1. **CALL TO ORDER**

2. **NONSECTARIAN INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **REQUEST FOR REMOVAL OF ITEMS FROM THE CONSENT AGENDA AND ANY OTHER PROCEDURAL MOTIONS.**

6. **CITIZENS’ COMMENTS** – Each person’s comments limited to 3 minutes (Citizens’ Comments shall recess at 6:50 p.m. for public hearing)
   
   a. A citizen may speak on agenda items not scheduled for public hearing (Memorandums, Bid Awards, Unfinished Business [items postponed from previous meetings, reconsideration, or notice of intent to rescind], Resolutions, or Ordinances being advanced to a public hearing on a different date). Citizens’ comments on Board of Adjustment matters are not permitted.

   b. Items that are not scheduled on the agenda.
7. **APPROVAL OF AGENDA AND CONSENT AGENDA**

Approval of the consent agenda passes all routine items indicated by an asterisk (*) on the agenda. Consent agenda items are not considered separately unless an Assemblymember so requests. Note: If the consent item to be removed is an ordinance up to be introduced, advanced, or referred, it takes two Assemblymembers to remove the item from the consent agenda. In the event of such a request, the item is returned to the general agenda.

8. **APPROVAL OF MINUTES**

   *a. Regular Assembly Meeting minutes of December 13, 2018. (Page 7)*

9. **COMMUNICATIONS TO THE ASSEMBLY**

   *a. Memorandums from Mayor Ward recommending the appointment and/or reappointment of members to the following boards and commissions:

      • Diana Campbell and Wade Binkley to the Chena Riverfront Commission. (Page 29)
      • Dan Givens to the Air Pollution Control Commission. (Page 42)
      • Lenny Reagin to the Salaries and Emoluments Commission. (Page 45)
      • Jim Lynch to the Investment Advisory Committee. (Page 49)
      • Pamela Wagaman to the Health and Social Services Commission. (Page 52)
      • Alexander Thornton to the Animal Control Commission. (Page 56)
      • Fred Schlutt to the Economic Development Commission. (Page 62)

   *b. Memorandum from Mayor Ward recommending the appointment of Gregory Allen Bean to the Chena Goldstream Fire Service Area Commission. (Page 65)*

10. **MESSAGES FROM THE BOROUGH MAYOR**

11. **REPORTS OF STANDING AND SPECIAL COMMITTEES**

12. **REPORTS FROM REPRESENTATIVES**

   a. Report from the City of Fairbanks Representative.

   b. Report from the City of North Pole Representative.

   c. Report from the School Board Representative.
13. **SPECIAL ORDERS – Public Hearing at or after 7:00 p.m. (each person’s comments limited to 3 minutes)**

a. Liquor License – Transfer – Beverage Dispensary – License #426 (Page 69)

   From: Composite Holdings, LLC  
   DBA: Composite Holdings, LLC  
   No Premises

   To: The Bakery Restaurant, Inc.  
   DBA: The Bakery Restaurant  
   44 College Road, Suite A  
   Fairbanks, AK 99701

b. Marijuana License – New – Product Manufacturing Facility – License #16006 (Page 100)

   Arctic Bakery, LLC  
   DBA: Arctic Bakery, LLC  
   1409 Well Street  
   Fairbanks, AK 99701

c. Marijuana License – New – Product Manufacturing Facility – License #18493 (Page 104)

   Petrichor, LLC  
   DBA: Petrichor, LLC  
   3780 Leasure Street, Unit A  
   Fairbanks, AK 99701

d. Marijuana License – New – Retail Store – License #18187 (Page 109)

   The Fairbanks Cut, LLC  
   DBA: The Fairbanks Cut, LLC  
   188 Bentley Trust Road, Suite A  
   Fairbanks, AK 99701
Public Hearing - continued

e. 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 FM – 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: Assemblymembers Lyke and Lojewski) (Page 114)

f. ORDINANCE NO. 2018-40. An Ordinance Amending FNSBC Title 18 To Allow Reconstruction Of A Nonconforming Building And Adding A Definition Of Permanent Foundation. (Sponsor: Assemblymember Lojewski) (Page 282)

g. ORDINANCE NO. 2018-47. An Ordinance Authorizing The Direct Sale Of A Portion Of Section 31, T.2N., R.1W., F.M., To An Adjoining Land Owner (North Of Woodbine Dr). (Sponsor: Mayor Ward) (Page 300)


14. CONSIDERATION OF CALENDAR – Unfinished Business

NONE

15. CITIZENS’ COMMENTS – Each person’s comments limited to 3 minutes (continuation if needed)

a. Items that are not scheduled for public hearing – continuation.

16. CONSIDERATION OF CALENDAR – New Business – Resolutions

*a. RESOLUTION NO. 2019-01. A Resolution Authorizing The Mayor To Submit An Application To The Alaska Transportation Alternatives Program For Accessibility Improvements To Growden, Kiwanis, And Ringstad Parks. (Sponsor: Mayor Ward) (Page 314)
New Business - Resolutions - continued

b. RESOLUTION NO. 2019-02. A Resolution Reaffirming The Alaska Statehood Act And The 90/10 Per Centum Provision Regarding Oil And Gas Revenues Provided For In Section 28(A) Of Said Compact. (Sponsors: Assemblymembers Cooper, Gray, Tacke, Lojewski and Mayor Ward) (Page 320)

17. CONSIDERATION OF CALENDAR – New Business – Ordinances To Be Referred To Committees Or Commissions

*a. ORDINANCE NO. 2019-01. An Ordinance Amending FNSBC Title 17 Regarding Legal And Constructed Road Access For Subdivisions. (Sponsor: Mayor Ward) (Refer to the Platting Board with recommendation due back no later than March 29, 2019) (Page 325)

18. CONSIDERATION OF CALENDAR – New Business – Ordinances To Be Introduced And Advanced To Public Hearing

*a. ORDINANCE NO. 2019-02. An Ordinance To Amend FNSBC 21.28.040 Enhanced Voluntary Removal, Replacement And Repair (Wood Stove Change-Out) Program To Be Consistent With Federal Grant Requirements. (Sponsor: Mayor Ward) (Refer to the Committee of the Whole on January 17, 2019; Advance to January 24, 2019 for Public Hearing) (Page 339)

*b. ORDINANCE NO. 2018-20-1P. An Ordinance Amending The FY 2018-19 Budget By Appropriating $3,781,265 In Federal Pass-Through Grant Funding To The Transit Enterprise Projects Fund For The Voluntary Conversion Or Removal (Wood Stove Change-Out) Program. (Sponsor: Mayor Ward) (Refer to the Finance Committee on January 17, 2019; Advance to January 24, 2019 for Public Hearing) (Page 346)

*c. ORDINANCE NO. 2019-03. An Ordinance Amending FNSBC Title 8 To Add Waiver Of Use Agreement Fees By The Borough Mayor, Amending FNSBC Title 20 By Adding A Section Authorizing Use Agreements On Borough Land And Amending The Definition Of Temporary Use, And Amending Appendix E-User Fee Schedule/Assessing/Land Management Fees And Attachment C Of Ordinance No. 2018-20 (FY 2018-19) To Add Fees For Use Agreements. (Sponsor: Mayor Ward) (Refer to the Finance Committee on January 17, 2019; Advance to January 24, 2019 for Public Hearing) (Page 354)
Ordinances To Be Introduced And Advanced To Public Hearing – continued

*d. ORDINANCE NO. 2018-20-1Q. An Ordinance Amending The FY 2018-19 Budget By Appropriating $35,000 In Fairbanks Library Foundation Funding And $35,000 From The Library Special Revenue Fund To The Special Revenue Projects Fund For A Space Plan Study For The Noel Wien Library. (Sponsor: Mayor Ward) (Refer to the Finance Committee on January 17, 2019; Advance to January 24, 2019 for Public Hearing) (Page 359)

*e. ORDINANCE NO. 2019-04. An Ordinance Providing For An Election For Tax Revenue Cap Revision To The Seavy Service Area. (Sponsor: Mayor Ward) (Refer to the Finance Committee on February 7, 2019; Advance to February 14, 2019 for Public Hearing) (Page 373)

*f. ORDINANCE NO. 2019-05. An Ordinance Providing For An Election For Tax Revenue Cap Revision To The Pleasureland Service Area. (Sponsor: Mayor Ward) (Refer to the Finance Committee on February 7, 2019; Advance to February 14, 2019 for Public Hearing) (Page 380)

19. CITIZENS’ COMMENTS – Each person’s comments limited to 3 minutes (continuation if needed)

b. Items that are not scheduled on the agenda.

20. ASSEMBLYMEMBER’S COMMENTS

21. ADJOURNMENT
FAIRBANKS NORTH STAR BOROUGH
Regular Assembly Meeting
December 13, 2018
6:01 p.m.

A Regular meeting of the Fairbanks North Star Borough Assembly was held Thursday, December 13, 2018, in the Mona Lisa Drexler Assembly Chambers of the Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska.

There were present:

Matt Cooper, Presiding Officer and
Aaron Lojewski  Liz Lyke (Arrived 6:50 p.m.)
Marna Sanford  Shaun Tacke
Andrew M. Gray  Angela Major
Leah Berman Williams

Comprising a quorum of the Assembly, and

Bryce Ward, Borough Mayor
Jim Williams, Chief of Staff
Jill S. Dolan, Borough Attorney
Debbie Brady, Chief Financial Officer
Cory Beal, Chief Procurement Officer
Janet Smith, Public Works Deputy Director
Sandra Mota, Land Management Manager
Glenn Miller, Transportation Director
Nick Czarnecki, Air Quality Manager
David Bredlie, Design and Construction Manager
Kellen Spillman, Community Planning Deputy Director
Manish Singh, Community Planning, Planner III
Brad Paulson, Emergency Services Administrator
Mindy O’Neill, Planning Commission Chair
Aino Welch, City of North Pole Representative
Wendy Dominique, School Board Representative (Arrived 7:00 p.m.)
April Trickey, CMC, Borough Clerk
Melanie Desmond, Research Assistant

Absent & Excused

Christopher Quist
**NONSECTARIAN INVOCATION AND PLEDGE OF ALLEGIANCE**

*Track 1, 00:39*

Presiding Officer Cooper gave a nonsectarian invocation and led the pledge of allegiance.

**PRESENTATIONS**

*Track 1, 02:37*

Mayor Ward read a proclamation regarding Bill of Rights Day.

Ms. Galloway’s West Valley High School Government Class students recited the Bill of Rights.

Mayor Ward read a proclamation recognizing Stephanie Fisher, Animal Control Officer, as the December 2018 Fairbanks North Star Borough Employee of the Month.

**REQUEST FOR REMOVAL OF ITEMS FROM THE CONSENT AGENDA AND ANY OTHER PROCEDURAL MOTIONS**

*Track 1, 12:28*

Assemblymember Cooper, seconded by Assemblymember Gray, removed item e. under Consideration of Calendar- New Business – Ordinances To Be Introduced And Advanced To Public Hearing from the consent agenda:

**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 FM – 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: Assemblymembers Lyke and Lojewski)

**CITIZEN’S COMMENTS**

*Track 1, 13:10*

a. A citizen may speak on agenda items not scheduled for public hearing. Memorandums, Bid Awards, Unfinished Business (items postponed from previous meetings, reconsideration, or notice of intent to rescind), Resolutions, or Ordinances being advanced to a public hearing on a different date.

Dr. Karen Gaborik, resident of the borough and School District Superintendent, thanked the Administration for working closely with the School District on Ordinance No. 2018-41. Dr. Gaborik supports the substitute ordinance.
CITIZEN’S COMMENTS- continued

Andy DeGraw, resident of the borough and School District Chief Operating Officer, thanked the Administration for working with the School District on Ordinance No. 2018-41. Mr. DeGraw reported he looks forward to moving forward.

b. Items other than those appearing on the agenda (this is the section to speak on anything Not Scheduled on the agenda).

Frank Turney, resident of the borough, thanked Mayor Ward for reading the Bill of Rights in recognition of National Bill of Rights Day. Mr. Turney thanked West Valley High School teacher Amy Gallaway and her students for their recitation of the Bill of Rights and reminded everyone that no matter what your political views, the Bill of Rights is there to protect your rights as an American Citizen.

Helen Renfrew, resident of the borough and Explore Fairbanks Director of Meetings and Conventions, reported year to date statistics through November 2018, and projected visitor numbers for upcoming 2019 events and conventions.

Lynette Clark, resident of the borough, stated she is working on a draft to support the Alaska Statehood Act and the 90/10 provision regarding oil royalties. Ms. Clark explained how states become states.

Patrice Lee, resident of the borough, reported the Alaska Interior Gas Utility is negotiating with Siemans, and updates will be available soon. Ms. Lee reported there are now 22 purple air quality monitors being used as part of the Citizen Science project, and information is available at www.purpleair.com. Ms. Lee gave an update on legal action Citizens for Clean Air is taking against the Environmental Protection Agency.

Mikki Rosser, resident of the borough and a member of Friends of Mary Siah, reported the organization has filed for non-profit status, and thanked Jim Williams, Fairbanks North Star Borough Chief of Staff, for attending the Friends of Mary Siah meeting and open house. Ms. Rosser asked that Mary Siah Recreation Center be remembered at budget time.

APPROVAL OF AGENDA AND CONSENT AGENDA

The Clerk read the consent agenda.

GRAY, Seconded by TACKE
moved to approve the agenda and consent agenda, as amended and read.

WITHOUT OBJECTION, SO ORDERED.
APPROVAL OF MINUTES

Track 1, 44:38

a. Regular Assembly Meeting minutes of October 25, 2018.

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

b. Regular Assembly Meeting minutes of November 8, 2018.

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

COMMUNICATIONS TO THE ASSEMBLY

Track 4, 00:09

a. RFP Award: RFP Number 19027
   Environmental Engineering Term Contracts

Approval of Nortech, Inc. and Shannon and Willson, Inc., Environmental Engineering Term Contracts for a maximum amount of $200,000.00 per contractor for the initial 18 month contract period and a maximum limit of $600,000.00 per contractor if all two one-year renewals are exercised.

Cory Beal, General Services Director, gave a staff report.

GRAY, Seconded by WILLIAMS moved to award RFP Number 19027, Environmental Engineering Term Contracts, approval of Nortech, Inc. and Shannon and Wilson, Inc., for a maximum amount of $200,000.00 per contractor for the initial 18 month contract period and a maximum limit of $600,000.00 per contractor if all two one-year renewals are exercised.
COMMUNICATIONS TO THE ASSEMBLY - continued

VOTE ON MOTION TO AWARD RFP NUMBER 19027, ENVIRONMENTAL ENGINEERING TERM CONTRACTS, APPROVAL OF NORTECH, INC. AND SHANNON AND WILSON, INC., FOR A MAXIMUM AMOUNT OF $200,000.00 PER CONTRACTOR FOR THE INITIAL 18 MONTH CONTRACT PERIOD AND A MAXIMUM LIMIT OF $600,000.00 PER CONTRACTOR IF ALL TWO ONE-YEAR RENEWALS ARE EXERCISED.

Ayes: Gray, Tacke, Lyke, Sanford, Williams, Lojewski, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

b. IFB Award: IFB Number 19034
Chena Lakes Restrooms Improvements (Re-Bid)

Approval of Base Bid, Alternate 1 and Alternate 2 as submitted by Bliss Construction in the amount of $476,900.00.

Cory Beal, General Services Director, gave a staff report.

Assemblymember Lojewski declared a potential conflict of interest as his business uses Chena Lake Recreation area restrooms. The Chair ruled no conflict exists.

TACKE, Seconded by GRAY moved to award IFB Number 19034, Chena Lakes Restroom Improvements (Re-Bid), approval of Base Bid, Alternate 1 and Alternate 2 as submitted by Bliss Construction in the amount of $476,900.00.

VOTE ON MOTION TO AWARD IFB NUMBER 19034, CHENA LAKES RESTROOM IMPROVEMENTS (RE-BID), APPROVAL OF BASE BID, ALTERNATE 1 AND ALTERNATE 2 AS SUBMITTED BY BLISS CONSTRUCTION IN THE AMOUNT OF $476,900.00.

Ayes: Lyke, Lojewski, Williams, Tacke, Gray, Sanford, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes
COMMUNICATIONS TO THE ASSEMBLY - continued

c. Memorandum from Matt Cooper, FNSB Presiding Officer, regarding appointment to the Board of Equalization.

GRAY, Seconded by WILLIAMS moved to appoint Jason McComas-Roe to the Board of Equalization as a regular board member with a term ending December 31, 2021.

VOTE ON MOTION TO APPOINT JASON MCCOMAS-ROE TO THE BOARD OF EQUALIZATION AS A REGULAR BOARD MEMBER WITH A TERM ENDING DECEMBER 31, 2021.

