDA

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

MUEHLING,
Seconded by RINGSTAD

moved to approve the agenda and consent
agenda as read.

APPROVAL OF AGENDA AND CONSENT AGENDA - continued

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

Yeses: Muehling, Campbell, Ringstad, Fisher,
Lunsford, McKinley

Noes: None

MOTION CARRIED 6 Yeses, 0 Noes

E. MINUTES

E.1. *Planning Commissions meeting minutes from July 28, 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. RZ2027-001

A request by Dirk and Heather Richard of Dollhouse LLC, on behalf of the property owners, to rezone Lots 4, 5 and 6, Phillips Subdivision Second Addition from Light Industrial (LI) with a 50-foot strip of Outdoor Recreation (OR) adjacent to the Chena River to Light Industrial with a Waterways Setback designation (WS) overlay 25 feet landward of the ordinary high water mark of the Chena River. This property is located south of Horner Court and west/south of Phillips Field Road. **(Staff Contact: Sarah Bingham)**

Sarah Bingham, Planner III, presented the staff report. Based on the staff analysis, Community Planning recommended approval.

Dirk Richard, Applicant, had no questions of staff.

Commissioners questioned staff on the following:

- Existence of a truss operation in the area; it was answered, correct.
- Hours of operation limitations; it was answered, no hours of operation limitations in the Light Industrial zone.
- Horner Court turn-a-round; it was answered, unpaved but is a dedicated turn-a-round for traffic.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

- Spot zoning; it was answered, a Waterway Protection overlay would be more likely to be a spot zone, but a Waterway Setback overlay would not be a spot zone.
- Bank stabilization; it was answered, a permit would need to be obtained from the Army Corps of Engineers for any added reinforcement to the riverbank.
- Addition of a dock; it was answered, a dock could be added after a zoning permit and floodplain permit is acquired.
- Potential changes to river navigation; it was answered, a floodplain permit would require certification that there would be no change in the Chena River's flow of water for any development in the floodway.

Dirk Richard, Applicant, provided information on the following:

- Process of purchasing the property.
- Development plans.
- Intention to maintain character and consistency of the area.

Commissioners questioned the applicant on the following:

- Understanding of setback requirements; it was answered, yes.
- Plans for pursual of development within overlay; it was answered, bank stabilization for protection from erosion only.
- Development of cabins; it was answered, will follow all rules and regulations for developing cabins.
- Sewer and water on site; it was answered, no, but intends to add lines from Golden Heart Utilities.
- Lighting; it was answered, minimal lighting similar to a residential dwelling.

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

FISHER,
Seconded by MUEHLING

moved to recommend to the Borough Assembly approval of RZ2027-001, a request to rezone Lots 4, 5 and 6 Phillips Subdivision Second Addition from Light Industrial (LI) with 50 feet of Outdoor Recreation (OR) adjacent to the Chena River to Light Industrial (LI) with a Waterway Setback (WS) overlay 25 feet landward from the Chena River ordinary high-water mark, adopting the staff report and five findings of fact in support of the approval.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

Discussion ensued on the following:

- Outdated zoning.
- Waterway setback being sufficient protection.
- Regional Comprehensive Plan and Chena Riverfront Plan.
- Supporting health and safety of the community.

VOTE ON MOTION TO RECOMMEND TO THE BOROUGH ASSEMBLY APPROVAL OF RZ2027-001, A REQUEST TO REZONE LOTS 4, 5 AND 6 PHILLIPS SUBDIVISION SECOND ADDITION FROM LIGHT INDUSTRIAL (LI) WITH 50 FEET OF OUTDOOR RECREATION (OR) ADJACENT TO THE CHENA RIVER TO LIGHT INDUSTRIAL (LI) WITH A WATERWAY SETBACK (WS) OVERLAY 25 FEET LANDWARD FROM THE CHENA RIVER ORDINARY HIGH-WATER MARK, ADOPTING THE STAFF REPORT AND FIVE FINDINGS OF FACT IN SUPPORT OF THE APPROVAL.

Yeses: Muehling, Ringstad, Fisher, Campbell,
Lunsford, McKinley

Noes: None

MOTION CARRIED 6 Yeses, 0 Noes

FINDINGS OF FACT

1. This rezone is consistent with the FNSB Regional Comprehensive Plan Urban land use designation.
2. The recommended rezone to a WS overlay 25 feet landward of the ordinary high-water mark is more consistent with the Comprehensive Plan designation and existing adjacent development than the existing OR zoning. This rezone will permit decks, docks or boat launches to be constructed with a zoning permit and floodplain permit, similar to other nearby properties north of the river.
3. The rezone conforms to the following FNSB Regional Comprehensive Plan goals:

Environmental Goal 3: To protect natural systems

Strategy 9: Support efforts to protect waterways.

Action A: Identify and preserve areas under best stewardship practices

- Replace existing Outdoor Recreational zoning along waterways with appropriate zones.

PUBLIC HEARINGS AND LEGISLATIVE HEARINGS – continued

Chena Riverfront Plan Goal 1: Recognize and restore the river as the crown jewel of the community.

Policy 1: Encourage the creation and maintenance of areas of natural and man-made beauty along the river corridor.

Policy 2: Conserve as much as feasible the integrity of the river's natural system.

Goal V: Ensure that appropriate elements of public safety, protection of private property values and river planning efforts are maintained.

Policy 2: Support appropriate comprehensive planning and zoning to achieve development that is consistent with this plan.

Objective B: Create a rational and variable river setback distance based on consideration of river erosion rates, bank stability, aesthetics and habitat.

4. The rezone conforms to the public health, safety and welfare because:
 - a. The WS zone is intended to protect the banks of rivers and waterways by prohibiting most structural development while also allowing property owners to develop structures directly related to recreational waterfront purposes.
 - b. Industrial and commercial uses within the rezone area are not permitted to direct lighting, glare and general illumination towards the residentially-zoned properties to the east and south.
5. The proposed rezone is likely a spot zone because:
 - a. The proposed rezone would contribute to a contiguous 2.5-mile length of riverbank with the same overlay designation.

H. REPORTS FROM COMMITTEES

- H.1. Report from Commissioner Campbell and Kellen Spillman, Community Planning Director, on the Fairbanks Area Surface Transportation (FAST) Planning Technical Committee.

No report was given.

I. EXCUSE ABSENT MEMBERS

None

J. COMMISSIONERS' COMMENTS

Commissioner Campbell lamented the passing of Dolly Parton and commented that her altruistic work will live on.

Commissioner Fisher commented that it had been the fastest Planning Commission meeting ever.

K. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 6:47 p.m.



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: Melissa Kellner, Deputy Director
Department of Community Planning *MK*

FROM: Sarah Bingham, Planner III
Department of Community Planning *SB*

DATE: September 22, 2026

SUBJECT: **RZ2026-008**: A request by Tomas Valencia, on behalf of multiple property owners, to rezone Lots 11-20, Block 24 and Lots 11-19A, Block 25, Northwest Portion of Hamilton Acres from Single-Family Residential (SF-10) to Multiple-Family Residential (MF). This property is located on the north side of Farewell Ave between A Street and C Street.

I. EXECUTIVE SUMMARY

The applicant has requested to rezone 19 lots on the north side of Farewell Avenue between A and C Street from Single-Family Residential (SF-10) to Multiple-Family Residential (MF). Eighty-five percent of the property owners have signed a petition to join the applicant's rezone request.

