February 1, 2019


Dear Property Owner:

The Fairbanks North Star Borough (FNSB) Planning Commission is considering Remand of Ordinance No. 2018-48 (RZ2019-001), a request to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR). The area proposed to be rezoned includes an approximately 3.8-acre private property located at 1341 Farmers Loop Road and an approximately 416-acre western portion of Creamer’s Field Migratory Waterfowl Refuge, located on the south side of Farmers Loop Road, near milepost 6 (see included map).

On January 10, 2019, the FNSB Assembly remanded Ordinance No. 2018-48 back to Planning Commission with following instructions:

1. The Planning Commission should make additional findings of fact as to whether the proposed rezone to Outdoor Recreational conforms to the comprehensive plan and to the public health, safety and welfare.
2. The Planning Commission should address whether a spot zone or reverse spot zone is created by the exclusion of the two parcels between Mr. Duncan’s lot and the Creamer’s Field perimeter area lots.
3. The Planning Commission should address whether the rezone to Outdoor Recreational of the non-perimeter area lots, i.e. the lots designated as Open Space Natural Area, conforms to the comprehensive plan to the public health, safety and welfare.
4. The Planning Commission should address how the proposed zoning change would affect current State use of that land.

You are being notified because your property is within 2,000 feet of the request. The remand hearing on this request will be held at or after 6:00 pm, Tuesday, February 26, 2019, at the Juanita Helms Administration Center, Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks.

For more information about this case, please email planning@fnsb.us or contact Manish Singh at 459-1260.

Ordinance No. 2018-48: An ordinance rezoning approximately 420 acres, described As Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W FM – TL-2805, Section 29 T1N R1W RM – TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone (located on the south side of Farmers Loop Road, near milepost 6) (RZ2019-001). (Sponsors: Asssbmblymembers Lyke and Lojewski)