Ayes: Tacke, Williams, Lojewski, Lyke, Sanford, Gray, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

d. Memorandum from April Trickey, Borough Clerk, regarding certification of the November 20, 2018 elections for certain service areas.

April Trickey, Borough Clerk, gave a staff report.

<table>
<thead>
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<th>SERVICE AREA</th>
<th>INDIVIDUAL RESULTS</th>
<th>FINAL ELECTION RESULTS</th>
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<tr>
<td>Vienna Wood</td>
<td>Passed 9 Yes, 3 No, 0 Not Counted</td>
<td>PASSED</td>
</tr>
<tr>
<td>Birch Hill – Annexation Area</td>
<td>Passed 13 Yes, 2 No, 1 Not Counted</td>
<td>PASSED</td>
</tr>
<tr>
<td>Birch Hill – Existing Area</td>
<td>Passed 19 Yes, 0 No, 1 Not Counted</td>
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</tr>
<tr>
<td>Fairfields – Annexation Area</td>
<td>Passed 1 Yes, 0 No, 0 Not Counted</td>
<td>FAILED</td>
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<td>Fairfields – Existing Area</td>
<td>Failed 0 Yes, 0 No, 0 Not Counted</td>
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</tr>
<tr>
<td>Garden – Annexation Area</td>
<td>Passed 12 Yes, 1 No, 0 Not Counted</td>
<td>PASSED</td>
</tr>
<tr>
<td>Garden – Existing Area</td>
<td>Passed 1 Yes, 0 No, 0 Not Counted</td>
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</tbody>
</table>
MAJOR,
Seconded by TACKE
moved to accept the report of the Election Canvass Board and declare the Birch Hill, Fairfields, Garden, McGrath Estates, Moose Meadows, Newby Park and Vienna Wood Service Area Annexation Elections of November 20, 2018 were validly held.

VOTE ON MOTION TO ACCEPT THE REPORT OF THE ELECTION CANVASS BOARD AND DECLARE THE BIRCH HILL, FAIRFIELDS, GARDEN, MCGRATH ESTATES, MOOSE MEADOWS, NEWBY PARK AND VIENNA WOOD SERVICE AREA ANNEXATION ELECTIONS OF NOVEMBER 20, 2018 WERE VALIDLY HELD.

Ayes: Williams, Tacke, Gray, Sanford, Lojewski, Lyke, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

e. Memorandum from Mayor Ward regarding vacation of a public right-of-way (VA 001-19).

Without objection this measure was read, introduced and approved by title only under the consent agenda.
COMMUNICATIONS TO THE ASSEMBLY - continued

f. Memorandums from Mayor Ward recommending the appointment and/or reappointment of members to the following boards and commissions:

- Ronnie Rosenberg and Lindsey Heaney to the Animal Control Commission.
- Shelissa Thomas, Juanita Webb and Pete Pinney to the Health and Social Services Commission.
- Ariane Glover to the Sustainability Commission.
- Jason McComas-Roe, William Mendenhall and Clint Meyer to the Platting Board.
- John Perreault to the Planning Commission.
- Paul Metz to the Land Management Advisory Commission.
- James (Jim) N. Soileau to the Investment Advisory Committee.
- Robert Henszey to the Chena Riverfront Commission.
- Lawrence Duffy to the Air Pollution Control Commission.
- Jennifer C. Randall, Meredith Maple and Laralee Waltson to the Early Childhood Development Commission.
- Michael Gho to the Chena Goldstream Fire Service Area Commission.
- Linda Unsicker to the Parks and Recreation Commission.
- Karen Fox, Jeff Jacobson, Mary Matthews and Elyse Guttenberg to the Library Commission.

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

g. Memorandum from Mayor Ward recommending the appointment of various service area commissioners.

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

MESSAGES FROM THE BOROUGH MAYOR

Track 4, 11:15

Mayor Ward stated there is a written report to the Assembly in their yellow folders.
REPORTS OF SPECIAL AND STANDING COMMITTEES
Track 4, 12:05

Assemblymember Tacke reported the Audit Committee will meet January 10, 2019 to discuss and approve Interior Alaska Natural Gas Utility (IGU), Fairbanks North Star Borough School District and Fairbanks North Star Borough annual financial reports. Mr. Tacke reported FAST Planning (formerly FMATS) will meet next week, and an update will be available at a later date.

Assemblymember Lyke reported The Salcha-Badger Working Group met and is looking forward to moving the process forward by the end of January.

Assemblymember Gray reported the Assembly Capital Projects and Legislative Priorities Committee will meet January 3, 2019.

Assemblymember Williams reported the Sustainability Commission met and is working on a sustainability plan, she will have a report in February.

REPORTS FROM REPRESENTATIVES
Track 2, 00:30

a. Report from the City of Fairbanks Representative.

NONE

b. Report from the City of North Pole Representative.

Councilmember Welch reported:

- City of North Pole budget passed.
- Read the Legislative Priorities Resolution.

c. Report from the School Board Representative.

School Board President Wendy Dominique reported:

- Early out December 19, 20 and 21, semester ends December 21.
- Winter break begins December 24.
- Teacher work day January 7, 2019.
- January 8, 2019 will be the first day back for students.
- Check the district website www.k12northstar.org for winter break activities being offered to students.
REPORTS FROM REPRESENTATIVES - continued

- The week of January 20, 2019 was designated by the School Board by resolution a week to honor Dr. Martin Luther King, Jr. There will be no school on January 21, 2019 in recognition of Dr. Martin Luther King, Jr. Day.
- School Board meetings will now start at 6:00 p.m., beginning with the January 15, 2019 School Board meeting.

SPECIAL ORDERS – PUBLIC HEARING

a. Liquor License – Transfer – Beverage Dispensary – License #4547
   Track 2, 14:34

From: North Star Dining, LLC
   DBA: No DBA
   No Premises

To:       North Star Dining, LLC
   DBA: McCoy’s Underground
   636 28th Ave. Suite #2
   Fairbanks, AK 99701

Jim Williams, Chief of Staff, gave a staff report.

The Presiding Officer called for public testimony, there being none public hearing was closed.

TACKE, moved to file no protest against License #4547 – Transfer – Beverage Dispensary.
Seconded by GRAY

VOTE ON MOTION TO FILE NO PROTEST AGAINST LICENSE #4547 – TRANSFER – BEVERAGE DISPENSARY.

Ayes: Tacke, Lyke, Lojewski, Williams, Sanford, Gray, Major, Cooper
Noes: None

MOTION CARRIED 8 Ayes, 0 Noes
**PUBLIC HEARING - continued**

b. Liquor License – Transfer – Beverage Dispensary – License #1912  
*Track 2, 16:29*

From: Bulgar Corp.  
DBA: Eastern Treats  
535 2nd Ave. Ste #106  
Fairbanks, AK 99701

To: Bulgar Corp.  
DBA: The Crepery  
523 2nd Ave.  
Fairbanks, AK 99701

Jim Williams, Chief of Staff, gave a staff report.

The Presiding Officer called for public testimony, there being none public hearing was closed.

**TACKÉ**, Seconded by **GRAY** moved to file no protest against License #1912 – Transfer – Beverage Dispensary.

**VOTE ON MOTION TO FILE NO PROTEST AGAINST LICENSE #1912 – TRANSFER – BEVERAGE DISPENSARY.**

Ayes: Williams, Tacke, Gray, Lyke, Lojewski, Sanford, Major, Cooper

Noes: None

**MOTION CARRIED** 8 Ayes, 0 Noes

c. Marijuana License – New – Retail Store – License #17250  
*Track 2, 18:27*

Haley Essig  
DBA: Pipe and Leaf  
3546 Airport Way  
Fairbanks, AK 99709

Assemblymember Tacke declared a potential conflict of interest on Marijuana License #17250 as he is part owner of a marijuana product manufacturing facility. The Chair ruled a conflict did exist and Mr. Tacke was excused from the dais.
PUBLIC HEARING - continued

Assemblymember Sanford declared a potential conflict of interest on Marijuana License #17250 as she is an investor in a marijuana cultivation business. The Chair ruled a conflict did exist and Ms. Sanford was excused from the dais.

Jim Williams, Chief of Staff, gave a staff report.

The Presiding Officer called for public testimony, there being none public hearing was closed.

GRAY, Seconded by WILLIAMS moved to file no protest against Marijuana License #17250 - New - Retail Store.

VOTE ON MOTION TO FILE NO PROTEST AGAINST LICENSE #17250 - NEW - RETAIL STORE.

Yeses: Gray, Williams, Lyke, Lojewski, Major, Cooper

Noes: None

MOTION CARRIED 6 Yeses, 0 Noes

Assemblymembers Sanford and Tacke returned to the dais.


PROPOSED SUBSTITUTE
Kellen Spillman, Community Planning Deputy Director, and Mindy O’Neill, Planning Commission Chair, gave staff reports.

The Presiding Officer called for public testimony.

Robert Siftar, resident of the borough, spoke against Ordinance No. 2018-43. He asked that his lot be removed from the ordinance.

Kate Siftar, resident of the borough, spoke in support of the substitute ordinance 2018-43. Ms. Siftar questioned the signature gathering process and asked that her lot be excluded from the ordinance with the passing of the substitute.

The Presiding Officer called for further public testimony, there being none public hearing was closed.

TACKE, Seconded by WILLIAMS
move[d] to adopt Ordinance No. 2018-43.

LOJEWSKI, Seconded by TACKE

Discussion ensued.

The Chair ruled a vote on the substitute would carry the main motion.

VOTE ON MOTION TO SUBSTITUTE ORDINANCE NO. 2018-43.

Yeses: Gray, Sanford, Lyke, Lojewski, Williams, Tacke, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

e. ORDINANCE NO. 2018-44. An Ordinance Authorizing The Direct Sale Of A Portion Of Section 23, T.2N., R.1W., F.M., To A Mining Claim Holder (Big Eldorado Creek). (Sponsor: Mayor Ward) Track 2, 40:55

Sandra Mota, Land Management Manager, gave a staff report.

The Presiding Officer called for public testimony.
PUBLIC HEARING - continued

Stanley Stenberg, resident of the borough, spoke in support of Ordinance No. 2018-44.

The Presiding Officer called for further public testimony, there being none public hearing was closed.

GRAY, Seconded by TACKE
moved to adopt Ordinance No. 2018-44.

GRAY, Seconded by TACKE
moved to amend Line 47 by adding after the comma “requiring ten (10) percent of the sale price as down payment”.

WITHOUT OBJECTION, SO ORDERED.

Discussion ensued.

VOTE ON MOTION TO ADOPT ORDINANCE NO. 2018-44, AS AMENDED.

Yeses: Tacke, Williams, Lojewski, Lyke, Sanford, Gray, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

(Sponsor: Mayor Ward)
Track 2, 52:27

Brad Paulson, Emergency Services Administrator, gave a staff report.

The Presiding Officer called for public testimony, there being none public hearing was closed.
PUBLIC HEARING - continued

TACKE, Seconded by GRAY moved to adopt Ordinance No. 2018-20-1K.

VOTE ON MOTION TO ADOPT ORDINANCE NO. 2018-20-1K.

Yeses: Sanford, Lojewski, Tacke, Williams, Gray, Lyke, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

g. ORDINANCE NO. 2018-20-1N. An Ordinance Amending The FY 2018-19 Budget By Appropriating $125,000 From The General Fund Fund Balance To The Multi-Year General Subfund And/or Capital Projects Fund For Projects Associated With State And Federal Regulatory Compliance And Hazardous Materials.
(Sponsor: Mayor Ward)
Track 2, 55:50

Janet Smith, Public Works Deputy Director, gave a staff report.

The Presiding Officer called for public testimony, there being none public hearing was closed.

GRAY, Seconded by MAJOR moved to adopt Ordinance No. 2018-20-1N.

Discussion ensued.

VOTE ON MOTION TO ADOPT ORDINANCE NO. 2018-20-1N.

Yeses: Lojewski, Williams, Sanford, Gray, Lyke, Tacke, Major, Cooper

Noes: None

MOTION CARRIED 8 Yeses, 0 Noes

h. ORDINANCE NO. 2018-45. An Ordinance Amending Chapter 21.28 FNSBC Regarding Air Quality Control Program, FNSBC 1.20.080 Fine Schedule, And Chapter 4.12 FNSBC Regarding Air Pollution Control Commission.
(Sponsor: Mayor Ward)
Track 3, 00:05
PUBLIC HEARING - continued

Glenn Miller, Transportation Director, gave a staff report.

The Presiding Officer called for public testimony.

Patrice Lee, resident of the borough, spoke against Ordinance No. 2018-45.

The Presiding Officer called for further public testimony, there being none public hearing was closed.

TACKE, Seconded by GRAY

moved to adopt Ordinance No. 2018-45.

Discussion ensued.

VOTE ON MOTION TO ADOPT ORDINANCE NO. 2018-45.

Yeses: Gray, Tacke, Williams, Sanford, Lojewski, Major, Cooper

Noes: Lyke

MOTION CARRIED 7 Yeses, 1 Noes

CONSIDERATION OF CALENDAR - Unfinished Business

a. ORDINANCE NO. 2018-41. An Ordinance Amending FNSBC Title 7 Regarding The School District Budget And The Permitted Accumulation Of School District Funds. (Sponsor: Mayor Kassel)

Track 3, 20:15

PROPOSED SUBSTITUTE By Mayor Ward and Assemblymember Cooper

Presiding Officer Cooper passed the gavel to Deputy Presiding Officer Major.

Clerk’s Note: This ordinance was reconsidered and postponed on November 8, 2018. The main motion, made on October 25, 2018 as amended is before the assembly.
CONSIDERATION OF CALENDAR - Unfinished Business - continued

COOPER, moved to substitute Ordinance No. 2018-41.
Seconded by WILLIAMS

Discussion ensued.

TACKE, moved to amend Line 85 by replacing “40” with “30”.
Seconded by LOJEWSKI

Discussion ensued.

VOTE ON MOTION TO AMEND LINE 85 BY REPLACING “40” WITH “30”.

Yeses:

Tacke

Noes:

Gray, Williams, Sanford, Lyke, Lojewski, Cooper, Major

MOTION FAILED

1 Yeses, 7 Noes

Discussion ensued.

VOTE ON MOTION TO SUBSTITUTE ORDINANCE NO. 2018-41.

Yeses:

Lojewski, Williams, Sanford, Lyke Cooper, Major

Noes:

Gray, Tacke

MOTION CARRIED

6 Yeses, 2 Noes

Discussion ensued.

VOTE ON MOTION TO ADOPT ORDINANCE NO. 2018-41, AS SUBSTITUTED.

Yeses:

Lyke, Lojewski, Williams, Tacke, Gray, Sanford, Cooper, Major

Noes:

None

MOTION CARRIED

8 Yeses, 0 Noes
Deputy Presiding Officer Major passed the gavel back to Presiding Officer Cooper.

CITIZEN’S COMMENTS - Limited To Three (3) Minutes (Continuation if needed)

a. items that are not scheduled for public hearing - continuation.

NONE

CONSIDERATION OF CALENDAR - New Business - Resolutions
Track 1, 44:38


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

CONSIDERATION OF CALENDAR - New Business - Resolutions - continued

b. RESOLUTION NO. 2018-38. A Resolution Authorizing Acquisition By Donation Of A Portion Of The FNSB Transit Garage Lot From 3011 Peger Road Fairbanks LLC (Peger Rd/30th Avenue). (Sponsor: Mayor Ward)

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

CONSIDERATION OF CALENDAR - New Business - Ordinances To Be Referred To Committees Or Commissions

NONE

CONSIDERATION OF CALENDAR - New Business - Ordinances To Be Introduced And Advanced To Public Hearing
Track 1, 44:38

a. ORDINANCE NO. 2018-40. An Ordinance Amending FNSBC Title 18 To Allow Reconstruction Of A Nonconforming Building And Adding A Definition Of Permanent Foundation.
   (Sponsor: Assemblymember Lojewski)

Without objection the measure was read by title, introduced and referred to the Committee of the Whole on January 3, 2019; Advanced to January 10, 2019 for Public Hearing under the consent agenda.
CONSIDERATION OF CALENDAR - New Business - Ordinances To Be Introduced And Advanced To Public Hearing - continued

   (Sponsors: Assemblymembers Lojewski, Lyke and Major)

   Without objection the measure was read by title, introduced and referred to the Finance Committee on January 3, 2019; Advanced to January 10, 2019 for Public Hearing under the consent agenda.

   (Sponsors: Assemblymembers Lojewski and Major)

   Without objection the measure was read by title, introduced and referred to the Finance Committee on January 3, 2019; Advanced to January 10, 2019 for Public Hearing under the consent agenda.

d. **ORDINANCE NO. 2018-47.** An Ordinance Authorizing The Direct Sale Of A Portion Of Section 31, T.2N., R.1W., F.M., To An Adjoining Land Owner (North Of Woodbine Dr). (Sponsor: Mayor Ward)

   Without objection the measure was read by title, introduced and referred to the Committee of the Whole on January 3, 2019; Advanced to January 10, 2019 for Public Hearing under the consent agenda.

e. **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 FM – 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: Assemblymembers Lyke and Lojewski)

   Clerk’s Note: This item was removed from the consent agenda.