Staff support this request to rezone the subject area to MF, since it is consistent with the Regional Comprehensive Plan and is consistent with the MF-zoned properties west of A Street along Farewell Avenue.

II. GENERAL INFORMATION

Property Information	
Applicant	Tomas Valencia
Property Owner	Dora Castillo and Tomas Valencia
Rezone Area	180,000 square feet
Existing Zoning	Single-Family Residential (SF-10)
Existing Land Use	2 churches, 5 single family residences (SFRs) and 1 triplex



Proposed Zoning	Multiple-Family Residential (MF)
Comprehensive Plan	Urban Area
Flood Zone	X: Protected By Levee
Code Violations	CE 2021-23 triplex in SF-10 zone CE 2027-24 vehicles parked in alley

Adjacent Zoning/Land Use	
North	Single-Family Residential (SF-10) / SFRs
South	Two-Family Residential (TF) / duplexes & SFRs
East	SF-10 / SFRs
West	Multiple-Family Residential (MF) / 4-plexes & SFRs

Public Services	
Water & Sewer	Golden Heart Utilities
Electricity	Golden Valley Electrical Association
Police	City of Fairbanks
Fire	City of Fairbanks

Transportation	
Access	Farewell Ave, A Street, B Street, C Street and an alley
Road Type	A St, B St, C St and Farewell Ave: minor collectors
Maintenance Authority	City of Fairbanks
AADT	Farewell Avenue: 5,020 in 2025 ¹ C Street & Trainor Gate: 1,880 in 2025

Zoning History	
August 13, 1952	NW Portion of Hamilton Acres created via Plat #133-941
September 28, 1965	Annexed into the City of Fairbanks
March 28, 1968	Zoned General Residential via Ord 67-34
June 16, 1969	Zoned Restricted Residential via Ord 69-16
June 11, 1970	Zoned Restricted Residential II via Ord 70-18
April 25, 1988	Zoned to Single-Family Residential (SF-10) via Ord 88-010

Existing SF-10 Zoning Standards ²	
Permitted Uses	Single-family detached dwellings; bed & breakfast (homestay); child care (home or group home); church buildings; home occupations; market garden; neighborhood community

¹ [Annual Average Daily Traffic Counts](#)

² FNSBC 18.44

	garden; playground; small wireless facility; and urban livestock.
Conditional Uses	Bed & breakfast residence; child care center; communications tower; regional community garden; parking lot as a principal use; private neighborhood recreation center; public utility and service uses; school buildings; and trade/technical/vocational school.
Minimum Lot Size	10,000 square feet
Setback Requirement	20 feet from front lot line 5 feet from side lot line 10 feet from rear lot line
Building Height	Unlimited

Proposed MF Zoning Standards³	
Permitted Uses	Any permitted use in SF-10; two-family attached dwellings; multiple-family dwellings and bed and breakfast residence
Conditional Uses	Any conditional use in SF-10 & TF; group homes; libraries; mobile home parks; museums and art galleries; nursing homes and similar institutions; public recreation buildings and community centers; roominghouse; schools: art, music, dance, trade, business, and similar educational uses
Minimum Lot Size	5,000 square feet for a single-family detached dwelling or 7,000 square feet for a two-family attached dwelling 2,000 square feet per dwelling unit for 3 or more attached dwelling units
Setback Requirement	20 feet from front lot line 10 feet from the side and rear lot lines
Building Height	Unlimited

III. REZONE REQUEST DESCRIPTION

On August 22, 2019, the applicant's request for legal nonconforming status (grandfather rights) for the triplex on Lot 14, Block 24 within the rezone area was denied, since there was no evidence of the lot being used as a triplex before September 28, 1965. The applicant has received the signatures of 85% of the property owners within the rezone area who have agreed to change their properties' zoning district from SF-10 to MF.

Within the rezone area, there are four lots that currently have more than one dwelling unit. Two out of these four lots have received legal nonconforming status, or grandfather rights, for having more than one dwelling unit. Multiple-family dwellings were permitted within the subject area prior to 1965.

³ FNSBC 18.52

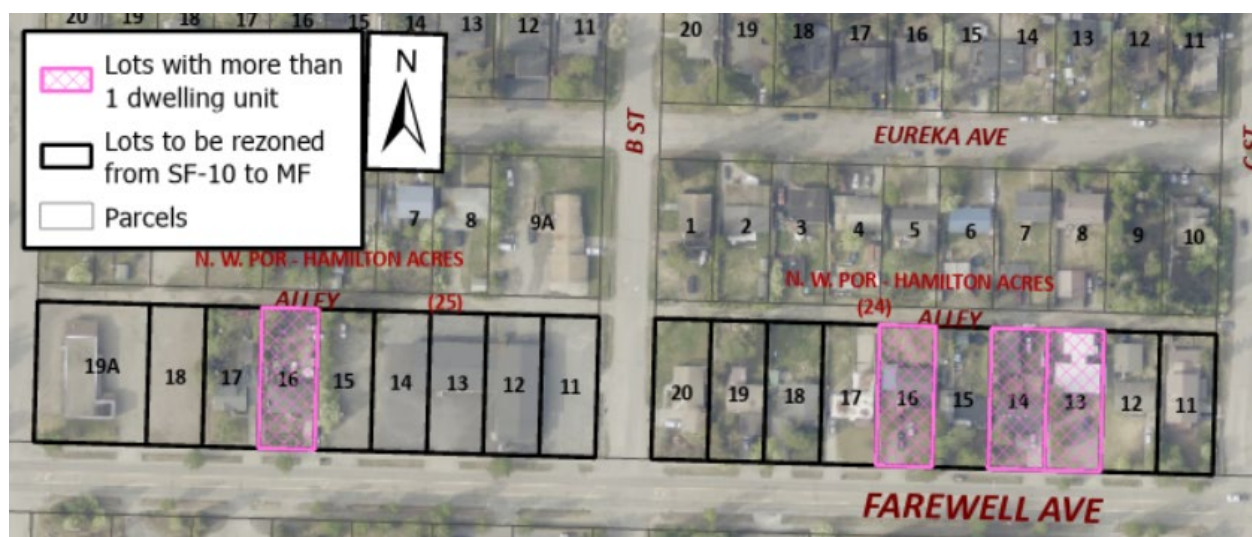


Figure 1 2026 imagery of rezone area

IV. STAFF ANALYSIS

Zoning and Land Use

The Northwest Portion of Hamilton Acres was created in 1952 when the final plat was recorded at the Fairbanks Recording District. There were no zoning standards for the rezone area until it was annexed into the City of Fairbanks in 1965, so there was no limit to the number of dwelling units on one lot. After annexation, the rezone area was zoned General Residential, which permitted a maximum of two dwelling units per lot. The area was rezoned to further limit the number of dwelling units per lot to one in 1969.

The block west of A Street is zoned MF and has been developed with one fourplex per lot. These lots were created at the same time as the lots in the rezone area. The MF zone is "intended for high density residential development provided through a variety of housing types... where community sewer and water systems are available." The number of dwelling units permitted is dependent on the lot's size.

The blocks south of Farewell Avenue are zoned Two-Family Residential (TF) which permits either one or two dwelling units per lot depending on the lot's size. A lot with a single-family detached dwelling requires at least 5,000 square feet and a lot with a duplex requires a total of 7,000 square feet.

