Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering RZ2018-003, a request to rezone approximately 218 acres from multiple zones including Two-Family Residential (TF), Single-Family Residential (SF-10), Multiple-Family Residential (MF), General Commercial (GC), Light Industrial (LI), Outdoor Recreation (OR), and Multiple-Family Residential/Professional Office (MFO), and Waterway Setback Designation (WS) overlay zone, all with the Groundwater Damage Protection overlay (GWP) to Two-Family Residential (TF), Multiple-Family Residential (MF), Multiple-Family Residential/Professional Office (MFO), General Commercial (GC), and Light Industrial with Special Limitations (LI/SL), all with the Groundwater Damage Protection (GWP) overlay and a 25’ Waterway Setback Designation (WS) overlay zone from Beaver Springs Creek. The subject properties are located southwest of Richardson Highway, west of Buzby Road, east of the Alaska Railroad and Old Richardson Highway (see included map).

You are being notified as required by ordinance because your property is within 1,000 feet of the request. You may provide comments on this application by returning this notice prior to the meeting or by testifying in person.

This item was previously scheduled for a public hearing on October 24, 2017 but was postponed to November 14, 2017. A public hearing on this request will be held at or after 6:00 pm, Tuesday, November 14, 2017, at the Juanita Helms Administrative Center, Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks.

For more information, please email planning@fnsb.us or contact Stacy Wasinger at 459-1260. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx a minimum of five days before the hearing.

FOLD ON THIS LINE

Property Owner: ______________________________________________________ ___________________________

Address or Lot/Block/Sub: ________________________________________ __________________________________

Comments:______________________________________________________________________________________

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RZ2018-003: A request by Northland Surveying & Consulting LLC on behalf of Ainley International Memorial Fund to rezone approximately 218 acres from Two-Family Residential (TF), Single-Family Residential (SF-10), Multiple-Family Residential (MF), General Commercial (GC), Light Industrial (LI), Outdoor Recreation (OR), Multiple-Family Residential/Professional Office (MFO), and Waterway Setback Designation (WS) overlay zone, all with the Groundwater Damage Protection overlay (GWP) to Two-Family Residential (TF), Multiple-Family Residential (MF), Multiple-Family Residential/Professional Office (MFO), General Commercial (GC), and Light Industrial with Special Limitations (LI/SL), all with the Groundwater Damage Protection (GWP) overlay zone and a 25’ Waterway Setback Designation (WS) overlay zone from Beaver Springs Creek or other appropriate zone. The proposed rezone boundary includes parcels described as all of North Star II Subdivision and all of North Star II Buzby Subdivision (located southwest of Richardson Highway, west of Buzby Road, east of the Alaska Railroad and Old Richardson Highway).

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.