   Presiding Officer Cooper passed the gavel to Deputy Presiding Officer Major.
CONSIDERATION OF CALENDAR - New Business - Ordinances To Be Introduced And Advanced To Public Hearing - continued

Presiding Officer Cooper declared a potential conflict of interest on Ordinance No. 2018-48 as he is employed by the University of Alaska Fairbanks (UAF) as attorney and has advised on this rezone as UAF received a dear property owner letter from the Borough. The Chair ruled a conflict did exist due to Mr. Cooper’s fiduciary relationship as an attorney employed at UAF. Mr. Cooper was excused and left the dais.

GRAY, Seconded by TACKE moved to refer Ordinance No. 2018-48 to the Committee of the Whole on January 3, 2019; Advance to the January 10, 2019 for Public Hearing.

VOTE ON MOTION TO REFER ORDINANCE NO. 2018-48 TO THE COMMITTEE OF THE WHOLE ON JANUARY 3, 2019; ADVANCE TO THE JANUARY 10, 2019 FOR PUBLIC HEARING.

Yeses: Gray, Sanford, Williams, Lojewski, Lyke, Tacke, Major

Noes: None

MOTION CARRIED 7 Yeses, 0 Noes

Presiding Officer Cooper returned to the dais. Deputy Presiding Officer Major passed the gavel back to Presiding Officer Cooper.

CITIZENS’ COMMENTs - Limited To 3 Minutes (Continuation if needed)

b. Items that are not scheduled on the agenda.

NONE

ASSEMBLYMEMBER’S COMMENTs
Track 4, 16:56

North Pole City Councilmember Ms. Welch reported Christmas on Ice is hosting military appreciation day this weekend, an ice carving junior competition, and opportunities for the public to learn to carve ice.
ASSEMBLYMEMBER’S COMMENTS - continued

Assemblymember Sanford reported she attended the Fairbanks City Council meeting on December 10, 2018 and commented on how difficult it was to hear comments regarding discrimination in our community.

Assemblymember Lojewski commented he is happy the Borough is selling parcels of land; he hopes the money can be used for deferred maintenance. Mr. Lojewski wished everyone a safe and happy holiday season. Mr. Lojewski commented he is hoping to become a landlord in the near future and he will rent to anyone, regardless of religious, race or sexual orientation.

Assemblymember Williams wished everyone a happy solstice season.

Assemblymember Tacke thanked the Fairbanks North Star Borough School District for the olive branch and looks forward to providing the best education to our students. He wished everyone a safe and happy holiday season.

Assemblymember Lyke thanked borough staff and wished everyone a safe and happy holiday break.

Assemblymember Gray wished everyone a safe and happy holiday season. Mr. Gray thanked the assembly and passed on his best wishes for a great new year.

Assemblymember Major wished everyone a safe and happy holiday season and new year. She announced that she will be leaving Alaska to attend a Department of Defense senior leader development program. Ms. Major reported she will likely be leaving Alaska in July for at least two years. She is excited for the opportunity but is sad to be leaving Fairbanks.

Assembly Schedule for the week of December 17, 2018:

- Holiday Schedule: The Juanita Helms Administration Center will be closed December 24th and 25th for Christmas and January 1st for New Year’s Day.

- Thursday, January 3rd Capital Projects and Legislative Priorities Committee at 3:00 p.m. in the Chizmar Conference Room.

- Thursday, January 3rd Finance Committee at 5:30 p.m. in the Assembly Chambers with the Committee of the Whole worksession immediately following.
ADJOURNMENT

There being no further business to come before the Fairbanks North Star Borough Assembly, the meeting adjourned at 9:35 p.m.

___________________________________________
Matt Cooper
Presiding Officer

ATTEST:

___________________________________________
April Trickey, CMC
Borough Clerk
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

FROM: Bryce Ward, Mayor

DATE: January 10, 2019

SUBJECT: Appointments
Chena Riverfront Commission

I am recommending the appointments of the following individuals to the Chena Riverfront Commission:

Diana Campbell
Wade Binkley

Diana’s term of office will expire on December 31, 2020.
Wade’s term of office will expire on December 31, 2021.

A copy of their applications and disclosure forms are attached.

For your information other members of the commission are:

Buki Wright
Kelley Hegarty Lammers
Lee Wood
Gordon Schlosser
Julie Jones
Robert Henszey

Your confirmations of the appointments are respectfully requested.

/km
BOARDSCOMMISSIONS APPLICATION FORM

Name of Board/Commission
Chena Riverfront

Applicant's Name
Diana L. Campbell

Residence Address
1550 Lazy Loon Way

City/State/Zip
Fairbanks, AK 99709

Mailing Address
1550 Lazy Loon Way

City/State/Zip
Fairbanks, AK 99709

Work Phone
n/a

Home Phone
907-322-7686

FAX

E-mail
diana.campbell709@yahoo.com

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]
Yes [✓] No [ ]

Do you currently serve on any other Borough Boards & Commission? Yes [ ] No [✓]

If yes please list which one:

Statement of Interest (use reverse side of form if necessary):
I can't imagine what it would be like to live somewhere without a river running through it. The Chena River has always been a part of my life, not only where it runs through town, but from its wild reaches to the mouth of the Tanana. I want to preserve that privilege for others.

Brief Personal Biography (or attach resume)
See resume

Professional Licenses/Training

APPLICANT'S SIGNATURE

DATE

10/11/18

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.

FOR OFFICE USE ONLY

Date Received ___________________________ By ___________________________
Note Any Attachments

*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. Campbell, Diana, Louise
   (YOUR NAME: LAST, FIRST, MIDDLE)

2. FNSB Chena Riverfront Commission
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: 2021

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   University of Alaska Fairbanks, Adjunct Faculty, COJO 131 & 141
   (BUSINESS NAME)   (TYPE OF BUSINESS)   (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED? YES [x] NO [ ]

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally, in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

As far as I know, I have no conflicts of interest. I will mention that Adena Benn, FNSB deputy clerk, is my grandson's stepmother.

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature ___________________________ Date 10/11/18

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.
DIANA L. CAMPBELL
1550 Lazy Loon Way – Fairbanks, AK 99709 – 907-322-7686 – dlcampbell@alaska.edu

EDUCATION
Master of Arts, Professional Communication, University of Alaska Fairbanks, 2017
“Science for Alaska: A Place for Curious Learners” Committee Chair: Dr. Karen Taylor

Bachelor of Arts, Journalism, University of Alaska Fairbanks

Associate of Applied Science, Office Professions, University of Alaska Fairbanks

CAREER HIGHLIGHTS
Expertise as a public information officer, science communicator, communication strategist, social media poster, crisis management, event planner, qualitative researcher, writer, reporter, editor, photographer, videographer, columnist, graphic designer, webpage designer, content manager, communication consultant, teacher, and speaker over a consistent career path.

WORK EXPERIENCE
Communication Consultant U.S. Fish & Wildlife Service
06/2018 - Present

- I’m currently coaching an FWS employee on how to write a profile story. I am teaching outline, interviews, correct format and editing.
- Wrote a profile story on a veteran with PTSD who takes veterans and inner-city youths to the Arctic National Wildlife Refuge.

Event assistant, Associated General Contractors of Alaska
07/2018 - 07/2018

Duties: Assist in all aspects of planning and implementation of AGCOA’s Fairbanks Golf Tournament, the organization’s major fundraiser for scholarships and other philanthropic endeavors. This included food and beverage orders, signs and other promotional materials, taxi vouchers, obtaining and logging door prizes, gifts, etc for fundraising, set up registration materials, prepare reception area and other duties as required.

Accomplishments: Brought in over $1,200 in new donations for fundraising items.

Skills: Fundraising, promotion, working with food, beverage and associated vendors, office duties.

Adjunct Faculty: UAF Department of Communication and Journalism,
COMM 131 Small Group Communication

COJO 141: Fundamentals of Oral Communication

August 2016 – May 2018: I’m scheduled to teach Spring 2019

- Teach the basics of speech writing, sources, presentation, visual aids, nonverbal and verbal communication.
- Discuss member roles in small groups, including leadership types.
- Present problem-solving and decision-making techniques.
- Managed and coached students for success.
- Prepare lesson plans, assignments, and tests.
- Record speeches and give feedback.
- Arranged for special speakers to visit the classroom to talk about diversity.
Research Technician: Aboard R/V Sikuliaq, Beaufort Sea, University of Alaska Fairbanks, College of Fisheries and Ocean Sciences, August-September 2017

- Developed communication plan based on social media. Kept audience types in mind in order to tell the research story of the Arctic food web at the Beaufort Sea shelf break. Provided metrics showing success of the communication plan.
- Opened Facebook, Twitter and Instagram accounts and provided stories, photos, and videos to populate each application.
- Wrote two press releases for UAF and two feature stories for The Daily News-Miner and The Delta Discovery. One press release was picked up by the Washington Post via the Alaska Associated Press.
- Worked with Woods Hole Oceanographic Institution press office and UAF public information officers to spread coverage.

Communication Specialist: University of Alaska Fairbanks, University Relations, April-June 2017

- Helped with Week of the Arctic, UAF Centennial Celebration, UAF Planting Day, Staff Appreciation Day.
- Helped keep the UAF community and the public up-to-date on campus construction.
- Produced UAF Cornerstone, the weekly newsletter to faculty, student and staff, using WordPress.
- Compiled the Chancellor’s Report to UA Board of Regents.
- Wrote and posted announcements and photos onto UAF’s news site, using WordPress.

Communication Contractor: Association of Interior Native Educators, April-June, 2016

- Developed and implemented communication plan about the Signs of the Land Camp II, an instructional week on climate science for Alaska Natives.
- Oversaw print and radio ads for seeking applicants for the camp, which reached places that hadn’t been represented in previous campaigns.
- Attended the camp and wrote a feature story about it for the Fairbanks Daily News-Miner.

Communication Specialist/Administrative Generalist: University of Alaska Fairbanks, Geophysical Institute 2013-2016

- Helped manage and, at times, lead communications for 17 diverse GI units on topics of glaciers, sea ice, volcanoes, earthquakes, aurora, drone, snow, space physics, permafrost, remote sensing, rockets and other geophysics.
- Advised director and others on critical communications.
- Started the UAF/GI Twitter account and grew it to over 1,000 followers in under three years. Managed the GI’s Facebook and other social media presence.
- Provided content for UAF, GI and other websites. Helped create and manage websites for events.
- Wrote white papers and tip sheets.
- Organized events and meetings with local, state, and U.S. Congressional leaders.
- Maintained networks with media, peers, partners locally, statewide, nationally and internationally.
- Wrote/fact checked/distribute press releases through UAF’s system using up-to-date best practices.
- Provided feature stories with photos for local, state, and national print media.
- Maintained a network of local, statewide, national and international media, as well as peers in public relations at funding agencies and partners.
- Advised on current science communication research, policies, and practices.
- Provided photographs/ video content for media or internal needs.
- Answered public questions about aurora, and other Arctic science.
- Coordinated media events with multiple agencies and media.
- Led or helped to arrange special public events, such as the popular Science for Alaska Lecture Series.
• Worked with researchers to plan, coordinate, and execute academic conferences or high level governmental or subject expert meetings.
• Managed/provided various budgets for events, conferences, and marketing.
• Worked with multiple vendors for a variety of marketing/branding items.
• Collaborated with others within the University of Alaska and UAF systems.
• Guided student workers.

Communication Specialist/Administrative Generalist: UAF Center for Alaska Native Health Research, 2006-2013

• Developed and maintained CANHR Communication plan.
• Wrote a regular health column for the Fairbanks Daily News-Miner.
• Worked with UAF Public Information Officers Committee on UAF communication plan and UAF branding.
• Assisted in Chancellor’s speeches, wrote white papers, co-wrote speeches and ghostwrote director columns and opinion pieces.
• Wrote press releases, tip sheets for CANHR, UAF directors/local state and national politicians.
• Created graphic designs for research projects, posters, conference, and event materials. Worked with vendors for marketing items and print materials.
• Developed manuals for suicide prevention, nutrition research, and other research.
• Arranged press availabilities for events in rural Alaska. Arranged events in rural Alaska.
• Contributed to peer-reviewed articles and presented at research conferences.
• Produced videos for websites and conferences. Regularly videotaped presentations.
• Arranged/provided guidance/training to researchers for television, print, radio interviews, and public speaking engagements.
• Maintained a network of local, statewide, national and international media, as well as peers in public relations at funding agencies and partners, including National Institutes of Health.
• Provided video and audio support for researchers at meetings.
• Read proposals for clarity, content, and understanding, to understand the work, but also to tell stories.
• Requested checks for honorariums for research partners. Wrote correspondence.


• Developed sources and wrote timely award-winning news stories and features for the education, government and business beats for Interior Alaska’s daily newspaper.

Editor, editorial assistant, intern: Tanana Chiefs Conference: 1994-2006

• Managed the production of Hunik Zoo’, a children’s newspaper. I built the international circulation to about 12,000. The paper was aimed at K-12 children, whose writing and artwork we published. Each child got a prize for being in the paper. I maintained the mailing list, a yearly poster contest and survey and communicated with teachers. We won statewide recognition due to our efforts.

RESEARCH

“Arctic as a Sense of Place,” UAF, Beaufort Sea, Sikuliaq:. Current

“Science for Alaska: A Place for Curious Learners” Master’s of Arts research project that examined the audience of Science for Alaska Lecture Series.

“Marine Mammal Management Project Results from Course: Applied Arctic Climate Problems: From Science to Actionable Policy” Participated in a class peer review to determine bearded seals and ringed seal should be listed as threatened or endangered. Produced a presentation, poster, and paper.
“Aurora, Permafrost and Bears, oh my!” Alaska EPSCoR and Explore Fairbanks. Conducted pre- and post-test surveys asking tourism business owners who attended a communication workshop about how important science communication is to their industry.

PUBLICATIONS, PRESENTATIONS, POSTERS

- “Western Science and Native Writing: Sikuliaq Research Vessel Embeds Athabascan Reporter” Diana Campbell, University of Alaska Fairbanks, Part of panel presentation at 2018 Western States Communication Association Annual Convention.
- “2013 Centennial Ascent of Denali” Several presentations to Fairbanks Rotary Clubs. 2013.
- 21st Anniversary 2009 Native Health Research Conference Science AS Storytelling and the Science OF Storytelling: Presentations:
  o “Finding common ground: Using Alaska Native traditions to disseminate research.”
  o “Using a mirror to tell a story: Writing in a way to inform people about cancer among Alaska Natives.”

BOARDS, VOLUNTEER WORK

- Literacy Council of Alaska, Past board member.
- Society of Professional Journalism Farthest North Chapter, past President, Vice President, board member.
- Alaska Press Club, past Vice President and board member.
- UAF Alumni Association Burger Booth, Tanana Valley State Fair.
- On air talent for KUAC fundraising drives.

TRAININGS

- Social media training with UAF’s Andrew Cassel.
- Social Media for Natural Disaster Response and Recovery, Natural Disaster Preparedness Center, 2015.
- Science: Becoming the Messenger Workshop, National Science Foundation, 2013.
- 2010 Conference on Communication Science, National Science Foundation/South Carolina EPSCoR.
- ScienceWriters 2010, Yale University, Yale School of Medicine, National Association of Science Writers.
- Kentucky Conference on Health Communication, 2009, University of Kentucky Department of Communication.

**HONORS**

- Alaska Press Club Best Culture Reporting All Media “Finding home and heritage in the berry patch.”
- Two merit awards from the Geophysical Institute.
- Alicia Patterson Fellowship 2003.
- Alaska Press Club Public Service Award 2004 “In Cancer’s Grip.”
- Alaska Press Club Best Columnist “Shuh Ditthak.”
- Alaska Press Club Best Profile “In Grandma’s Time.”
- Alaska Press Club Best Comprehensive/Series: “Sept. 11 Attacks” and “In Cancer’s Grip.”
- Alaska Press Club Best Business Reporting “How oil pipeline officials handled the big one,” “Tale of Two Economies.”
- Alaska Center for the Book: Contributions to Literacy in Alaska Award.