Traffic and Trip Generation

According to the FNSB Transportation Planner, the rezone area consists of 12 lots with 18 dwelling units currently, which generate approximately 134 one-way trips per day. If rezoned to MF and each residential lot was developed with a multiple family dwelling, the total dwellings permitted to be developed would be four per lot for a total of 48 dwelling units. Adding 48 dwelling units would increase the total number of one-way trips to

approximately 279 per day, increasing the number of vehicular trips by 48% on the adjacent street.

While this rezone has the potential to increase vehicular traffic in this area, all adjacent streets are classified as minor collectors, which “typically carry between 2K and 5K vehicles per day and connect to higher order classified roads like...3rd Street, a Major Collector, and... Trainor Gate Road, another Major Collector.”⁴ Although Farewell Avenue has slightly more than 5,000 vehicular trips just west of A Street, “as we move east traffic peels off onto intersecting streets and by the time the roadway gets just past S Street traffic volumes have dropped significantly to slightly more than 2,000 vehicles per day... Additionally this area of Farewell Avenue is fortunate to have full alley access behind the lots.”⁵

This area is also directly adjacent to three MACS transit stops between A and C Streets offering residents alternatives to private vehicle travel. Farewell Avenue has sidewalks on both sides of the street to provide safe walkways for pedestrians as well.

Since the City of Fairbanks⁶ maintains the streets and alleys adjacent to this area, staff contacted them to comment about this rezone request. They responded with no concerns or objections to this rezone request, stating, “(s)hould the rezone be approved, Farewell Avenue can absorb the impacts of it and the issues with parking can be resolved through on-site maneuverability, and alleyway access.”⁷

Comprehensive Plan Designations

The subject area is designated as Urban in the Regional Comprehensive Plan (RCP), which is described as an “(a)rea that is served or can be served with community water and sewer, and contains the most intensive residential, commercial and industrial development.”⁸ It is an area intended to have a high level of public improvements available including water and sewer, public road maintenance, fire/medical services, community police protection, telephone, and power.

The applicant’s request to rezone the subject area to MF is supported by the following comprehensive plan goals:

RCP 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 A: Designate residential areas on the Comprehensive Plan map.

- Provide different housing types, densities and costs

⁴ Attachment 8: Agency comments – FNSB Transportation Planner

⁵ Attachment 8: Agency comments – FNSB Transportation Planner

⁶ Attachment 8: Agency comments – City of Fairbanks

⁷ Attachment 8: Agency comments – FNSB Transportation Planner

⁸ Regional Comprehensive Plan page 15

Rezoning the subject area to the MF zone would allow the existing twelve residential properties to add more dwelling units through obtaining a zoning permit, rather than being limited to one dwelling per lot. Zoning permit applications for multiple-family residences are reviewed administratively to ensure that the new use and/or structure would continue to meet the standards in Title 18. For multiple-family residences, there needs to be at least one parking space per dwelling unit and sufficient room for vehicles to turn around on the lot without having to back onto Farewell Avenue for a zoning permit to be approved.

Action B: Encourage a mix of lot sizes

- Address compatibility of the surrounding community, conformance with natural systems, and availability of public or private water/sewer facilities.

Most of the lots north of Farewell Avenue are smaller than 10,000 square feet, the minimum lot size for the SF-10 zone. These property owners either have received or are able to apply for grandfather rights. This rezone would decrease the minimum lot size for the lots within the rezone area, and these lots would become conforming with the MF zone's minimum lot size standards. All of these lots have utility-provided sewer and water facilities.

RCP Land Use Goal 4: To enhance development opportunities that minimize public and private costs, both initial and long-term.

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.

One of the limitations housing developers face is the cost of expanding utility lines to their housing developments. Many property owners with a single-family residence have expressed to staff an interest in adding more dwelling units to their lot. This rezone would enable these property owners to add more dwelling units in an area with existing utilities and in a way that would conform with zoning standards.

RCP Transportation and Infrastructure Goal 2:

Strategy 9: Encourage safe and full utilization of available public utilities (i.e. public water and sewer services)

Action A: Encourage optimal development where public water and sewer exist.

Staff contacted the utility companies that serve the rezone area about this rezone request on August 20, 2026. One company commented that they did not have any objection to this rezone application. Since this area is served by Golden Heart Utilities, Golden Valley Electric Association, Interior Gas, ACS and GCI, this rezone would enable more dwelling units to utilize the existing utility services.

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

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

The applicant's request for MF is consistent with the Urban Area land use designation. It is supported by RCP Land Use Goal 1, Strategy 2; Goal 3, Strategy 7; and Transportation and Infrastructure Goal 2, Strategy 5, as discussed above.

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

Although the rezone could increase traffic on adjacent roads, those roads are designed to accommodate the additional volume. Additionally, Farewell Avenue has been developed with sidewalks and bus stops which provide alternatives to private vehicle travel.

VI. PUBLIC NOTICE

The Department of Community Planning mailed 426 Dear Property Owner (DPO) notices on August 21, 2026. As of publishing, staff has received two written comments from individuals opposing this request who cited concerns with increased traffic or having more rentals in the area, while two other members of the public had general inquiries but no comments about this rezone request.⁹ Three public hearing notification signs were posted on September 2, 2026, complying with FNSBC 18.104.010(C)(3).¹⁰

VII. AGENCY COMMENTS

Community Planning contacted the following agencies for comments (**Attachment 5**):

- a. City of Fairbanks
- b. Golden Valley Electric Association (GVEA)
- c. Golden Heart Utilities
- d. FNSB Long Range Planner
- e. FNSB Transportation Planner

⁹ Attachment 7: Public comments log & written comment

¹⁰ Attachment 9: Sign Posting Affidavit

VIII. 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 proposed rezone area is within the Urban Area in the RCP, which is primarily intended for areas with "a high level of public improvements" such as a community water and sewer system, and is located along a MACS transit bus line and three bus stops on Farewell Avenue, giving residents another transportation option.

This rezone has the potential to double the amount of dwelling units permitted on the subject lot and is consistent with RCP Land Use Goals 3 and 7 and Transportation and Infrastructure Goal 2, as described above.

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

The MF zone allows for all the same permitted and conditional uses as the SF-10 zone with the addition of a duplex or multiple-family dwelling depending on the lot size as a permitted use. The lots south of Farewell Avenue are zone Two-Family Residential, which has the same minimum lot size standards for single-family detached dwellings and duplexes as the MF zone. The MF zone continues to be compatible with the Comprehensive Plan designations and is consistent with the nearby MF-zoned properties.

Multiple-family dwellings would be required to provide enough on-site parking and vehicular maneuverability to ensure safe vehicular access on to Farewell Avenue. Lots with only one or two dwelling units are not required to meet the off-street parking requirements in Title 18, so the ten lots within the rezone area with less than three dwelling units are not required to provide space for vehicle maneuverability. Developments that meet the off-street parking requirements in Title 18 decrease the likelihood of traffic accidents on adjacent roads.

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. This rezone application expands the MF zone west of A Street. The size of the area of the rezone is a little more than four acres and increases the size of the MF zone to be a little more than 22 acres. It would not permit uses that are totally different from the uses in the SF-10 zone.

IX. SITE VISIT

A site visit was conducted and pictures¹¹ were taken on September 3, 2026.

X. RECOMMENDATION

Based on the staff analysis above, the Department of Community Planning recommends approval of this rezone request.

XI. 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. This MF zone is consistent with the FNSB Regional Comprehensive Plan land use designation of Urban area because it allows for an increase of residential density along minor collector roads and an alley with the ability to absorb the increase of vehicular traffic from multiple-family dwellings.
2. The rezone to MF conforms to the following FNSB Regional Comprehensive Plan goals:

RCP 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 A: Provide different housing types, densities and costs

Action B: Encourage a mix of lot sizes

RCP Land Use Goal 4: To enhance development opportunities that minimize public and private costs, both initial and long-term.

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

RCP Transportation and Infrastructure Goal 2: To have sufficient public utilities and infrastructure to meet existing and future goals

Strategy 9: Encourage safe and full utilization of available public utilities (i.e. public water and sewer services).

¹¹ Attachment 6: Site Visit Pictures

Action A: Encourage optimal development where public water and sewer exist.

3. The rezone conforms to the public health, safety and welfare because:
 - a. The MF zone and the SF-10 zones share the same permitted and conditional uses with the only difference of adding a duplex or multiple-family residence as a permitted use to a lot depending on its size.
 - b. Multiple-family dwellings are required to provide adequate on-site parking and space for vehicle maneuverability, decreasing the likelihood of a traffic accident on the adjacent roads.
 - c. Farewell Avenue, A Street, B Street and C Street are minor collector roads and have the capacity to absorb the impacts of this rezone.
4. The proposed rezone is likely not a spot zone because:
 - a. The rezone is consistent with the Regional Comprehensive Plan land use designation, as well as Land Use Goals 3 and 4, and Transportation and Infrastructure Goal 2.
 - b. The rezone area is adjacent to the nearest MF-zoned properties west of A Street.

DRAFT PLANNING COMMISSION MOTION:

I move to recommend approval of RZ2026-008, rezoning Lots 11-20, Block 24 and Lots 11-19A, Block 25, Northwest Portion of Hamilton Acres from Single-Family Residential (SF-10) to Multiple-Family Residential (MF).

Attachment 1: Complete Application

Attachment 2: Sign Posting Affidavit

Attachment 3: Zoning Map

Attachment 4: Regional Comprehensive Plan Map

Attachment 5: Transportation Map

Attachment 6: Site Visit Pictures

Attachment 7: Public comments log & written comment

Attachment 8: Agency comments



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

For Office Use Only	
Received By:	AKM
Receipt No.:	557052
Sign #:	
Proposed Meeting Date	9/22/26
Date Submitted:	
RECEIVED	
AUG 13 2026	

REZONE APPLICATIONFile #. RZ 2026-008☒ **REZONE**☐ **REZONE WITH SPECIAL LIMITATIONS**

COMMUNITY PLANNING

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:	Tomas J Valencia	Name:	Tomas J. Valencia
Business Name:		Mailing Address:	
Mailing Address:	P.O Box 74042	City, State Zip:	
City, State Zip:	Fairbanks, AK, 99707	Phone:	
Phone:	Cell: [REDACTED]	Cell:	[REDACTED]
E-mail:	[REDACTED]	E-mail:	[REDACTED]

Property Information:	
Property Description (Lot, Block, Subdivision /TL, Sec, Township Range):	
LOTS 11-20 Block 24 and Lots 19A-11 Block 25, Hamilton Acres 0060	
Street Address:	Size:
224 Farewell Ave	9,000 sq ft Acres Hamilton
Parcel Account Numbers (PAN):	Existing Use:
see attached narrative	Residential Triplex
Existing Zone:	Proposed Zone:
Single-family	Multiple-family
Comprehensive Plan Designation:	
Urban (100%) Urban Boundary (100%)	

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

APPLICANT SIGNATURE: _____

DATE: 8/13/26

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 2027\Applications\Application_Rezone

Rezoning Narrative Letter

Property Address: Lots 11-20, Block 24; Lots 11-19A, Block 25

Current Zoning: Single-Family Residential (SF-10)

Requested Zoning: Multiple-Family Residential (MF)

Rezone Area PANs: 72974, 72982, 72991, 73008, 73016, 73024, 73032, 73041, 73059, 73067, 73164, 73172, 73181, 73199, 73202, 73211, 73229, 73237, 73245

1. Why the Existing Zone is Unsatisfactory

The existing SF-10 zoning does not fully reflect the residential character and development potential of the proposed rezone area. The area is within an established residential neighborhood and is adjacent to existing Multiple-Family Residential (MF) zoning west of A Street.

The property owners desires to maintain and provide additional dwelling units where existing infrastructure can support increased residential use. Rezoning the area to MF would allow additional housing opportunities and more efficient use of properties within an established area, subject to applicable Borough requirements.

2. Conformance with the FNSB Regional Comprehensive Plan

The proposed rezoning is consistent with the goals of the Fairbanks North Star Borough Regional Comprehensive Plan by supporting residential infill, efficient use of existing infrastructure, and additional housing opportunities within an established urban area.

The rezone area is adjacent to an existing MF zone west of A Street. Extending MF zoning into the proposed rezone area would be consistent with the surrounding zoning pattern and would support additional residential development where roads, utilities, and public services are already available.

3. Protection of Public Health, Safety, and Welfare

The proposed rezoning is not expected to negatively impact public health, safety, or welfare. The rezone area is located along Farewell Avenue, which carries more traffic than the SF-10 residential area to the north. This location can accommodate additional residential use without directing increased traffic through the SF-10 neighborhood.

Future development within the rezone area would be required to comply with applicable MF development standards. The MF zone requires buildings to be set back 20 feet from the front lot line and 10 feet from the side and rear lot lines.

Residences with more than two dwelling units are also required to meet the off-street parking standards in FNSBC 18.96.060. These requirements help ensure that future residential development provides appropriate parking and minimizes impacts on surrounding streets and neighboring properties.

Overall, the proposed MF zoning would allow additional housing in an established area while ensuring that future development complies with Borough standards intended to protect neighboring properties and the surrounding community.

We respectfully request that the Borough considers our application to rezone this portion of Farewell Avenue to Multi-Family Residential (MFR). This change will formally recognize the property's existing configuration , ensure ongoing compliance with Borough regulations, and help meet the regions long term housing goals.

Please feel free to contact us with any questions or additional information.

Sincerely

Tomas Valencia



[Handwritten signature]

Dora Castillo



[Handwritten signature]

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Block 24 Lot 11-20, Block 25 Lot 11-19A
FROM SF10 ZONE
TO mF ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

Rachael Monice
Signature

Hamilton Acres Block 24, lot 16
Property Description (Subdivision, Lot & Block)

Rachael Monice
Printed Name

208 Farewell Ave
Mailing Address

[Signature]
Signature

218 Farewell Hamilton Acres Block 24 lot 16
Property Description (Subdivision, Lot & Block)

David Peluns - Messer
Printed Name

790 Pelican Way
Mailing Address

[Signature]
Signature

Hamilton Acres, Block 24, Lot 20
Property Description (Subdivision, Lot & Block)

Stewart Thompson
Printed Name

301 B Street
Mailing Address

[Signature]
Signature

Hamilton Acres, Block 25, Lot 16
Property Description (Subdivision, Lot & Block)

Orville S Williams
Printed Name

116 Farwe Avenue
Mailing Address

Crystal Hall
Signature

Property Description (Subdivision, Lot & Block)

Crystal Hall
Printed Name

302 C St
Mailing Address

Signature

Printed Name

Property Description (Subdivision, Lot & Block)

Mailing Address

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W:\Community Planning\Admin\Forms & Handouts\FYE 2025\Applications\Application_Rezone

REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Block 24 Lot 11-20, Block 25 Lot 11-19A
FROM SF 10 ZONE
TO MF ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.