**REFERENCES**

**Marmian Grimes**, Senior Public Information Officer  
University of Alaska Fairbanks  
Email: mlgrimes@alaska.edu  
Phone: 907-474-7902

**Amy Hartley**, former supervisor  
Email: amyhartley5@icloud.com  
Phone: 907-388-9978

**Gary Black**, Features Editor  
Fairbanks Daily News-Miner  
Email: gblack@newsminer.com  
Phone: 907-4594504

Others available upon request.
**BOARDS/COMMISSIONS APPLICATION FORM**

<table>
<thead>
<tr>
<th>Name of Board/Commission</th>
<th>Chena Riverfront Commision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Name</td>
<td>Wade Binkley</td>
</tr>
<tr>
<td>Residence Address</td>
<td>1640 Cosgrave Dr</td>
</tr>
<tr>
<td>City/State/Zip</td>
<td>Fairbanks, AK 99709</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>1975 Discovery Dr</td>
</tr>
<tr>
<td>City/State/Zip</td>
<td>Fairbanks, AK 99709</td>
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<tr>
<td>Work Phone</td>
<td>907.479.6673</td>
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<td>Home Phone</td>
<td>907.322.2420</td>
</tr>
<tr>
<td>FAX</td>
<td></td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:wade@riverboatdiscovery.com">wade@riverboatdiscovery.com</a></td>
</tr>
</tbody>
</table>

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]  
Yes [✓]  No [ ]

Do you currently serve on any other Borough Boards & Commission?  
Yes [ ]  No [✓]

If yes please list which one:  

Statement of Interest (use reverse side of form if necessary):  
See attachment

Brief Personal Biography (or attach resume)  
See attachment

Professional Licenses/Training  
USCG 100 Ton Master of Inland Waters

**APPLICANT'S SIGNATURE**  

**DATE**  
12.05.2018

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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**FOR OFFICE USE ONLY**

Date Received ___________________________  By ___________________________
Note Any Attachments

*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. Binkley, Wade Madison
   (YOUR NAME:  LAST, FIRST, MIDDLE)

2. Chena Riverfront Commission
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: 2021

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   Alaska Riverways, Inc. dba: Riverboat Discovery, Alaska Travel Industry, COO
   (BUSINESS NAME)  (TYPE OF BUSINESS)  (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED? YES □ NO □

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

The Riverboat Discovery tours have relied heavily on the overall health and sustainability of the Chena River for the past 69 summers. It is in the financial interest of Alaska Riverways, Inc., of which I am an employee and owner, to have a watershed that will continue to provide a means for our vessels to operate.

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk’s Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature ___________________________ Date 12.05.2018

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.
December 5, 2018

Mayor Bryce Ward  
Fairbanks North Star Borough  
PO Box 71267  
Fairbanks, AK 99707

Dear Mayor Ward,

Please see the attached resume and application while considering me for a position on the Chena Riverfront Commission.

Since the summer of 1898, my family has made our living by working the waters of Canada and Alaska. What started off as a dream by my great grandfather to make it rich in the gold fields, quickly changed to piloting miners through treacherous sections of river in the Klondike. From there he expanded his operation and hauled miners and supplies along all sections of the Yukon River. His work took him to Southcentral Alaska on the Susitna River while helping construct the Alaska Rail Road and to Southeast Alaska while pioneering routes on the Stikine River. In the winters he built and raced boats in Pudget Sound.

My grandfather followed in his footsteps, working out of Fairbanks in the 1930's and 1940's hauling trappers, traders, missionaries, passengers and freight to hundreds of villages, communities and camps on the Yukon River system. He served as a riverboat pilot for the Army during World War II. In 1950 our family's focus turned to tourism, and since then we have based our operations on the banks of the Chena River and have shared the river and its history with thousands of guests from all over the world.

The Chena River has had a tremendous impact on my family over the last four generations. After growing up living and working on the river, I decided to return home after college to provide my children with the same opportunities and lessons I received as a child. I built my own home on Chena River and took full time employment with my family's business. I spend my summers captaining our fleet of Discovery riverboats during the day and recreationally boating with my family, hunting and fishing and simply watching life on the river go by in the evenings. In the winter time we snowmachine on the river, take the kids and dogs for walks and enjoy watching skiers, bikers and dog teams slowly pass by.

I believe the dual perspective of businessman and private land owner gives me a unique viewpoint on the Chena River. A healthy and sustainable river is vital to my business, to my family and to all of the Fairbanks community. I hope that my knowledge and experience can be valuable to the Chena Riverfront Commission and that you will consider me for the position. Thank you for your time.

Sincerely,

Wade Binkley
Wade Binkley

Background

Born in Anchorage, Alaska in 1982 and spent the early years of life in Bethel and Juneau. In 1990, parents returned to their home of Fairbanks and built a house on the banks of the lower Chena River. Has lived and worked on the Chena River ever since.

Experience

Captain, Alaska Riverways, Inc. – 2005-Present
United States Coast Guard (USCG) certified 100 ton Master of inland waters. Adhere to all applicable rules and regulations set forth by the USCG. Safely operate a fleet of three paddle wheel vessels ranging in size from 150 to 900 passengers on the Chena and Tanana Rivers. Oversee maintenance and proper upkeep of fleet.

Chief Operating Officer, Alaska Riverways, Inc. – 2017-Present
Oversee all aspects of the operation of the company. Departmental human resources; hiring, counseling, performance evaluation and firing. Oversee employee training; USCG mandated training, orientation training, operational training, sales training, customer service training and leadership training. Oversee supply chain; incoming and outgoing. Monitor customer satisfaction. Monitor sales. Creation and analysis of capital, operating and payroll budgets. Oversee all construction and maintenance projects. Work with local, state and federal agencies on permitting, licensing and inspections. Refine and develop tour product. Maintain the vision of company founders.

Vice President, Operations, Alaska Riverways, Inc. – 2006-2017
Oversee operations departments; deckhands, tour guides, food service, grounds crew, maintenance. Create and refine daily workflows for all departments to increase efficiency and pool resources. Plan, coordinate and execute all special events. Oversee all post-season shut down and pre-season start up activities. Coordinate maintenance and construction projects.

Responsible for the well being and safety of all passengers and crew aboard our vessels. Coordinate all aspects of our tours daily and produce a world class experience for our guests. Maintain strict standards set forth by USCG and management. Coordinate operations department staff scheduling and training. Manage staff day to day.
Education
West Valley High School, Fairbanks, AK - May 2000

Colorado School of Mines, Golden, CO – Bachelors of Science, Petroleum Engineering, May 2004

Skills
Professionally lead, motivate and manage a workforce that spans a vast age range. Maintain dual focus by paying attention to intricate details of the company while achieving big-picture goals. Creatively solve problems using logical, organized and reasoned though processes. Deep knowledge of Alaskan construction, from earth moving to structure building. Intimate knowledge of the lower Chena River system and other rivers of Interior Alaska.

References
Ryan Binkley - Brother - Superior
President and CEO, Alaska Riverways, Inc.
1975 Discovery Dr, Fairbanks, AK 99709
907.479.6673
ryan@riverboatdiscovery.com

Ali Hussain - University Classmate - Business Colleague
Founder and CEO, HUSAAK Adventures
HCW3+JP Muscat, Oman
+968.9385.2818
husaak@gmail.com

Mitch Osborne - Business Colleague
Habitat Restoration Biologist/Regional Dive Officer, U.S. Fish & Wildlife Service, Fisheries and Habitat Restoration, Fairbanks Fish and Wildlife Field Office
101 12th Ave., room 110, Fairbanks, Alaska, 99701
907.456.0209
mitch_osborne@fws.gov
MEMORANDUM

TO:          Fairbanks North Star Borough Assembly
FROM:       Bryce Ward, Mayor
DATE:      January 10, 2019
SUBJECT:  Appointment
          Air Pollution Control Commission

I am recommending the appointment of the following individual to the Air Pollution Control Commission:

Dan Givens

His term of office will expire on December 31, 2019.

A copy of his application and disclosure form are attached.

For your information other members of the commission are:

Kathleen Hook
Catherine Cahill
Michael Pollen
Dr. Thomas Alexander Douglas
Maegan Weltzin
Lawrence Duffy

Your confirmation of the appointment is respectfully requested.

/km
BOARDS/COMMISSIONS APPLICATION FORM

Name of Board/Commission  Air Pollution Control Commission

Applicant's Name  Dan Givens

Residence Address  840 Congressional

City/State/Zip  Fairbanks AK 99709

Mailing Address  P.O. Box 455

City/State/Zip  Ester AK 99725

Work Phone  907-378-5351  Home Phone  807-474-3465

FAX  E-mail  stonecastle@gei.net

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]
Yes  No  

Do you currently serve on any other Borough Boards & Commission? Yes  No  
If yes please list which one: Just completed Air Quality Stakeholders

Statement of Interest (use reverse side of form if necessary):
Right to burn wood if done cleanly and properly.

Brief Personal Biography (or attach resume)

Owner Stone Castle Masonry specializing in masonry heaters
Masonry Heater Association of N. America member
former Board member 7 yrs VP and 4 yrs President
Current member of technical committee

Professional Licenses/Training  Certified masonry heater builder 41 year member Mason Union

APPLICANT'S SIGNATURE  DATE  

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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Date Received  By  

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Note Any Attachments

*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. **Svens, Dan**, O.  
   (YOUR NAME: LAST, FIRST, MIDDLE)

2. **Air Pollution Control**  
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: 2018

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   **Stone Castle Masonry** masonry heaters **Oswes**  
   (BUSINESS NAME) (TYPE OF BUSINESS) (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED?  YES ☒ NO ❌

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

Any legislation including or excluding masonry heaters may impact me either positively or negatively.

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk’s Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature **Dan Svens**  
Date 12/17/2018

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.
MEMORANDUM

TO: 
Fairbanks North Star Borough Assembly

FROM: 
Bryce Ward, Mayor

DATE: 
January 10, 2019

SUBJECT: 
Reappointment
Salaries and Emoluments Commission

I am recommending the reappointment of the following individual to the Salaries and Emoluments Commission:

   Lenny Reagin

His term of office will expire on December 31, 2021.

A copy of his application and disclosure forms are attached.

For your information other members of the commission are:

   Carol Ann Varner
   Doug Tansy
   Charlie Dexter
   Tracie Gatewood

Your confirmation of the reappointment is respectfully requested.

/km
BOARDS/COMMISSIONS APPLICATION FORM

Name of Board/Commission: Salaries & Emoluments

Applicant's Name: V. Lenny Reasin

Residence Address: 1391 Ridgepointe Dr.

City/State/Zip: FBKS, AK 99709

Mailing Address: PO Box 72970

City/State/Zip: Fairbanks, AK 99707

Work Phone: 479-6679 Home Phone: 479-6679

FAX: E-mail:

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]

Yes [x] No [ ]

Do you currently serve on any other Borough Boards & Commission? Yes [ ] No [x]

If yes please list which one:

Statement of Interest (use reverse side of form if necessary):

IT IS ONE WAY TO STAY INVOLVED IN OUR COMMUNITY.

Brief Personal Biography (or attach resume)

ATTACHED

Professional Licenses/Training

APPLICANT'S SIGNATURE: [Signature]

DATE: 12/13/18

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Date Received: By: ___________________________
Note Any Attachments

*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. **REGIN, V. LEANNE**
   (YOUR NAME: LAST, FIRST, MIDDLE)

2. **Salaries & Emoluments**
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING:________________________

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   **RH ENT. LLC**
   (BUSINESS NAME) **President**
   (TYPE OF BUSINESS) **(YOUR POSITION)**

5. ARE YOU SELF-EMPLOYED?  YES [ ]  NO [ ]

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family membe (including all household members) to have a personal or financial interest, different than those of the public generally in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

**NONE**

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature ____________________________ Date 12/13/18

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.
Skills and Highlights
Fairbanks North Star Borough Assessor
Real Estate/Associate Broker
Loan Examiner
Appraiser
Qualified as Expert Witness State of Alaska Superior Court

Appraisal Experience in Following Locations
Fairbanks
Nenana
Galena
Anchorage
Sourdough
Glenallen
North Pole
Sitka
Tok Junction
Copper Center
Delta Junction
Prudhoe Bay

Work Experience

2005--Present
RH Enterprise—Vice President
Consultant—dealing with land and structure issues.

1985--2005
Fairbanks North Star Borough—Assessor
Director of FNSB Assessing office charged with assessment of private and commercial properties in the North Star Borough.

1983--1985
ERA Bud Meyers Real Estate—Real Estate Sales/Associate Broker
Sales Associate in Real Estate office Fairbanks Alaska. Listed and sold properties.

1979--1983
Land Field Services Inc.—Right a Way Agent/Appraiser
Completed appraisals, reviewed appraisals and acquisitions of permits.

1977--1978
State of Alaska Division of Veteran Affairs—Loan Examiner II
Supervise office personnel, make loan recommendations for personal, residential and business loans. Completed appraisals which had been accepted by the Federal Home Loan Mortgage Corporation and the Federal National Mortgage Association.

1972--1976
Yerkes Street & Associates—Associate Appraiser
Appraise all types of Real Estate, residential, recreation, commercial, industrial and land.

1971-1972
United States Army
Honorable Discharge 1971-1972

Education
Real Estate Securities & Syndication Institute
International Right of Way Association
University of Alaska Anchorage
Tanana Valley Community College
University of Alaska Fairbanks
Lathrop High School
Fundamentals of Real Estate Syndication
Narrative Report Writing R-2 Examination
Real Estate & Land Economics, Principles, Methods
Real Estate Appraisal
Business Administration
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Bryce Ward, Mayor
DATE: January 10, 2019
SUBJECT: Reappointment
Investment Advisory Committee

I am recommending the reappointment of the following individual to the Investment Advisory Committee:

Jim Lynch

His term of office will expire on December 31, 2021.
A copy of his application and disclosure form are attached.
For your information other members of the committee are:

Tamera Weaver
James Culley
Jon Cook
James (Jim) N. Soileau

Your confirmation of the reappointment is respectfully requested.

/km
FAIRBANKS NORTH STAR BOROUGH
907 Terminal Street PO Box 71267 Fairbanks, AK 99707
(907) 459-1300
FAX (907) 459-1102

BOARDS/COMMISSIONS APPLICATION FORM

Name of Board/Commission: Investment Advisory Commission

Applicant's Name: Jim L. Lynch

Residence Address: 327 Le Ann Drive

City/State/Zip: Fairbanks, AK 99701

Mailing Address: 327 Le Ann Drive

City/State/Zip: Fairbanks, AK 99701

Work Phone: 907-458-5305 Home Phone: 907-322-2988

FAX: 907-458-5324 E-mail: jim.lynch@foundationhealth.org

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]

Yes ☑ No ☐

Do you currently serve on any other Borough Boards & Commission? Yes ☐ No ☑

If yes please list which one:

Statement of Interest (use reverse side of form if necessary):

I wish to be reappointed for an additional three year term on the Fairbanks North Star Borough Investment Advisory Commission.

Brief Personal Biography (or attach resume)

Jim L. Lynch has served as CEO at FMH/DC since November 2017. He joined the finance team at FMH/DC in 1999 and has served in several positions, including CHRO, CFO and COO. Lynch earned his BBA in Accounting from the University of Alaska Fairbanks in 1994 and his Master's of Health Administration from the University of Minnesota in 2014.

Professional Licenses/Training

BBA, MHA

APPLICANT'S SIGNATURE:

DATE: 12-12-18

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Date Received ________________________ By________________________
Note Any Attachments

*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. Investment Advisory Commission
   (YOUR NAME: LAST, FIRST, MIDDLE)
   Lynch, Jim L

2. (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: December 21, 2021

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   Foundation Health Partners, LLC, Non Profit Healthcare Organization, FMH/DC CEO

   (BUSINESS NAME)   (TYPE OF BUSINESS)   (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED? YES ☐ NO ☑

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally, in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

As CEO of Fairbanks Memorial Hospital and Denali Center, I am an employed administrator of Foundation Health Partners which serves the health plans of Borough and School District employees.

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature __________________________ Date 12-17-19

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.
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Bryce Ward, Mayor
DATE: January 10, 2019
SUBJECT: Reappointment
Health and Social Services Commission

I am recommending the reappointment of the following individual on the Health and Social Services Commission:

Pamela Wagaman

Her term of office will expire on December 31, 2021.

A copy of her application and disclosure forms are attached.

For your information other members of the commission are:

Retchenda George-Bettisworth
Joe W. Blackburn
Banarsi Lal
Jodi Rhoades
Enlow Walker Shelissa Thomas
Juanita Webb
Pete Pinney

Your confirmation of the reappointment is respectfully requested.