[Signature]
Signature

Hamilton acres, Lot 12, Block 24
Property Description (Subdivision, Lot & Block)

[Signature]
Signature

Hamilton Acres Block 25, Lot 11/5
Property Description (Subdivision, Lot & Block)

[Signature]
Signature

Hamilton Acres Block 25, Lot 17
Property Description (Subdivision, Lot & Block)

[Signature]
Signature

Hamilton Acres, Block 25, Lot 19A-18
Property Description (Subdivision, Lot & Block)

[Signature]
Signature

Hamilton Acres, Block 24, Lot 15
Property Description (Subdivision, Lot & Block)

[Signature]
Signature

Hamilton Acres, Block 24, Lot 17
Property Description (Subdivision, Lot & Block)

Patricia Jones
Printed Name

234 Farewell Ave
Mailing Address

Ron Sonnenborn
Printed Name

138 Farewell Ave
Mailing Address

Lynda McGilvary
Printed Name

112 Farewell Ave
Mailing Address

Eugene Redden
Printed Name

100 Farewell Ave.
Mailing Address

Josh Gates
Printed Name

220 farewell ave.
Mailing Address

Robert Vining
Printed Name

212 FAREWELL AVE
Mailing Address

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W:\Community Planning\Admin\Forms & Handouts\FYE 2025\Applications\Application_Rezone

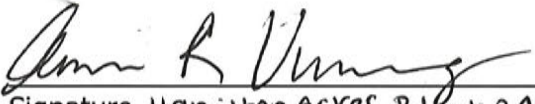
REZONE PETITION FORM

WE THE UNDERSIGNED JOIN IN REQUESTING AND AUTHORIZE
REZONING OF Block 24 lot 11-20, Block 25 11-19A
FROM SF-10 ZONE
TO MF ZONE.

ALL BLANKS MUST BE COMPLETED AND LEGIBLE.


Signature
Hamilton acres, Lot 12, Block 24
Property Description (Subdivision, Lot & Block)

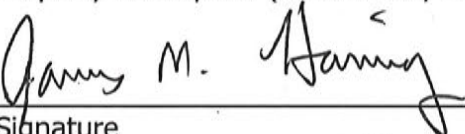
Adante Jones
Printed Name
234 farewell Ave
Mailing Address


Signature Hamilton Acres, Block 24, lot 17
Property Description (Subdivision, Lot & Block)
212 Farewell Ave
Property Description (Subdivision, Lot & Block)

ANN R VINING
Printed Name
212 Farewell Ave
Mailing Address


Signature
Hamilton acres, lot 17, Block 25
Property Description (Subdivision, Lot & Block)

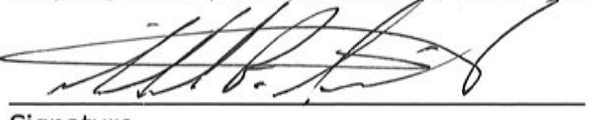
Mitchell Joe McGilvary
Printed Name
112 Farewell Avenue
Mailing Address


Signature
Hamilton Acres Block²⁵ 11-15
Property Description (Subdivision, Lot & Block)

James M. Haring
Printed Name
138 Farewell AVE., Fairbanks, AK 99701
Mailing Address


Signature
Hamilton Acres Block 25 - Lot 19A/B
Property Description (Subdivision, Lot & Block)

Wayne B. Putnam
Printed Name
100 Farewell AVE
Mailing Address


Signature
208 Farewell Ave
Property Description (Subdivision, Lot & Block)
Hamilton acres Block 24, Lot 19

Morisk, Michael P.
Printed Name
208 Farewell Ave, Fairbanks, AK 99701
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 2027\Applications\Application_Rezone

Post By:

9/2/2026

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, Tomas Valencia M., being first duly sworn, depose and state that:

1. I have submitted an application identified as RZ2026-008.
2. I have posted and will maintain public notice sign # V,Z,FF 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 9/2/2026 (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



Signature

(Print Name and Address of Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME on this 3 day of September, 2026

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.



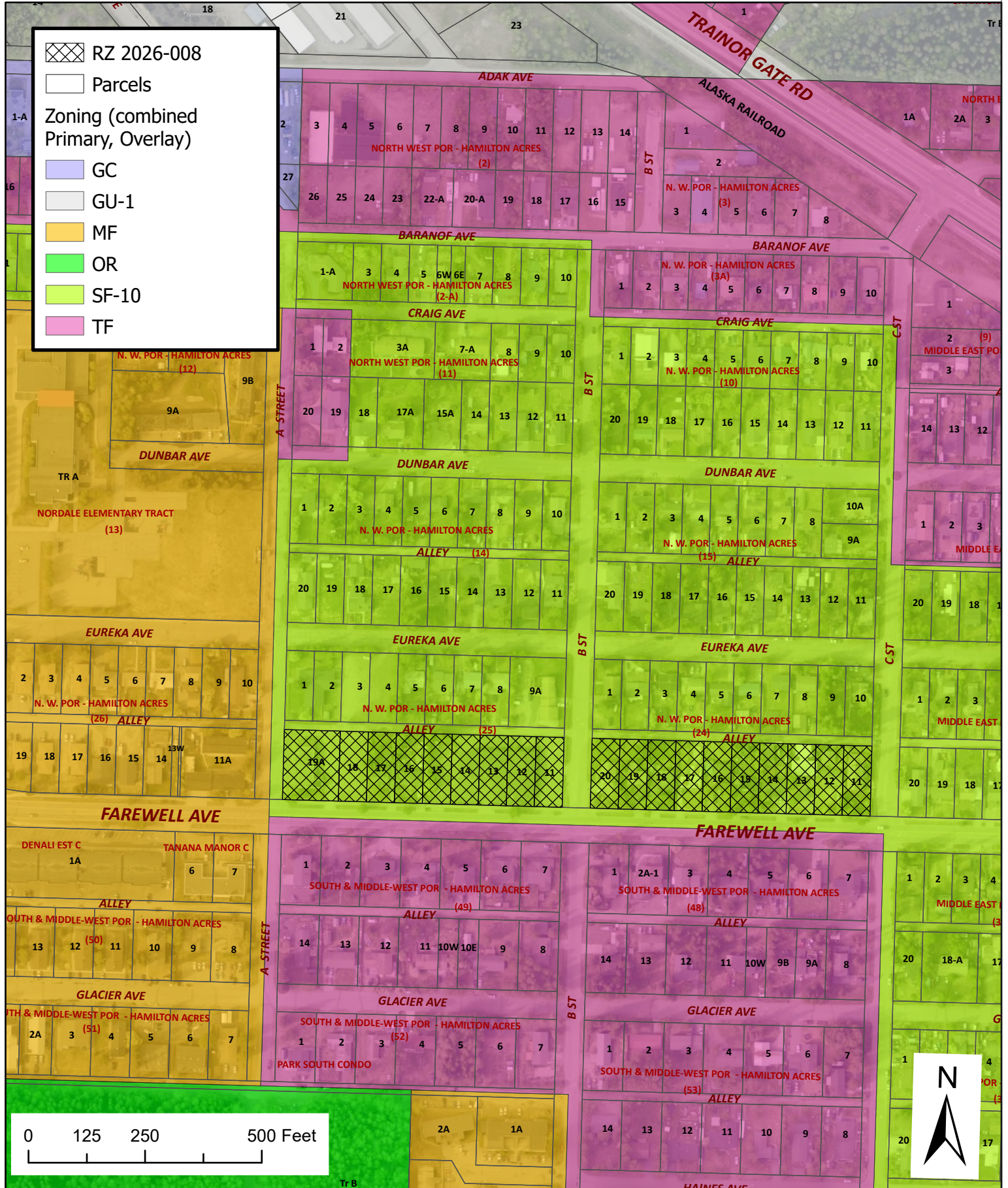




Fairbanks North Star Borough

Attachment 3

Zoning Map





Fairbanks North Star Borough

Attachment 4

Regional Comprehensive Plan Map



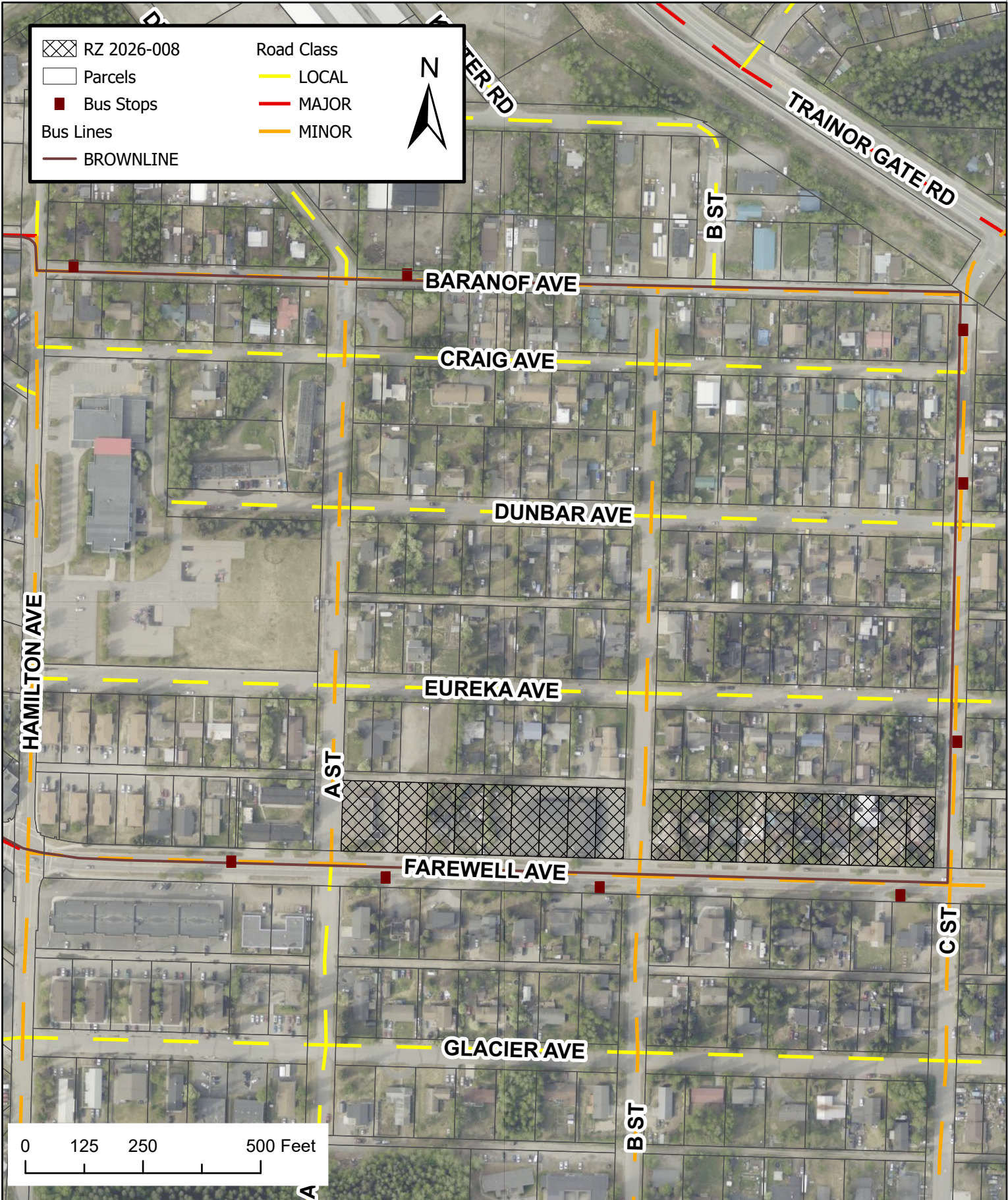
0 125 250 500 Feet





Fairbanks North Star Borough

Transportation Map





Multiple family residences west of A Street





Top: Looking south at the Farewell Avenue and A Street intersection from the northern alley