/km
BOARD COMMISSION APPLICATION FORM

Name of Board/Commission: HEALTH & SOCIAL SERVICES COMMISSION

Applicant's Name: CAMELA WAGANAN

Residence Address: 2510 WECOTA DR

City/State/Zip: FAIRBANKS, AK 99709

Mailing Address: PO BOX 81752

City/State/Zip: FAIRBANKS, AK 99708

Cell: 856-717-3103

Home Phone: 907-328-0456

FAX: 

E-mail: pwayne@sbclnial.net

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040] Yes [ ] No [ ]

Do you currently serve on any other Borough Boards & Commission? Yes [ ] No [ ]

If yes please list which one: HSSC

Statement of Interest (use reverse side of form if necessary):

I WOULD LIKE TO CONTINUE SERVING ON THE HEALTH & SOCIAL SERVICES COMMISSION. IT HAS BEEN REALLY INSPIRING TO HELP SUPPORT THE MANY AGENCIES IN FNSB THAT HELP PROVIDE IMPORTANT SERVICES TO THOSE INDIVIDUALS AND FAMILIES IN NEED. MY HOPE IS THAT MY PART IN PROVIDING BASIC HUMAN NEEDS HELPS BRING A SENSE OF DIGNITY

Brief Personal Biography (or attach resume): ATTACHED

Professional Licenses/Training

APPLICANT'S SIGNATURE: __________________________ Date: 11/30/18

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FOR OFFICE USE ONLY

Date Received: __________________________ By: __________________________

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*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. WAGGONER PAMELA CORY  
(YOUR NAME: LAST, FIRST, MIDDLE)

2. HEALTH + SOCIAL SERVICES COMMISSION  
(BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: 2020

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   RETIRED  
   (BUSINESS NAME)  
   (TYPE OF BUSINESS)  
   (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED?  YES ☐  NO ☑

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk’s Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature: ___________________________  Date: 11/26/18

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.
Pamela Wagaman

Brief Personal Biography, FNSB Boards/Commissions Application

November 27, 2018

I graduated with a BS in Medical Technology from Georgia State University (1968) and as a registered Med Tech (MT/ASCP), worked in hospital laboratories in Atlanta and in Mobile, AL until starting my family. I stayed at home for 10 years with my three daughters (and several foster children over that time), then returned to graduate school—first at Emory University, then at the LSU Health Sciences Center in New Orleans. I graduated with my MS (1987) and PhD (1991) from LSUHSC with a concentration in microbiology. After a 2½ year post-doctoral fellowship at The Scripps Research Institute in San Diego, I was employed as a drug discovery scientist by Johnson and Johnson (1994-2007), where I worked on a variety of projects in the areas of virology, anemia, gastroenterology, and diabetes.

After leaving Johnson and Johnson, I joined the UAF Summer Sessions faculty in 2008 and 2009 to teach microbiology. I was also hired to set up a molecular diagnostics laboratory for the VA Hospital in San Diego, then retired and moved briefly to Atlanta in 2010. Finally, I moved permanently to Fairbanks in 2011, where I continued to teach microbiology during Summer Sessions, and also taught human biology during regular semesters until December, 2015.

Besides my professional accomplishments, I have worked in a volunteer capacity with a variety of organizations, including:

- Activities with several home parishes in the Episcopal Church, including 3 years on Vestry, chaplain of a parish search committee, working with various homeless/feeding programs, and with youth groups
- Online mentoring (through MentorNet) of young people in high school through university who were studying or interested in STEM fields
- Volunteered for several years on the Allocations Committee for the San Diego HIV Funding Collaborative, under the umbrella of the Alliance Healthcare Foundation, doing site visits of applicants, and working with the committee on funding recommendations
- Have been a member of the University Women’s Association in Fairbanks since 2012, serving as secretary and as president, also as a member of the scholarships committee, to review applicants and recommend funding of scholarships
- Volunteered at Housing First (Fairbanks), 2013
- Volunteer with the Street Outreach and Advocacy Program (FNA)—2016-present
- Have served on the Steering Committee for Aging at Home Fairbanks since 2016; current Chair of the committee
- Have served as citizen member of the Health and Social Services Commission for the Fairbanks North Star Borough 2016-present

My hobbies include taking classes at UAF/OLLI, painting (watercolor), performing with the North Star Strings and Northern Lights String Orchestra, and gardening.

(A complete professional curriculum vitae is available on request)
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

FROM: Bryce Ward, Mayor

DATE: January 10, 2019

SUBJECT: Reappointment
Animal Control Commission

I am recommending the reappointment of the following individual to the Animal Control Commission:

Alexander Thornton

His term of office will expire on December 31, 2021.

A copy of his application and disclosure forms are attached.

For your information other members of the commission are:

Mary Ann Fortune
Lindsey Heaney
Ronnie Rosenberg
Link Olson
Jamie Marschner
Scott Chesney
Debora Gardner

Your confirmation of the reappointment is respectfully requested.

/km
FAIRBANKS NORTH STAR BOROUGH
907 Terminal Street PO Box 71267 Fairbanks, AK 99707
(907) 459-1300
FAX (907) 459-1102

BOARDs/COMMISSIONs APPLICATION FORM

Name of Board/Commission  FNSB Animal Control Commission

Applicant's Name  Alexander E. Thornton

Residence Address  1894 Perkins Drive

City/State/Zip  Fairbanks, AK 99709

Mailing Address  1894 Perkins Drive

City/State/Zip  Fairbanks, AK 99709

Work Phone  203-558-2233  Home Phone  203-558-2233

FAX  n/a  E-mail  alexander.e.thornton@gmail.com

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]
Yes  □  No  □

Do you currently serve on any other Borough Boards & Commission?  Yes  □  No  □

If yes please list which one:
FNSB Animal Control Commission, from 2017 to present

Statement of Interest (use reverse side of form if necessary):
Please see the reverse side of this document for my Statement of Interest.

Brief Personal Biography (or attach resume)
I have been working with animals in a professional capacity for 15+ years, including as a trainer, behaviorist, zookeeper, captive animal legal specialist, and, among other jobs biologist. I have adopted many animals myself and am passionate about applied animal welfare. I am committed to making Fairbanks a better place for people and animals. Please see my attached résumé.

Professional Licenses/Training
Please see attached CV.

APPLICANT'S SIGNATURE  DATE

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.

FOR OFFICE USE ONLY

Date Received  By
STATEMENT OF INTEREST

I am interested in renewing my term on the FNSB Animal Control Commission for a full three-years after serving a partial term since 2017. I first applied to serve as a Commissioner as a way to utilize my extensive professional experience working with animals as well as with non-profit organizations in a way that would benefit my local community. I have lived and volunteered at shelters across the United States and always found it to be immensely rewarding work, so applying for the Commission seemed a natural step. Since then, I have been extremely grateful for the opportunity to learn about shelter management from a more operational standpoint, and have come to realize how much more needs to be done to ensure the Fairbanks community continues to have an effective, respected animal shelter. If allowed to continue to serve my neighbors and our animals as an Animal Control Commissioner, I will use the next three years to develop and implement projects of my own that require concentrated efforts – including improvements for livestock husbandry and emergency preparedness. I believe there are key ways to improve animal care, increase adoption numbers, streamline logistics, improve our financial bottom-line, as well as gain more trust in the community, and I look forward to being a part of that crucial progress now that I have the baseline knowledge on how to accomplish these goals as a Commissioner. Thank you, in advance, for your continued support of my passion for helping fellow Fairbanksians and consideration of my renewal application.
1. Thornton, Alexander, E.  
   (YOUR NAME: LAST, FIRST, MIDDLE)

2. FNSB Animal Control Commission  
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: 2021 (three years; 2018-2021)

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   Arctic Research Consortium of the US (ARCUS); non-profit; Community Development Manager
   (BUSINESS NAME) (TYPE OF BUSINESS) (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED? YES [ ] NO [✓]

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally, in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

n/a

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature [Signature] Date __________________

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.
EDUCATION
2017-Present  Graduate Certificate, Science Teaching & Outreach  
College of Natural Science & Mathematics, University of Alaska Fairbanks

2013-2014  Master of Advanced Studies, Marine Biodiversity & Conservation  
Scripps Institution of Oceanography, University of California San Diego  
Project: “Pelagic sex – Using sperm competition theory to infer mating systems in a suite of Eastern Tropical Pacific delphinids”  
Committee: Sarah Mesnick (NOAA SWFSC), Dick Norris, & Phil Hastings  

2006-2008  Bachelor of Science, Field Ecology & Conservation Biology  
The Evergreen State College [Olympia, WA]

PROFESSIONAL EXPERIENCE
2017-Present  Community Development Manager  
Arctic Research Consortium of the United States (ARCUS) [home office]  
• Develop and implement strategies to introduce Arctic stakeholders to and engage them in ARCUS activities and programs, and listen to their priorities for the overall Arctic research and education enterprise  
• Highlight ARCUS’ value through communications with members and planning community building events, including recruiting sponsors and supporting the financial development team in attracting donors

2015-2018  Teaching Assistant (TA) & Research Assistant (RA)  
College of Fisheries & Ocean Sciences, University of Alaska Fairbanks  
• Winter 2016-Winter 2018: ° RA, stable isotopes from walrus tooth growth layers to infer diet change over time

• Spring 2017: ° TA, MSL213L (Marine Science Laboratory)  
• Fall 2016-Spring 2017: ° Head TA, MSL111 (The Oceans)  
• Summer 2016: ° TA, MSL197 (Intro. to Marine Mammal Research Techniques), a Rural Alaska Honors Institute course

• Spring 2016: ° RA, salmon metabolomics data analysis  
• Fall 2015: ° TA, MSL213L (Marine Science Laboratory)  
• Fall 2015: ° TA, MSL111 (The Oceans)

2015  Marine Biologist Guide for tours of ecological reserve and marine refuge  
Hike Bike Kayak [San Diego-La Jolla Underwater Park, CA]  
• Kayak and snorkel guide of the San Diego-La Jolla Underwater Park Ecological Reserve and Marine Life Refuge, with tours focusing on human impacts, predator-prey interactions, and climate change

Tierra Data, Inc., for a project at Naval Base Point Loma [San Diego, CA]  
• Pier-/vessel-based monitoring of in-water construction activities, requiring NOAA approval of qualifications and military clearance to scan variable ocean conditions for marine mammals and real-time data collection of coordinates, behavior, sex, etc., while completing QA/QC  
• Part of a three-person team assigned to handle data management
2013 **Stormwater Features/GIS Intern**, Stormwater & Watersheds Program
Washington State Department of Transportation [Olympia, WA]
• *Field Phase*: mapped stormwater discharge/conveyance features, required use of GPS/ArcPad software for digital data collection, interpreting/assessing stormwater systems, and real-time QA/QC
• *Office Phase*: used GIS software to screen-digitize/validate stormwater conveyance features from georeferenced as-builts and CAE documents

2010-2012 **Captive Wildlife Specialist**
Consultant for non-profit legal team [home office in New York, NY]
• Synthesized scientific research to prepare reports and professional training on the health, behavior, and husbandry of wild animals
• Responsible for managing and developing databases regarding as well as developing and sustaining relationships with volunteers and partners

2008-2010 **Wild Animal Keeper**
Central Park Zoo – Wildlife Conservation Society [New York, NY]
• Worked the Polar Circle, Tropic Zone, Tisch Children’s Zoo, and commissary lines, and was responsible for environmental enrichment
• Coordinated with the education department to communicate zoological concepts to the general public through displays and presentations

**ADDITIONAL RELEVANT TRAINING & CERTIFICATIONS**

**Domesticated and Wild Animals**

2012 **Cruelty to animals and interpersonal violence and animal crime scene analyses coursework**; University of Florida, Colleges of Medicine and Veterinary Medicine [e-learning]

2012 **Effects of oil on oceanic turtles and loggerhead necropsy training**; Freeport-McMoRan Audubon Species Survival Center and 11th Effects of Oil on Wildlife Conference [New Orleans, LA]

2010-2011 **Animal behavior and conservation science coursework**; Hunter College [New York, NY]

2009 **Capturing oiled seabirds training**; Royal Society for the Prevention of Cruelty to Animals (RSPCA) and 10th Effects of Oil on Wildlife Conference [Tallinn, EST]

2008-2009 **Veterinary technology coursework**, including: anatomy, physiology, pharmacology, pathology, diagnostic imaging, and health management; Purdue University, School of Veterinary Medicine [e-learning]

2007 **Six certificates on rehabilitation and husbandry of seabirds**, including ICU care and bloodwork, and *hand-rearing of penguin chicks*; South African Foundation for Conservation of Coastal Birds [Cape Town, RSA]

2007 **Handling and washing oiled wildlife**; UC Davis School of Veterinary Medicine and 9th Effects of Oil on Wildlife Conference [Monterey, CA]

**Miscellaneous**

2017 **Science Communication**; oral and written communication training, funded by the National Science Foundation (NSF) and NASA [Boulder, CO]

MEMORANDUM

TO: Fairbanks North Star Borough Assembly

FROM: Bryce Ward, Mayor

DATE: January 10, 2019

SUBJECT: Reappointment
          Economic Development Commission

I am recommending the reappointment of the following individual to the Economic Development Commission:

Fred Schlutt

His term of office will expire on December 31, 2021.

A copy of his applications and disclosure forms are attached.

For your information other members of the commission are:

Mayor Jim Matherly
Mayor Michael Welch
Mayor Brice Ward
Abigail Riggs
Paul Robinson
Russell Talvi

Your confirmation of the reappointment is respectfully requested.

/km
BOARDs/COMMISSIONs APPLICATION FORM

Name of Board/Commission: Economic Development Committee

Applicant's Name: Fred Schlutt

Residence Address: 3040 South Davis Road

City/State/Zip: Fairbanks, AK 99775

Mailing Address: PO BOX 750151

City/State/Zip: Fairbanks, AK 99709

Work Phone: 907-474-7246 Home Phone: 907-322-2882

FAX: 907-474-6971 E-mail: ef schluttjr@alaska.edu

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040]

Yes [X] No [ ]

Do you currently serve on any other Borough Boards & Commission? Yes [X] No [ ]

If yes please list which one:

Economic Development

Statement of Interest (use reverse side of form if necessary):

Seeing how Cooperative Extension can be involved in development the economy in the Interior

Brief Personal Biography (or attach resume)

Vice Provost and Director of Extension
UAF
10 years
Member of the Economic Development Commission for 10 years

Professional Licenses/Training

APPLICANT'S SIGNATURE: [Signature]

DATE: 12/26/18

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.

FOR OFFICE USE ONLY

Date Received: ___________ By ___________
Note Any Attachments

*RETURN TO THE OFFICE OF THE MAYOR*
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. Schlutt, Edward Frederick
   (YOUR NAME: LAST, FIRST, MIDDLE)

2. Economic Development
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING: 2018

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   UAF Administrator
   (BUSINESS NAME) (TYPE OF BUSINESS) (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED? YES ☐ NO ☑

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally, in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature ☐ ☑ Date 12/6/18

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.
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, Borough Mayor

FROM: Brad Paulson, Acting Emergency Operations Director

DATE: January 10, 2018

SUBJECT: Appointment of Fire Service Area Commissioners

Pursuant to the Fairbanks North Star Borough Code of Ordinances, I hereby nominate the following people to serve as Fire Service Area Commissioners.

These citizens have agreed to serve two-year terms, ending June 30, 2021

Your confirmation of reappointment is respectfully requested.

Commissioner / Address  Commission

Gregory Allen Bean  980 Pickering Drive, Fairbanks, AK 99709  Chena Goldstream
BOARDS/COMMISSIONS APPLICATION FORM

Name of Board/Commission: CHEENA CREEKSTREAM FEED SERVICE AREA COMMISSION

Applicant's Name: GREGORY ALLEN BEAN

Residence Address: 980 PICKERING DR.

City/State/Zip: FAIRBANKS, ALASKA, 99709

Mailing Address: 980 PICKERING DR.

City/State/Zip: FAIRBANKS, ALASKA, 99709

Work Phone: 907-474-4931 Home Phone: 907-978-2102

FAX E-mail: bean.greg@gmail.com

Are you registered to vote within the Fairbanks North Star Borough [required by FNSB 4.04.040] Yes [X] No [ ]

Do you currently serve on any other Borough Boards & Commission? Yes [ ] No [X]

If yes please list which one:

STATEMENT OF INTEREST (USE REVERSE SIDE OF FORM IF NECESSARY):

SEE ATTACHED

Brief Personal Biography (or attach resume)

SEE ATTACHED

Professional Licenses/Training

APPLICANT'S SIGNATURE: __________________________ DATE: 12/12/18

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.

FOR OFFICE USE ONLY

Date Received: RECEIVED DEC 04 2018 By: JUANITA FRAZIER

66
Note Any Attachments

"RETURN TO THE OFFICE OF THE MAYOR"
DISCLOSURE OF PRESENT ECONOMIC INTEREST
APPOINTED PUBLIC MEMBERS OF A BOARD, COMMISSION, OR OTHER MUNICIPAL BODY

1. Bean, Gregory, Allen
   (YOUR NAME:  LAST, FIRST, MIDDLE)

2. Chena Goldstream Fire and Rescue Service Area Commission
   (BOARD, COMMISSION, OR OTHER PUBLIC BODY TO WHICH YOU ARE APPLYING.)