Bottom: Looking east on Farewell Avenue from the A Street intersection

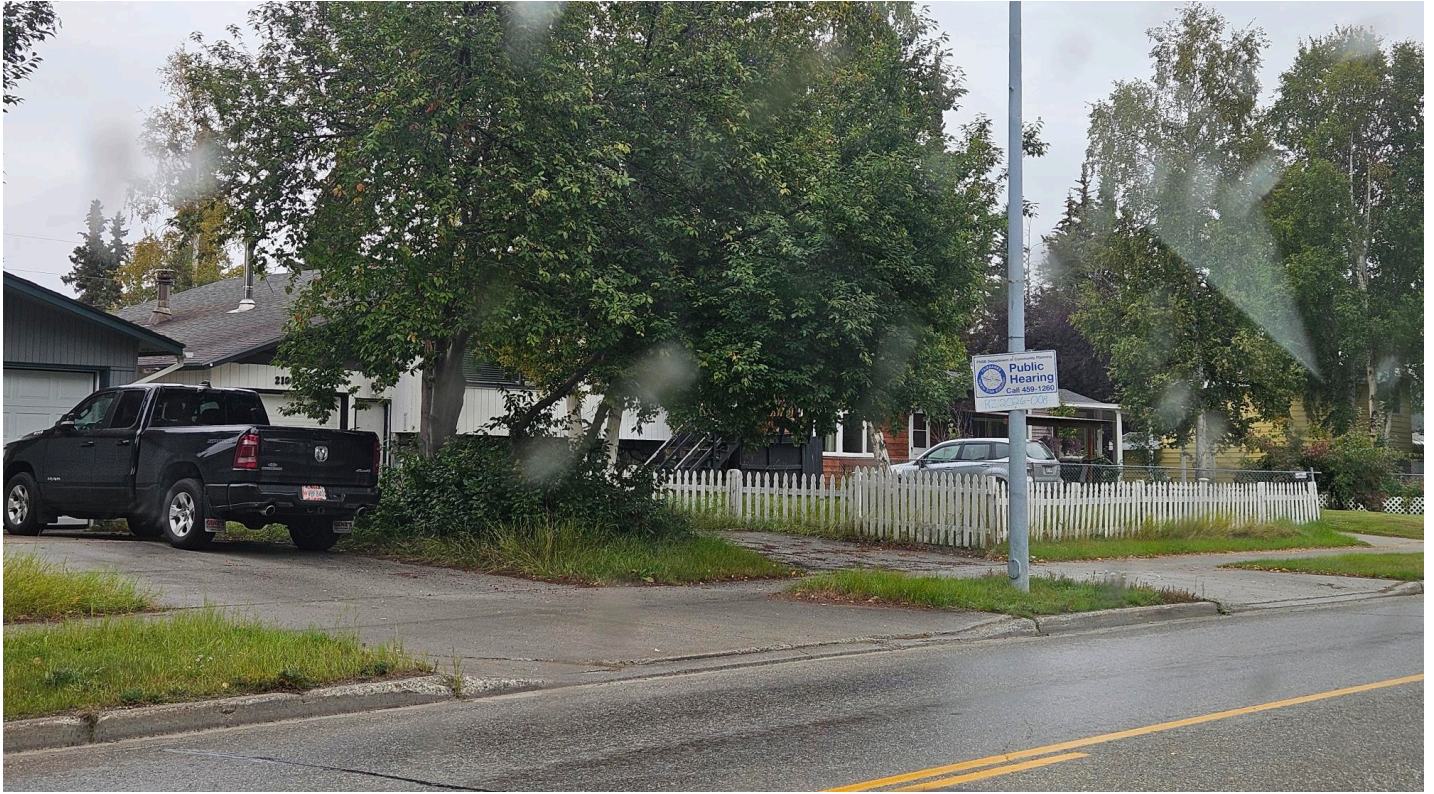




Top: Looking west on Farewell Avenue from the B Street intersection

Bottom: Looking east on Farewell Avenue from the B Street intersection





Top: Public hearing sign posted on the north side of Farewell Avenue, just east of B Street

Bottom: Sidewalk on the south side of Farewell Avenue





Top: Looking west on Farewell Avenue from the C Street intersection

Bottom: Looking north on C Street





Top: Alley north of rezone area between Farewell & Eureka Avenue

Bottom: Intersection of D Street & Farewell Avenue look east towards the rezone area



Page 38 of 48

31 AUG 2026PM 1 11

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED
STATES

RECEIVED

SEP 03 2026

COMMUNITY PLANNING

BUSINESS REPLY LABEL

FIRST-CLASS MAIL PERMIT NO. 118 FAIRBANKS, ALASKA

POSTAGE WILL BE PAID BY ADDRESSEE

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 RZ2026-008, a request by Tomas Valencia, on behalf of multiple property owners, to rezone Lots 11-20, Block 24 and Lots 11-19A, Block 25, Northwest Portion of Hamilton Acres from Single-Family Residential (SF-10) to Multiple-Family Residential (MF). This property is located on the north side of Farewell Ave between A Street and C Street.

You are being notified as required by code because your property is within 1000 feet of the request. The public hearing on this request will be held at or after **6:00 pm, Tuesday, 9/22/2026 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 <https://www.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 459-1260. Additional information on the request, including a staff report, will be available online a minimum of five days before the hearing at <https://www.fnsb.gov/meetings>

FOLD ON THIS LINE

Property Owner:

GALLAGHER

Address or Lot/Block/Sub:

207 D STREET 99701

Comments:

DO NOT PUT REINTAK IN THE AREA.
IF YOU ARE DOING TOWNHOUSES OR
CONDOS MAKE SOME UNITS WHEEL CHAIR
USABLE, NOT JUST ENTRANCES BUT WIDE
POORWAYS, HALLWAYS AND BATHROOMS.

31 AUG 2026PM 11

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED
STATES

RECEIVED

SEP 03 2026

COMMUNITY PLANNING

BUSINESS REPLY LABEL

FIRST-CLASS MAIL PERMIT NO. 118 FAIRBANKS, ALASKA

POSTAGE WILL BE PAID BY ADDRESSEE

DEPARTMENT OF COMMUNITY PLANNING
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:

*George T Lampe Revocable Trust*Trustee: *George T Lampe*

Address or Lot/Block/Sub:

Block 23 Lots 15, 16

Comments:

*I am against this request to rezone
It will devalue properties in the sub-division increase
traffic on Farewell Ave, danger to all!*



Farewell Ave

From Donald Galligan <Donald.Galligan@fnsb.gov>

Date Fri 2026-09-04 11:45 AM

To Sarah Bingham <sarah.bingham@fnsb.gov>

There is a request for a rezone from SF 10 to MF on the northern two blocks of Farewell Avenue between A and C streets. There are currently several violations of the zoning code, and this is being pursued in an effort to make several properties that are currently out of compliance, compliant with the requested rezone. There are some potential issues with traffic and parking that can be resolved with careful planning and zoning permit review should the rezone go through.

Functional classification is how roads are categorized by their features, the amount of traffic they carry, and their place in moving traffic onto busier roads. Farewell Avenue is classified as a Minor Collector. This type of roadway combines the need for mobility with the need for access. They typically carry between 2K and 5K vehicles per day and connect to higher order classified roads like Major Collectors and Arterials. On the west side Farewell Avenue connects to 3rd Street, a Major Collector, and on the east side Farewell Avenue connects to Trainor Gate Road, another Major Collector.

With the exceptions of either end, Farewell Avenue connects to primarily other Minor Collectors. A, B, C, D, & F Streets are all Minor Collectors. South of Trainor Gate Farewell Avenue is the only east-west street that is classified as a collector with all other east-west streets being local roads, making Farewell Avenue a primary route to get into Hamilton Acres.

That is substantiated by Traffic volumes in the area of the rezone application. Farewell Avenue between A Street and C Street has between 5,000 vehicles per day, and 2,000 vehicles per day. As you enter the A Street intersection Farewell Avenue has slightly more than 5,000 vehicles per day, as we move east traffic peels off onto the intersecting streets and by the time the roadway gets just past C Street traffic volumes have dropped significantly to slightly more than 2,000 vehicles per day.

This is a significant amount of traffic. Lets compare it to several other streets in the area. Trainor Gate Road has between 6,000 and 7,000 vehicles per day, 3rd Street has between 5,000 and 9,000 vehicles per day, and by comparison, Eureka Avenue just one block north of Farewell Avenue only has approximately 100^[1] vehicles per day. So you can see there is a significant decrease in traffic once you turn off of the collector roads onto the local roads.

This area between A Street and C Street there are 12 residential lots with 18 housing units on them. The lot size of every residential lot is 9000 square feet. In the FNSB zoning code there needs to be a total of 2000 square feet of lot space per dwelling unit. Thus, the highest number of units for these 12 lots could be 48 total units. What is the impact to traffic for these 48 dwelling units?

Using the Institute of Traffic Engineering Trip Generation Manual 9th Edition, there is a difference between single family trip generation and multi-family trip generation. The numbers tell the story.

For the existing trip generation as currently configured there are 8 single family units which have a daily trip generation of 9.52 trip ends per day, that equates to approximately 76 trip ends per day.