3. FOR TERM ENDING:

4. PLEASE GIVE THE BUSINESS NAME OF YOUR EMPLOYER, TYPE OF BUSINESS, YOUR POSITION:
   UNIVERSITY FIRE DEPARTMENT CAPTAIN
   (BUSINESS NAME) (TYPE OF BUSINESS) (YOUR POSITION)

5. ARE YOU SELF-EMPLOYED?  YES ☐  NO ☑

DECLARATION

I understand that I am required to disclose any interest which would cause me or an immediate family member (including all household members) to have a personal or financial interest, different than those of the public generally, in matters coming before the board, commission, or other public body of the municipality to which I have been appointed. When such matters arise, I will also inform the other members on the record, so that the potential for a conflict of interest can be addressed prior to action by the public body.

I have the following interest(s) which would cause me, an immediate family member, or household member to have a personal or financial interest, different than those of the public generally, in matters coming before the public body during my term:

(ATTACH SEPARATE SHEETS AS NECESSARY)

Currently employed at University Fire Department

If the situation changes or I acquire new interests, I will file a supplemental disclosure with the Clerk's Office. I affirm that this DISCLOSURE is true and correct to the best of my knowledge.

Signature: __________ Date: 12/7/2018

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.
Statement of Interest:

I am writing to inform you I am interested in becoming a Commissioner for the Chena Goldstream Fire and Rescue Service Area Commission. As a resident of this service area I feel obligated to be a part of my community and with 17 years of experience in emergency services I feel I would be an asset to the Commission. As disclosed in my paperwork I am currently employed at University Fire Department. Although I work directly related to a separate Fire Service Area Commission I feel this would not alter my judgment on any matters if I were chosen to serve. I look forward to the possibility of assisting the Commission in any way I am needed. Thank you for your consideration.

Brief Personal Biography:

-Born and raised in Anchorage, AK
-Attend UAF from 2001-2004
-Police/Fire Officer at Fairbanks International Airport from 2004-2006
-Police Officer at North Pole PD from 2006-2008
-Fire Engineer at North Pole Fire Department from 2008-2009
-Fire Captain at University Fire Department from 2009-Present

Professional Licenses/Training:

A.A.S. in Fire Science
Alaska Firefighter 2
Rope Rescue 2
Haz-Mat Operations
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Jim Williams, Chief of Staff
SUBJECT: Transfer Liquor License
DATE: January 10, 2019

Attached you will find copies of the application for the transfer of liquor license:

**Beverage Dispensary License # 426**

From: Composite Holdings, LLC
DBA: Composite Holdings, LLC
No Premises

To: The Bakery Restaurant, Inc.
DBA: The Bakery Restaurant
44 College Road, Suite A
Fairbanks, AK 99701

Pursuant to FNSB 9.08 the Assembly must determine whether or not to protest the liquor license after holding a public hearing. The administration recommends no protest.

/km
cc: Concerned Licensee
LIQUOR LICENSE

Date Notice Received: 11/16/18

60 DAY DUE DATE

Type of License:

□ NEW
□ TRANSFER

□ Transfer of location
□ Transfer of ownership
□ Transfer of stock

□ Beverage Dispensary
□ Distillery
□ Golf Course
□ Recreational Site
□ Tourism
□ Duplicate
□ Other

DBA: The Bakery Restaurant

Licensee/Applicant (LA): The Bakery Restaurant, Inc.

Physical Address: 44 College Road, Suite A

Mailing Address: 117 Chief Evan Drive Fairbanks AK 99709

INTERNAL REVIEW SCHEDULE

PLANNING DEPARTMENT: Signature: 11/20/18

- Land Use Compliance: Zone: GU-1. Restaurants are listed permitted user in the GU-1
  Zoning district pursuant to SHCB 18.94.020.A. An optional zoning permit was
  issued in 2018 for the restaurant to use part of an existing building. The permit
  was # 79 18148. (The physical address is Suite B.)

ASSESSING DEPARTMENT: Signature: 11/21/18

- Parcel Key Number: 4696601
- Property Description: Tract A #3 Bentley Trust Property
- Property Owner (PO) Name: ESNY Wealth LLC

TREASURY/ BUDGET: Signature: 11/21/18

- Property Taxes:
- □ (LA) □ (PO) Alcoholic Beverage Sales Taxes: NA - City Limits

(If either party owes, give amount and attach printout)
November 16, 2018

Fairbanks North Star Borough
Attn: Krista Major, Executive Administrative Assistant
Via Email: kmajor@fnsb.us

<table>
<thead>
<tr>
<th>License Type:</th>
<th>Beverage Dispensary</th>
<th>License Number:</th>
<th>426</th>
</tr>
</thead>
<tbody>
<tr>
<td>Licensee:</td>
<td>The Bakery Restaurant, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>The Bakery Restaurant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

☐ New Application  ☒ Transfer of Ownership Application
☒ Transfer of Location Application  ☐ Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Erika McConnell, Director
amco.localgovernmentonly@alaska.gov
Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO’s main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the current licensee and licensed establishment.

<table>
<thead>
<tr>
<th>Licensee:</th>
<th>Composite Holdings, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>Beverage Dispensary</td>
</tr>
<tr>
<td>Premises Address:</td>
<td>No Premises</td>
</tr>
<tr>
<td>City:</td>
<td>Fairbanks</td>
</tr>
<tr>
<td>Local Governing Body:</td>
<td>City Fairbanks (Fairbanks North Star Borough)</td>
</tr>
</tbody>
</table>

Transfer Type:

- ✔ Regular transfer
- Transfer with security interest
- Involuntary retransfer

| Complete Date: | 11/14/18 |
| Board Meeting Date: | 12/18/18 |
| Issue Date: | |

OFFICE USE ONLY

| Transaction #: | 950460 |
| License Years: | 17-18 |

[Form AB-01] (rev 10/10/2016)
Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the new applicant and/or location seeking to be licensed.

Licensee: The Bakery Restaurant, Inc.
Doing Business As: The Bakery Restaurant
Premises Address: 44 College Road, Suite A
City: Fairbanks  State: AK  ZIP: 99701
Community Council: None

Mailing Address: 117 Chief Evan Drive
City: Fairbanks  State: AK  ZIP: 99709

Designated Licensee: No Yol Yim
Contact Phone: (907) 590-0521  Business Phone: (907) 590-0521
Contact Email: [Email]

Seasonal License? ☑  No  If “Yes”, write your six-month operating period: ____________

Section 3 – Premises Information

Premises to be licensed is:
☑ an existing facility  ☐ a new building  ☐ a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.
1 Mile

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.
1.2 Miles

[Form AB-01] (rev 10/10/2016)
Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5. If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  □ applicant  □ affiliate

Name:  
Address:  
City:  State:  ZIP:  

This individual is an:  □ applicant  □ affiliate

Name:  
Address:  
City:  State:  ZIP:  

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.

- If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.

- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

<table>
<thead>
<tr>
<th>Entity Official:</th>
<th>No Yol Yim</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title(s):</td>
<td>Director, Pres., S.H, Treas.</td>
</tr>
<tr>
<td>Address:</td>
<td>117 Chief Evan Drive</td>
</tr>
<tr>
<td>City:</td>
<td>Fairbanks</td>
</tr>
</tbody>
</table>

[Form AB-01] (rev 10/10/2016)
**Alaska Alcoholic Beverage Control Board**

**Form AB-01: Transfer License Application**

<table>
<thead>
<tr>
<th>Entity Official:</th>
<th>Eun Sook Lee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title(s):</td>
<td>Secretary</td>
</tr>
<tr>
<td>Address:</td>
<td>117 Chief Evan Drive</td>
</tr>
<tr>
<td>City:</td>
<td>Fairbanks</td>
</tr>
<tr>
<td>Phone:</td>
<td>(907) 347-7885</td>
</tr>
<tr>
<td>% Owned:</td>
<td>0</td>
</tr>
<tr>
<td>State:</td>
<td>AK</td>
</tr>
<tr>
<td>ZIP:</td>
<td>99709</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entity Official:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Title(s):</td>
<td></td>
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<tr>
<td>Address:</td>
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<tr>
<td>City:</td>
<td></td>
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<tr>
<td>Phone:</td>
<td></td>
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<tr>
<td>% Owned:</td>
<td></td>
</tr>
<tr>
<td>State:</td>
<td></td>
</tr>
<tr>
<td>ZIP:</td>
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<table>
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<tr>
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<td>Title(s):</td>
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<td>City:</td>
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<td>Phone:</td>
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<tr>
<td>% Owned:</td>
<td></td>
</tr>
<tr>
<td>State:</td>
<td></td>
</tr>
<tr>
<td>ZIP:</td>
<td></td>
</tr>
</tbody>
</table>

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

<table>
<thead>
<tr>
<th>DOC Entity #:</th>
<th>47902D</th>
</tr>
</thead>
<tbody>
<tr>
<td>AK Formed Date:</td>
<td>6/14/1991</td>
</tr>
<tr>
<td>Home State:</td>
<td>AK</td>
</tr>
<tr>
<td>Registered Agent:</td>
<td>No Yol Yim</td>
</tr>
<tr>
<td>Agent's Phone:</td>
<td>(907) 590-0521</td>
</tr>
<tr>
<td>Agent's Mailing Address:</td>
<td>117 Chief Evan Drive</td>
</tr>
<tr>
<td>City:</td>
<td>Fairbanks</td>
</tr>
<tr>
<td>State:</td>
<td>AK</td>
</tr>
<tr>
<td>ZIP:</td>
<td>99709</td>
</tr>
</tbody>
</table>

Residency of Agent:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

☑️    ☐️
Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☐ Yes    ☑ No

If “Yes”, disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):


Section 7 – Authorization

Communication with AMCO staff:

☐ Yes    ☐ No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If “Yes”, disclose the name of the individual and the reason for this authorization:

The Law Offices of Ernouf & Coffey, P.C. is assisting with the transfer process.
Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Signature of transferor
Robert Dennis Swarthout

Printed name of transferor

Subscribed and sworn to before me this 28th day of September, 2018.

STATE OF ALASKA
NOTARY PUBLIC
Jenny McCarthy
My Commission Expires October 14, 2020

Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 10-14-2020

Signature of transferor
Douglas J Abshire

Printed name of transferor

Subscribed and sworn to before me this 18th day of September, 2018.

DIANA C. MASSEY
My Notary ID # 129159339
Expires January 25, 2022

Signature of Notary Public

Notary Public in and for the State of TEXAS

My commission expires: 1-25-22
Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that all proposed licensees have been listed with the Division of Corporations.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

Signature of transferee
No Yol Yin

Printed name

Subscribed and sworn to before me this 20th day of September, 2018.

Signature of Notary Public

Notary Public in and for the State of ALASKA

My commission expires: 10/19/2021

[Form AB-01] (rev 10/10/2016)
Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's main office before any license application will be considered complete.

---

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

---

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

<table>
<thead>
<tr>
<th>Licensee:</th>
<th>The Bakery Restaurant, Inc.</th>
<th>License Number:</th>
<th>426</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>Beverage Dispensary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>The Bakery Restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Premises Address:</td>
<td>44 College Road, Suite A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Fairbanks</td>
<td>State:</td>
<td>AK</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ZIP:</td>
<td>99701</td>
</tr>
</tbody>
</table>

[Form AB-02] [rev 06/24/2016]
Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispansory, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A detailed floor plan of the proposed designated and undesignated areas of the licensed business and a menu or expected menu listing the meals to be offered to patrons must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required $50 permit fee may be made by credit, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

| Licensee:      | The Bakery Restaurant, Inc. |
| License Type:  | Beverage Dispensary          |
| License Number:| 426                          |
| Doing Business As: | The Bakery Restaurant |
| Premises Address: | 44 College Road, Suite A   |
| Cty:           | Fairbanks                     |
| State:         | AK                           |
| ZIP:           | 99701                        |
| Contact Name:  | No Yol Yim                    |
| Contact Phone: | 907-590-0521                 |

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- [x] Dining after standard closing hours: AS 04.16.010(c)
- [x] Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- [x] Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- [x] Employment for persons 16 or 17 years of age: AS 04.16.049(c)

NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY

<table>
<thead>
<tr>
<th>Issue Date:</th>
<th>Transaction #:</th>
<th>BRE:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>950460</td>
<td>CDC</td>
</tr>
</tbody>
</table>

[Form AB-03] (rev 10/10/2016)
Section 3 – Additional Information

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Monday through Saturday 6am - 8pm
Sunday 7am - 4pm

Are any forms of entertainment offered or available within the licensed business or on the proposed designated portions of the premises?

Yes [ ]  No [ ]

If "Yes", describe the entertainment offered or available:

There are TVs in the restaurant, and may have occasional sports events.

Food and beverage service offered or anticipated is:

[ ] table service  [ ] buffet service  [ ] counter service  [ ] other

If "other", describe the manner of food and beverage service offered or anticipated:

Is an owner, manager, or assistant manager 21 years of age or older always present on the premises during business hours?

Yes [ ]  No [ ]

Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the third page of this form.

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the third page of this form that meet the requirements of this form.

[ ] Yes  [ ] No
Section 5 – Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement:

I have included with this form a detailed floor plan of the proposed designated and undesignated areas of the licensed business for purposes of this application. I understand that this diagram is different than my licensed premises diagram.

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Printed name of licensee

Signature of Notary Public

My commission expires: 10/19/2021

Subscribed and sworn to before me this 20th day of September, 2018.

Local Government Review (to be completed by an appropriate local government official):

Signature of local government official

Date

Printed name of local government official

Title

RECEIVED

Page 4 of 5
Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Signature of AMCO Enforcement Supervisor __________________________
Printed name of AMCO Enforcement Supervisor _______________________

Enforcement Recommendations:


AMCO Director Review: _____________________________________________
Approved: □ Disapproved: □

Signature of AMCO Director __________________________
Printed name of AMCO Director __________________________

Date __________________________

Limitations:


[Form AB-03] (rev 10/10/2016)
THE BAKERY RESTAURANT

Home Style Cooking

Breakfast, Lunch and Dinner Served All Day!

Smoke free facility

Open 7 day
Mon. - Sat. 6:00am - 3:00pm
Sun. 7:00am - 4:00pm

To go orders - 50 cent charge added

907-456-8600
69 College Rd.

"Consuming raw or under cooked meats, poultry, seafood, shellfish or eggs may increase risk of food borne illnesses."
**BREAKFAST**

Breakfast includes choice of hash browns, grits, or steamed rice and toast or pancakes.

Add tax and gratuity on all breakfast orders.

Substitute home fries, eggs, milk, or cottage cheese for hash browns.

With Seasoned Toast 29¢ extra.

Substitutes for hash browns may not be toast.

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 EGGS Choice of ham, bacon, sausage patty or link, hash browns &amp; toast</td>
<td>11.99</td>
</tr>
<tr>
<td>NO MEAT 2 eggs, hash browns &amp; toast</td>
<td>9.99</td>
</tr>
<tr>
<td>NO POTATOES 2 eggs, choice of ham, bacon, sausage patty or link &amp; toast</td>
<td>9.99</td>
</tr>
<tr>
<td>NEW YORK STEAK &amp; EGGS 8oz steak, 2 eggs, hash browns &amp; toast</td>
<td>19.99</td>
</tr>
<tr>
<td>T-BONE STEAK 16oz 2 eggs, hash browns &amp; toast</td>
<td>26.99</td>
</tr>
<tr>
<td>BURGER STEAK &amp; EGGS 10 oz Angus beef specially seasoned burger steak with 2 eggs, hash browns &amp; toast</td>
<td>19.99</td>
</tr>
<tr>
<td>PORK CHOPS &amp; EGGS Two seasoned pork chops with 2 eggs, hash browns &amp; toast</td>
<td>18.99</td>
</tr>
<tr>
<td>VEGI PATTY 2 eggs, hash browns &amp; toast</td>
<td>13.99</td>
</tr>
<tr>
<td>BREAKFAST SAMPLER 2 eggs, 2 bacon, 2 ham, 2 eggs, hash browns &amp; toast</td>
<td>14.50</td>
</tr>
</tbody>
</table>

**OMELETTES**

Scrambled in all eggs. Eggs white: 1.99. Add gravy or sour cream for 50¢ extra.