There are currently 10 multi-family units that have an overall trip generation of 5.81 trip ends per day. This equates to approximately 58 trip ends per day. Totalling 134 trip ends per day as the area currently exists.

As noted previously as currently configured each residential lot could convert to apartment units, which would total 48 units possible. Taking the extreme case scenario that all lots would convert to 4-plexes this would result in a total of approximately 279 trip ends per day, or a total of 145 new trip ends per day. On a road like Farewell Avenue, a 3-lane minor collector, this amount of new traffic could be absorbed without increasing congestion or impeding the traffic stream.

Parking requirements for a multifamily structure require one parking space on-site for each residential unit. There is no backing onto Farewell Avenue without the City of Fairbanks Engineer's approval. On a road like Farewell Avenue backing onto it is truly an unsafe maneuver. It would be unlikely that the City Engineer would approve such a maneuver, so that being a condition, if parking is off of Farewell Avenue, there must be a place to maneuver on-site so cars can enter the traffic stream in a forward moving direction. Additionally this area of Farewell Avenue is fortunate to have full alley access behind the lots. If parking were to be from the alley there is no requirement for backing into the alley. It is a fully permissible movement.

Should the rezone be approved, Farewell Avenue can absorb the impacts of it, and issues with parking can be resolved through on-site maneuverability, and alleyway access.

Donald C. Galligan, Jr. AICP | Planner IV—Transportation
[Fairbanks North Star Borough](#) | [Community Planning](#)
907.459.1272 (direct) | 907.459.1260 (department)
donald.galligan@fnsb.gov |

^[1] All traffic Counts were obtained from the Alaska Department of Transportation.



Re: Requesting for comments on RZ 2026-008 (south 1/2 of Blocks 24 & 25, Hamilton Acres)

From George Deal <sdeal@interiorgas.com>
Date Mon 2026-08-24 11:09 AM
To Sarah Bingham <sarah.bingham@fnsb.gov>
Cc esudduth@interiorgas.com <esudduth@interiorgas.com>

Good Morning Sarah,

IGU has no objection or comment on this one. Thank you for the heads up!

George Deal
Director of Operations



sdeal@interiorgas.com
(907) 328-7557
www.interiorgas.com
2525 Phillips Field Rd

On Thu, Aug 20, 2026 at 1:32 PM Sarah Bingham <sarah.bingham@fnsb.gov> wrote:

Good Afternoon,

We have received a rezone application from Tomas Valencia on behalf of multiple property owners, to rezone Lots 11-20, Block 24 and Lots 11-19A, Block 25, Northwest Portion of Hamilton Acres from Single-Family Residential (SF-10) to [Multiple-Family Residential \(MF\)](#). This property is located on the north side of Farewell Ave between A Street and C Street.

If approved, this request would increase the allow these lots to be developed with more than one dwelling per lot. The total number of dwellings per lot depends on the lot's size. The side-yard setback would also increase from 5 to 10 feet.

Please submit any comments or concerns that you believe will help the Planning Commission consider this application thoroughly to me by noon Wednesday (9/2).

Kind Regards,

Sarah Bingham
Planner III | FNSB Community Planning
907-459-1260 | sarah.bingham@fnsb.gov

Common sense is not common.

RE: Request for comments for RZ2026-008 (Farewell Ave - Hamilton Acres)

From Michael Sanders <MSanders@Fairbanks.gov>

Date Fri 2026-08-21 8:06 AM

To Sarah Bingham <sarah.bingham@fnsb.gov>

Cc Kellen Spillman <kellen.spillman@fnsb.gov>; Melissa Kellner <melissa.kellner@fnsb.gov>; Grier Hopkins <Grier.Hopkins@fnsb.gov>; Mindy O'Neill <moneall@fairbanks.gov>

Good morning Ms. Bingham,
None of our Department Heads have any concerns about this change. Thanks for checking!
Have a great day,
Mike



Mike Sanders

Chief of Staff | City of Fairbanks

Phone: 907-459-6760 **Mobile:** 907-687- 2362

Email: msanders@fairbanks.gov **Web:** www.fairbanks.gov

Address: 800 Cushman Street, Fairbanks, AK 99701

From: Sarah Bingham <sarah.bingham@fnsb.gov>

Sent: Thursday, August 20, 2026 3:27 PM

To: Michael Sanders <MSanders@Fairbanks.gov>

Cc: Kellen Spillman <kellen.spillman@fnsb.gov>; Melissa Kellner <melissa.kellner@fnsb.gov>; Grier Hopkins <Grier.Hopkins@fnsb.gov>

Subject: Request for comments for RZ2026-008 (Farewell Ave - Hamilton Acres)

You don't often get email from sarah.bingham@fnsb.gov. [Learn why this is important](#)

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

Hi Mr. Sanders,

I'm reaching out today because we have received the rezone application (see attachment) in the Hamilton Acres neighborhood. This application is to rezone the south half of Blocks 24 and 25 from Single-Family Residential (SF-10) to [Multiple-Family Residential \(MF\)](#). This property is located on the north side of Farewell Ave between A Street and C Street.



We wanted to see if you and any of your department heads wanted to have a meeting on this. We could talk through everything the applicant has submitted and the zoning regulations of the proposed zone. This will give you an opportunity to consolidate any comments from your staff and send. Let us know if this sounds like a good idea and we'd be happy to accommodate. We'd like to get comments back by September 2nd if possible. If you send me over a few dates and times I'm sure we can make something work.

Please feel free to invite any of your staff to the meeting.

Kind Regards,

Sarah Bingham

Planner III | FNSB Community Planning
907-459-1260 | sarah.bingham@fnsb.gov

Common sense is not common.

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

RE: Questions about alley maintenance

From Timothy Zinza <TZinza@Fairbanks.gov>

Date Fri 2026-09-04 2:54 PM

To Sarah Bingham <sarah.bingham@fnsb.gov>

Hi Sarah,

See responses below. We do still enforce rules in an alley, despite not maintaining them. If someone is blocking an alley, I have sent them letters and told them to stop. If they have cars in an alley that are limiting access, I can have them towed. If they build out into the alley, we will tell them not to or issue them an encroachment.

Thanks,

Timothy M. Zinza, P.E.

City Engineer,



C(907) 987-4927
W(907) 459-6745



tzinza@fairbanks.gov



www.fairbanks.gov



800 Cushman Street, Fairbanks, AK 99701

From: Sarah Bingham <sarah.bingham@fnsb.gov>

Sent: Friday, September 4, 2026 2:36 PM

To: Timothy Zinza <TZinza@Fairbanks.gov>

Subject: Questions about alley maintenance

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

Hi Tim,

I am finishing writing my staff report for the rezone application on Farewell Avenue and I realized that I don't know how the City handles alleys. Some alleys are overgrown with vegetation. I would greatly appreciate answers to the following questions and related information.

What is the city's policy on maintaining alleys? **COF does not maintain alleys.**

Are the adjacent property owners responsible for maintaining them? **No**

If the adjacent property owners are responsible for maintaining them, is there a standard that they are to be maintained too? **N/A**

Is a city permit needed to maintain an alley? **If they want to have an alley graded, filled with new material, grubbed etc. a permit would be needed, but simple and minor maintenance has not been permitted in the past.**

Kind Regards,

Sarah Bingham

Planner III | FNSB Community Planning
907-459-1260 | sarah.bingham@fnsb.gov

Common sense is not common.

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