SUPREME CHILI S: Home made chili, onions, jalapeno, avocado & cheddar cheese

CHORIZO: Home made chorizo, onions, diced tomatoes, avocado & cheddar cheese

HAM, BACON, or LINKS & CHEESE | 11.99

DENVER Ham, onion, green peppers & cheddar | 13.25

VEGETARIAN Onions, mushrooms, green peppers, tomatoes & cheddar | 13.25

BAKERY Diced ham, bacon, onions, green peppers, mushrooms, cheddar & topped with ranch sauce | 15.75

VOLCANO Grilled chicken, onions, green peppers, jalapeno, cheddar cheese & dash of homemade buffalo sauce | 15.99

SOUTHERN Ham, links, onions, green peppers, mushrooms, cheddar cheese topped with county gravy | 16.50

KITCHEN SINK Ham, links, bacon, hot links, onions, green peppers, mushrooms, tomatoes, olives & cheddar cheese | 17.99

CALIFORNIA Egg whites, turkey, avocado, tomato, spinach, broccoli & mozzarella cheese | 15.00

AVOCADO BACON Avocado, bacon, mushrooms & cheddar cheese | 15.50

ALASKA Reindeer, onion, mushroom & cheddar | 15.50

FARMER'S Ham, links, bacon & cheddar | 15.50

ULTIMATE Bacon, links, onion, green peppers, mushrooms, tomatoes & cheddar | 16.99

MEAT LOVERS Diced prime rib, ham, bacon, links & cheddar | 16.99

COUNTRY FRIED STEAKS EGGS 2 eggs, sausage gravy, hash browns & toast | 14.25

REINDEER BEEF HASH 2 eggs, hash browns & toast | 12.99

LOCO MOCO 1/2 lb. Angus beef patty over rice & brown gravy with 2 eggs & toast | 14.75

J.J. SCRAMBLE 2 eggs, bacon, garlic, spinach, tomato, cheese, hash browns & toast | 15.99

GARDEN SCRAMBLE 3 eggs, onion, mushrooms, green peppers, broccoli, zucchini, sliced garlic topped with tomato & cheddar cheese. Hash browns & toast | 15.75

COUNTRY SCRAMBLE 3 eggs, diced ham, onions, green peppers, mushrooms, topped with diced tomatoes, cheddar cheese. Hash browns & toast | 14.99

DICTED HAM & EGGS 3 eggs, hash browns & toast | 12.99

**BREAKFAST BURRITOS**

Scrambled in all eggs. Add gravy on the side: 2.25. Add sour cream: 1.50.

SANTA FE eggs, cheese, spicy salsa, tomato, onions & avocado | 13.99

MEAT LOVER eggs, ham, bacon, link, prime rib cheese & avocado | 14.99

ABC egg, avocado, bacon & cheese | 12.99

**SKILLET STARTER**

Scrambled in all eggs. Add gravy on the side: 1.50. Add sour cream: 1.00.

YUKON Home fries, ham, bacon, sausage, onions, green peppers, mushrooms, cheese & 2 eggs | 16.50

SOURDOUGH Choice of ham, bacon or sausage with home fries, onions, mushrooms, cheese & 2 eggs | 14.50

ALASKAN Home fries, diced reindeer sausage, onions, mushrooms, cheese & 2 eggs | 15.50

CFS Home fries, diced country fried steak, onion, green peppers, mushrooms, cheese, sausage gravy & 2 eggs | 16.50

BON JOUR Diced ham, chicken strip, home fries, onion, green peppers, topped with Swiss cheese & hollandaise sauce & 2 eggs | 16.50

PICANTE Home fries, chorizo, tortilla, onions, green peppers, mushrooms, jalapeno, cheese, 2 eggs & side of salsa | 16.50

MEAT LOVERS Home fries, diced prime rib, ham, bacon, links, cheese & 2 eggs | 16.99

HOUSE Home fries, ham, onions, green peppers, mushrooms, 2 sausage links, 3 pieces bacon, cheese & 2 eggs | 16.99

SANTE FE CHICKEN Home fries, grilled chicken, tomato, black olives, spinach, cheddar, salsa & 2 eggs | 16.99

VEGGIE DELUXE Home fries, onions, green peppers, mushrooms, tomatoes, spinach, olives, cheddar & 2 eggs | 15.25
BENNY'S CORNER
Served with hash brown
EGGS BENE ללד - - - 13.50
EGGS FLORENTINE - Tomato, fresh spinach, poached eggs on english muffin. Topped with hollandaise sauce. 13.50
CALIFORNIA BENE ללד - - Bacon, fresh spinach, avocado, poached eggs topped with hollandaise sauce. 14.99
CRAB CAKES BENE ללד - - - - Poached eggs, crab cakes topped with hollandaise sauce. 16.99
LOS BENNY - Spicy chorizo, sweet fire roasted red pepper & cheddar cheese, poached eggs, topped with hollandaise sauce. 16.99
COUNTRY BENEDICT - Poached eggs, sausage patties on grilled homemade biscuits topped with sausage gravy. 15.99
IRISH BENEDICT - Poached eggs, grilled corned beef hash on english muffin topped with hollandaise sauce. 15.99

BISCUITS
HOMEMADE BISCUITS & GRAVY - 2 biscuits with our own delicious country gravy. 9.99 1/2 order 6.99
HOMEMADE BISCUIT & HASH BROWNS - Topped with gravy. 10.75
HOMEMADE BISCUIT & HASH BROWN COMBO - 2 eggs, 2 pieces bacon or two links topped with gravy. 14.25

FRESH HOMEMADE PANCAKES
Choice of Buttermilk or Sourdough
PANCAKE COMBO - 2 big pancakes, 2 egg & hash brown. 13.25
CINNAMON COMBO - Grilled sweet roll, 2 eggs, 2 strips bacon. 13.25
DOUBLE BLUEBERRY PANCAKES - 2 Blueberry pancakes with blueberry whipped cream, 2 strips bacon or 2 sausage links. 13.75
BANANA PANCAKES - 2 pancakes topped with sliced bananas & whipped cream. 11.90
BIG PANCAKES
1 Big Pancake - 4.99 2 Big Pancakes - 8.99
1 Big Blueberry Pancake 6.99 2 Big Blueberry Pancakes 11.99
1 Chocolate chip Pancake 7.99 2 Chocolate chip Pancake 12.99

HOMEMADE SOUP & SALAD
CAESAR SALAD - Crisp romaine, croutons & parmesan cheese, tossed with caesar dressing. 11.99
Add grilled chicken 4.90
FRESH GARDEN SALAD - With tomato, olives, cucumber & croutons - Small 6.99 Large 8.99
CHEF'S SALAD - Ham, mesquite smoked turkey, roast beef, swiss, american, marinated tomatoes, croutons & egg 13.99
POPCORN CHICKEN - Chicken, tomatoes, olives, cheddar cheese on a bed of fresh green salad 13.99

FRENCH TOAST
Try any of our bakery's fresh breads while wheat, rye, or sourdough
Dusted with powdered sugar.

FRENCH TOAST COMBO - One slice of French toast, one pancake, 2 eggs & 2 strips of bacon or two links. 11.99
VERY BERRY FRENCH TOAST - Six Triangles of French toast topped with blueberries, strawberries, sliced bananas, whipped cream & 2 strips of bacon. 12.99
FRENCH TOAST - Six Triangles 8.99
BANANA BREAD FRENCH TOAST - Banana bread topped with sliced banana & whip cream. 14.25

WAFFLES
PLAIN WAFFLE - 5.99
FRUIT WAFFLE - With banana, strawberries, or blueberry & whip cream. 11.75
VERY BERRY WAFFLE - Topped with blueberries, strawberry, sliced banana, whip cream & 2 strips of bacon. 13.99
WAFFLE COMBO - Choice of ham, bacon, or link with 2 eggs. 13.99 With strawberry, sliced banana, or blueberry & whip cream. 15.99
CHICKEN & WAFFLES - 15.99

GLUTEN FREE SELECTIONS
No toast or pancakes
MEAT VEGGIE SCRAMBLE - 3 eggs, ground angus beef, bacon, onions, mushrooms, sliced garlic, jalapenos, over rice. 18.99
CHICKEN BREAST & EGG WHITES - Egg whites, chicken breast served with your choice of fresh fruit, tomato slices or cottage cheese. 15.99
LIGHT & HEALTHY - 1/4 lb. angus beef patty, cottage cheese, tomatoes & peach 12.99
COTTAGE CHEESE & FRESH FRUIT - 9.99
*GLUTEN FRIENDLY - While we do our best to avoid contact of gluten-free items with gluten-containing items in our kitchen and bakery, we cannot guarantee that our products are 100% gluten-free. We are happy to accommodate food allergies wherever possible. Please let us know how we can help.

TACO SALAD - Crispy tortilla bowl with lettuce, seasoned ground beef, cheese, avocado, tomato & salsa. 15.99
COBB SALAD - Tender grilled chicken breast, bacon, mushrooms, tomatoes, croutons, cheddar cheese & sliced egg. 14.99
SOUP & SALAD - Fresh tossed salad with our delicious bowl of soup. 16.99
HOMEMADE SOUP OF THE DAY - (BOWL) 6.99
HOMEMADE CHILI - With cheese & onions (BOWL) 7.99
Choice of dressing - Ranch, Blue Cheese, Thomson, French, Italian & Viniagrette.
**DELI STYLE SANDWICHES**

White hoagie or one of Bakery's fresh breads. Served with side soup, salad, french fries, potato salad or coleslaw. 

<table>
<thead>
<tr>
<th>Sandwich</th>
<th>Description</th>
<th>Price</th>
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</thead>
<tbody>
<tr>
<td><strong>PRIME RIB</strong></td>
<td>6 oz. Thinly sliced delicious prime rib on your choice of hoagie bread. With au jus</td>
<td>16.99</td>
</tr>
<tr>
<td><strong>GYRO</strong></td>
<td>Lamb meat, tomato, onion &amp; cucumber sauce</td>
<td>13.25</td>
</tr>
<tr>
<td><strong>CLUB SANDWICH</strong></td>
<td>Bacon, ham, mesquite smoked turkey, American cheese, lettuce, tomato &amp; mayo</td>
<td>13.75</td>
</tr>
<tr>
<td><strong>PHILLY CHEESE STEAK</strong></td>
<td>Beef, chicken, or reindeer sausage, sautéed with green peppers, onion, mushrooms &amp; Swiss cheese, mozzarella. With au jus</td>
<td>13.75</td>
</tr>
<tr>
<td><strong>FRENCH OR TURKEY DIP</strong></td>
<td>Thinner sliced premium roast beef or turkey served with au jus</td>
<td>12.99</td>
</tr>
<tr>
<td><strong>ROAST BEEF</strong></td>
<td>American cheese topped with tomato, lettuce &amp; mayo</td>
<td>11.50</td>
</tr>
<tr>
<td><strong>MONTE CRISTO</strong></td>
<td>Battered dipped toast, with mesquite seasoned turkey, ham, Swiss cheese &amp; powder</td>
<td>11.99</td>
</tr>
<tr>
<td><strong>HALIBUT</strong></td>
<td>With lettuce, tomato &amp; tartar sauce</td>
<td>14.99</td>
</tr>
<tr>
<td><strong>FISH &amp; CHIPS</strong></td>
<td>3pc wild alaskan cod, surrounded by a crispy battered meal with alaskan amber sauce with soup or salad &amp; fries</td>
<td>15.25</td>
</tr>
<tr>
<td><strong>REUBEN</strong></td>
<td>Corned beef, sauerkraut &amp; Swiss cheese, with dill pickles</td>
<td>12.99</td>
</tr>
<tr>
<td><strong>AVOCADO CHEESE VEGGIE</strong></td>
<td>Avocado, Swiss, American cheese, mozzarella, mushrooms, cucumbers, lettuce, tomato &amp; mayo</td>
<td>10.99</td>
</tr>
<tr>
<td><strong>TUNA SALAD</strong></td>
<td>Generous portion of tuna salad with lettuce, tomato &amp; mayo</td>
<td>11.50</td>
</tr>
<tr>
<td><strong>K.L.A.S.T.</strong></td>
<td>Bacon, avocado, swiss cheese, lettuce, tomato &amp; mayo</td>
<td>11.99</td>
</tr>
<tr>
<td><strong>SPICY CHICKEN SANDWICH</strong></td>
<td>Grilled chicken, grilled avocado, jalapeno, Swiss cheese, lettuce, tomato &amp; chipotle mayo</td>
<td>14.90</td>
</tr>
<tr>
<td><strong>CHICKEN RANCH</strong></td>
<td>Fried chicken strips, American cheese, bacon, avocado &amp; ranch dressing</td>
<td>13.99</td>
</tr>
<tr>
<td><strong>TERIYAKI CHICKEN</strong></td>
<td>Grilled chicken breast, teriyaki, grilled pineapple, Swiss, lettuce, tomato &amp; mayo</td>
<td>14.90</td>
</tr>
<tr>
<td><strong>AVOCADO CHICKEN</strong></td>
<td>Grilled chicken, grilled onion, Swiss cheese, avocado, lettuce, tomato &amp; mayo</td>
<td>14.90</td>
</tr>
<tr>
<td><strong>OPEN ROAST BEEF or TURKEY</strong></td>
<td>Open faced, smothered with brown gravy served with soup or salad &amp; mashed potatoes</td>
<td>14.99</td>
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**WRAPS**

<table>
<thead>
<tr>
<th>Wrap</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHICKEN</strong></td>
<td>Chicken, bacon, cheddar, tomato, lettuce &amp; ranch dressing</td>
<td>12.99</td>
</tr>
<tr>
<td><strong>BUFFALO CHICKEN</strong></td>
<td>Chicken breast, cheddar, tomato, lettuce &amp; buffalo ranch dressing</td>
<td>12.99</td>
</tr>
<tr>
<td><strong>CALIFORNIA</strong></td>
<td>Turkey, bacon, cheddar cheese, avocado, tomato &amp; ranch dressing</td>
<td>13.99</td>
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</tbody>
</table>

**MELT SANDWICH**

Served with side soup, salad, french fries, potato salad or coleslaw. 

<table>
<thead>
<tr>
<th>Melt Sandwich</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHICKEN MELT</strong></td>
<td>Grilled chicken breast, bacon, swiss cheese &amp; tomatoes on sourdough</td>
<td>14.99</td>
</tr>
<tr>
<td><strong>DELI MELT</strong></td>
<td>Corned beef, turkey, swiss cheese, american cheese, tomato on grilled sourdough &amp; 1000 dressing on the side</td>
<td>11.99</td>
</tr>
<tr>
<td><strong>TURKEY MELT</strong></td>
<td>Turkey, avocado, bacon, swiss cheese &amp; tomatoes on sourdough</td>
<td>13.99</td>
</tr>
<tr>
<td><strong>TUNA MELT</strong></td>
<td>Generous portion of tuna salad with swiss cheese</td>
<td>12.99</td>
</tr>
<tr>
<td><strong>PATTY MELT</strong></td>
<td>1/2 lb. angus beef patty, grilled onions, swiss cheese on rye</td>
<td>13.99</td>
</tr>
<tr>
<td><strong>GRILLED CHEESE</strong></td>
<td></td>
<td>10.99</td>
</tr>
</tbody>
</table>

**BAKERY ANGUS BURGERS**

Our 1/2 pound burgers are never frozen ground fresh & hand pressed daily!!!

<table>
<thead>
<tr>
<th>Burger</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>VEGGIE BURGER</strong></td>
<td>Veggie burger patty, swiss cheese, onions, avocado, tomato &amp; bakery sauce</td>
<td>14.50</td>
</tr>
<tr>
<td><strong>HAMBURGER</strong></td>
<td>With lettuce, tomato &amp; bakery sauce</td>
<td></td>
</tr>
<tr>
<td><strong>CHILLI BURGER</strong></td>
<td>With cheese &amp; onions</td>
<td>14.50</td>
</tr>
<tr>
<td><strong>STUFFED BURGER</strong></td>
<td>Stuffed with mushrooms, mozzarella topped with jalapeno, lettuce, tomato, American cheese &amp; bakery sauce</td>
<td>14.90</td>
</tr>
<tr>
<td><strong>BRUNCH BURGER</strong></td>
<td>Topped with bacon, hash brown, american cheese, fried egg &amp; bakery sauce</td>
<td>16.99</td>
</tr>
<tr>
<td><strong>AVOCADO BURGER</strong></td>
<td>Topped with mushrooms, bacon, swiss cheese, avocado, lettuce, tomato &amp; bakery sauce</td>
<td>14.99</td>
</tr>
<tr>
<td><strong>BBQ BURGER</strong></td>
<td>BBQ sauce, bacon, onion rings, American cheese, lettuce, tomato &amp; bakery sauce</td>
<td>14.99</td>
</tr>
<tr>
<td><strong>BAKERY</strong></td>
<td>Swiss &amp; American cheese, 2 strips bacon, onion rings, lettuce &amp; bakery sauce</td>
<td>14.50</td>
</tr>
<tr>
<td><strong>ALARM</strong></td>
<td>Jalapeno, Swiss cheese, avocado, lettuce, tomato &amp; chipotle mayo</td>
<td>14.99</td>
</tr>
<tr>
<td><strong>HOUSE BURGER</strong></td>
<td>Seasoned meat patty, with Swiss cheese, mushrooms, ham, lettuce, tomato &amp; bakery sauce</td>
<td>14.50</td>
</tr>
<tr>
<td><strong>MUSHROOM BURGER</strong></td>
<td>Smothered in mushrooms, with Swiss cheese, lettuce, tomato &amp; bakery sauce</td>
<td>14.50</td>
</tr>
<tr>
<td><strong>TERIYAKI BURGER</strong></td>
<td>Glazed in teriyaki &amp; topped with ham, grilled pineapple, Swiss, lettuce, tomato &amp; bakery sauce</td>
<td>14.50</td>
</tr>
</tbody>
</table>
**ENTREES**

Served with vegetables, soup or salad, choice of French fries, mashed potatoes or steamed rice, & garlic bread

<table>
<thead>
<tr>
<th>BEEF, PORK, or CHICKEN</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>T-BONE STEAK - A man sized meal with all the fixings *</td>
<td>27.99</td>
</tr>
<tr>
<td>NEW YORK STRIP STEAK 12 oz - With sautéed mushrooms *</td>
<td>34.99</td>
</tr>
<tr>
<td>PETITE NEW YORK STRIP STEAK 8 oz - With sautéed mushrooms *</td>
<td>19.99</td>
</tr>
<tr>
<td>RIB EYE STEAK 12 oz - With sautéed mushrooms *</td>
<td>25.99</td>
</tr>
<tr>
<td>HAMBURGER STEAK - 10 oz. Angus beef topped with sautéed mushrooms, onions, &amp; creamy brown gravy *</td>
<td>17.99</td>
</tr>
<tr>
<td>COUNTRY FRIED STEAK - 10 1/2 oz. Topped with creamy brown gravy or sausage gravy</td>
<td>18.99</td>
</tr>
<tr>
<td>FRIED CHICKEN - 4 pieces with all the fixings</td>
<td>18.99</td>
</tr>
<tr>
<td>CHICKEN STRIPS - 4 pieces with all the fixings</td>
<td>17.99</td>
</tr>
<tr>
<td>PORK CHOPS 2 pc</td>
<td>18.99</td>
</tr>
<tr>
<td>LIVER &amp; GRILLED ONIONS</td>
<td>17.99 With sauce add - 2.95</td>
</tr>
</tbody>
</table>

**SEAFOOD**

| HALIBUT - Grilled halibut fillet, with sautéed mushrooms | MARKET PRICE |
| HALIBUT - Beer battered and deep fried to a golden brown - 3 pieces or 5 pieces | MARKET PRICE |
| SHRIMP BASKET - lots of shrimp, breaded, deep fried to a golden brown | 17.99 |
| PRAWNS - 6 prawns | 18.99 |
| 10 PRAWNS | 23.99 |
| OYSTERS 10 pc | 19.99 |
| CLAM STRIPS - 8 oz | 18.99 |
| SEAFOOD COMBO - Halibut, oysters, prawns, clam strips | 26.99 |

**HOUSE SPECIALTIES**

| PRIME RIB 12 oz - Melt in your mouth meal | 26.99 |
| STEAK & FISH - 8 oz. New York Strip Steak with prawns | 23.99 |
| MEAT LOAF 8 oz - Homemade meat loaf topped with creamy brown gravy | 17.99 |

**PASTA**

Served after 2pm
Served with soup or salad & garlic bread

|КАJUN CREAMY CHICKEN LINGUINE - Chicken breast seasoned with Cajun spices, tossed with our cajun cream | 18.99 |
| CREAMY PESTO LINGUINE - Creamy pesto with garlic, parsley, shrimp, halibut & spices | 19.99 |
| SEAFOOD PASTA LINGUINE - Creamy sauce, sautéed in extra virgin olive oil, garlic, parsley, shrimp, halibut & Spices | 19.99 |
| GRILLED CHIX LINGUINE - White sauce with mushroom, garlic, topped with grilled Chicken | 17.99 |
| SPAGHETTI - Spaghetti in our homemade meat sauce | 15.99 with homemade meatballs add - 2.95 |
### APPETIZERS

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>HALIBUT CHUNKS</td>
<td>$12.99</td>
</tr>
<tr>
<td>MOZZARELLA STICKS</td>
<td>$8.75</td>
</tr>
<tr>
<td>JALAPENO POPPERS</td>
<td>$8.75</td>
</tr>
<tr>
<td>ONION RINGS</td>
<td>$8.75</td>
</tr>
<tr>
<td>HOT WINGS - 6 pieces</td>
<td>$9.99</td>
</tr>
<tr>
<td>SNACK COMBO - 3 mozzarella sticks, 4 onion rings, 2 chicken strips and 3 jalapeno poppers</td>
<td>$11.99</td>
</tr>
<tr>
<td>CHILI FRENCH FRIES - French fries topped with homemade chili, cheese, jalapeno, &amp; onions</td>
<td>$11.99</td>
</tr>
<tr>
<td>FRENCH FRIES</td>
<td>$5.75</td>
</tr>
<tr>
<td>MASHED POTATOES &amp; GRAVY</td>
<td>$5.75</td>
</tr>
<tr>
<td>PRAWNS - 6 pieces</td>
<td>$11.99</td>
</tr>
<tr>
<td>OYSTERS - 10 pieces</td>
<td>$12.99</td>
</tr>
<tr>
<td>CLAM STRIPS (8oz)</td>
<td>$11.99</td>
</tr>
</tbody>
</table>

### DESSERTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIE</td>
<td>$5.75</td>
</tr>
<tr>
<td>CAKE</td>
<td>$5.75</td>
</tr>
<tr>
<td>ICE CREAM - 1 scoop</td>
<td>$2.99</td>
</tr>
<tr>
<td>SUNDAY</td>
<td>$5.50</td>
</tr>
<tr>
<td>DEEP FRIED ICE CREAM</td>
<td>$5.99</td>
</tr>
<tr>
<td>BANANA SPLIT</td>
<td>$8.50</td>
</tr>
<tr>
<td>MILK SHAKE - 16 oz. strawberry, chocolate, vanilla or - 8.50</td>
<td></td>
</tr>
<tr>
<td>ROOT BEER FLOAT</td>
<td>$5.99</td>
</tr>
<tr>
<td>SMOOTHIE - 16 oz. strawberry, mango, wild berry, peach</td>
<td>$5.45</td>
</tr>
<tr>
<td>BANANA, STRAWBERRY or BLUEBERRY</td>
<td>$2.99</td>
</tr>
</tbody>
</table>

### BEVERAGES

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>COFFEE - with meal</td>
<td>$2.50</td>
</tr>
<tr>
<td>with 2 refills</td>
<td>$2.50</td>
</tr>
<tr>
<td>HOT TEA - (per bag)</td>
<td>$2.75</td>
</tr>
<tr>
<td>ICED TEA</td>
<td>$2.75</td>
</tr>
<tr>
<td>THAI ICE TEA - no refills</td>
<td>$4.25</td>
</tr>
<tr>
<td>HOT CHOCOLATE - no refills</td>
<td>$2.75</td>
</tr>
<tr>
<td>CHOCOLATE MILK - no refills</td>
<td>$4.25</td>
</tr>
<tr>
<td>(large 16 oz.)</td>
<td>$4.25</td>
</tr>
<tr>
<td>(small 12 oz.)</td>
<td>$3.25</td>
</tr>
<tr>
<td>MILK - no refills (small 12 oz.)</td>
<td>$3.25</td>
</tr>
<tr>
<td>JUICE - no refills (orange, apple, grapefruit, cranberry, or v)</td>
<td>$3.25</td>
</tr>
<tr>
<td>FOUNTAIN SODA - coke, diet coke, sprite, Dr. pepper, root beer, fanta, gold peak, sweet tea, lemonade - 16 oz.</td>
<td>$2.75</td>
</tr>
</tbody>
</table>

### SENIORS & CHILDREN

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINI COMBO - 1 egg, 2 small pancakes, sausage link or bacon</td>
<td>$8.25</td>
</tr>
<tr>
<td>MINI BREAKFAST - 1 egg, hash browns, toast, sausage link or bacon</td>
<td>$8.99</td>
</tr>
</tbody>
</table>

### JUST A LITTLE

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINI CORN DOG (4) - mini corn dogs</td>
<td>$6.99</td>
</tr>
<tr>
<td>GRILLED CHEESE</td>
<td>$6.99</td>
</tr>
<tr>
<td>JUNIOR BURGER - 1/4 lb. Angus beef</td>
<td>$8.99</td>
</tr>
<tr>
<td>CHICKEN NUGGETS (4) - nuggets</td>
<td>$6.99</td>
</tr>
<tr>
<td>CHICKEN STRIPS (2) - strips</td>
<td>$8.99</td>
</tr>
</tbody>
</table>

### OLD FASHIONED GRITS (BOWL)

<table>
<thead>
<tr>
<th>Item</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOAST or ENGLISH MUFFIN</td>
<td>$2.99</td>
</tr>
<tr>
<td>HOMEMADE BISCUIT</td>
<td>$3.95</td>
</tr>
<tr>
<td>HOMEMADE CINNAMON ROLL</td>
<td>$5.50</td>
</tr>
<tr>
<td>HAM, BACON, SAUSAGE LINK or SAUSAGE PATTY</td>
<td>$4.99</td>
</tr>
<tr>
<td>REINDEER, HOT LINK SAUSAGE or CORNED BEEF HASH</td>
<td>$7.99</td>
</tr>
<tr>
<td>1 EGG - 2.25</td>
<td>$3.75</td>
</tr>
<tr>
<td>EGG WHITES</td>
<td>$4.99</td>
</tr>
<tr>
<td>HASHBROWNS</td>
<td>$4.99</td>
</tr>
<tr>
<td>HOME FRIES</td>
<td>$5.99</td>
</tr>
<tr>
<td>APPLESAUCE, PEACHES or COTTAGE CHEESE</td>
<td>$4.99</td>
</tr>
<tr>
<td>COUNTRY GRAVY or BROWN GRAVY</td>
<td>$3.99</td>
</tr>
<tr>
<td>HOLLANDAISE SAUCE</td>
<td>$3.75</td>
</tr>
<tr>
<td>SOUR CREAM or SALSA</td>
<td>$2.00</td>
</tr>
<tr>
<td>POTATO SALAD or COLESLAW</td>
<td>$4.75</td>
</tr>
<tr>
<td>SIDE of dressing - Ranch, Blue Cheese, French, Italian, Thousand, Honey Mustard &amp; Peanut butter</td>
<td>$0.75</td>
</tr>
<tr>
<td>BROWN SAUCE</td>
<td>$1.00</td>
</tr>
</tbody>
</table>

### RECEIVED

[Stamp]  NOV 02 2018  
[Stamp]  ALCOOL MARIJUANA CONTROL OFFICE  
[Stamp]  STATE OF ALASKA
Property Information for PAN#: 469661

PROPERTY DESCRIPTION: Bentley Trust PR, Lot: A2B
OWNER: N/A
SITUS ADDRESS: 44 College Rd B, 44 College Rd A
ZONING: GU-1 (100%)
COMMUNITY PLANNING PERMITS:
Zoning: 18148

Legend
- Export_Output_47
- Building Outlines (2012)

Zoning
- GC
- GU-1
- LC
- LI
- TF

Proximity and Zoning Map
The Bakery Restaurant
Liquor License - Transfer - #426
Beverage Dispensary

The Fairbanks North Star Borough does not warrant the accuracy of maps or data provided, nor their suitability for any particular application. There may be errors in the data.
Fairbanks North Star Borough
Department of Community Planning
P.O. Box 71267
Fairbanks, Alaska 99707-1267
Zoning Permit Number: 18148

General Information

Date: 8/31/2018
Applicant: YIM NO YOI
Business Name: THE BAKERY RESTAURANT
Mailing Address: 69 COLLEGE RD, FAIRBANKS AK 99701
Property Owner: COMPOSITE HOLDINGS LLC
Property Description: TRACT A2B BENTLEY TRUST PROPERTY
Site Address: 44 COLLEGE RD
Existing Use: Commercial
Structure: Vacant Building
Proposed Use: Commercial
Structure: Restaurant : 140 seats

<table>
<thead>
<tr>
<th>Dwelling Units:</th>
<th>0</th>
<th>New: N/A</th>
<th>Existing: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height:</td>
<td>N/A (feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stories:</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Area of Structure:</td>
<td>5,000 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Size:</td>
<td>40,003 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Building Type: Principal

Notes: Please check with the City of Fairbanks for building permit requirements.
Conditions: N/A

Zoning Specifications

Existing Zone: GU-1 (100%)
Flood Zone: X PROTECTED BY LEVEE (100%)

Minimum Lot Size: 40,000
Floodplain Permit Required: No
Front Yard Req: 0
FNSB Driveway Permit Required: No
Side Yard Req: 0
Road Service Area Name: NONE
Rear Yard Req: 0
Parking Spaces Req: 0

The holder of this permit is the property owner or is authorized to act for the property owner and the info provided is true and complete.
The holder of this permit is required to comply with all other applicable laws, including city, borough, state and federal laws.
The holder of this permit shall submit current and accurate documents if the site plans or other application materials are changed
subsequent to issuance of this permit.

This permit is appealable and the appeal must be submitted and perfected within 15 days of the date of the decision in accordance with
FNSBC 18.104.090.

Reasons: Restaurant is an allowed use in the GU-1 zone

Permit Approval: Approved
Zoning Official: Singh, M
Date: 8/31/2018
**COMMERCIAL / INDUSTRIAL / RESIDENTIAL (OVER 2 UNITS) ZONING PERMIT APPLICATION**

### Applicant:
- **Name:** No Yo1 Yim
- **Address:** The Bakery Restaurant, 69 College Rd.
- **City, State Zip:** Fairbanks AK 99709
- **Phone:** (907) 590-0521
- **E-mail:** esny6467@icloud.com

### Property Owner:
- **Name:** ESNY 6467, LLC
- **Address:** 117 Chief Evan Dr.
- **City, State Zip:** Fairbanks AK 99709
- **Phone:**
- **E-mail:**

### Property Information:
- **Property Description:** Bentley Trust PR, Lot: A2B
- **Situs Address:** 44 College Rd. B
- **Lot Size:** 40003 acres 0 square feet
- **Parcel Account Numbers (PAN):** 0469661
- **Existing Use & Structures:** Vacant Building →
- **Existing Zone:** GU-1

### Proposed Use/Construction:
- **Selected Use:** Commercial
- **N/A:** Industrial, Agricultural, Residential (over 2 units), Other

**Description of proposed use:** Restaurant

| Total number of employees: | 18 |
| Net floor area for office/Sales Floor: | 140 seat |
| Office Sq ft: | |
| Sales Sq ft: | |
| Size of existing construction in square feet: | 5000 SF |
| Size of proposed construction in square feet: | 0 |
| Number of dwelling units proposed: | 0 |
| Building height and number of stories: | 2 |

I certify that □ (I am) □ (I am authorized to act for) the owner of the property.

I have attached a detailed site plan drawn to scale and to the standards of the Commercial/Industrial Site Plan guidelines. I certify that the information included in this application is to the best of my knowledge true and complete.

**APPLICANT SIGNATURE:** [Signature]  **DATE:** 08/31/18

I understand that the Zoning Permit is appealable and that said appeal must be submitted and perfected within 15 days of the date of the decision in accordance with FNSBC 18.104.090.

I can be notified of the decision at the above □ (phone number) □ (address) □ (e-mail)

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.

---

For Office Use Only

Received By: ____________________

Date Submitted: AUG 3, 2018

COMM. PLANNING DEPT.

RECEIVED
The Fairbanks North Star Borough does not warrant the accuracy of maps or data provided, nor their suitability for any particular application. There may be errors in the data.
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Jim Williams, Chief of Staff
SUBJECT: New Marijuana License
DATE: January 10th, 2019

Attached you will find copies of the application for the following:

PRODUCT MANUFACTURING FACILITY

License # 16006
Arctic Bakery, LLC
DBA: Arctic Bakery, LLC
1409 Well Street
Fairbanks, Alaska 99701

Pursuant to FNSB 9.12.040 The Assembly is responsible for reviewing state registration applications and providing input to the state. The administration recommends no protest.

/km
cc: Concerned Licensee
MARIJUANA LICENSE

Type of License:
- NEW
- RENEWAL
- TRANSFER
  - Transfer of location
  - Transfer of ownership
  - Transfer of stock

- Retail Store
- Standard Cultivation Facility
- Limited Cultivation Facility
- Product manufacturing Facility
- Concentrate manufacturing Facility
- Testing Facility

DBA: Arctic Bakery, LLC

Licensee/Applicant: Arctic Bakery, LLC

Physical Address: 1409 Well Street, Fairbanks, AK 99701

Mailing Address: P.O. Box 61210, Fairbanks, AK 99701

INTERNAL REVIEW SCHEDULE

PLANNING DEPARTMENT:

Signature: [Signature]

Date: 12/5/18

- Land Use Compliance: Zoning: H1. "Marijuana product manufacturing facility, unlimited" is a listed permitted use in the H1 zoning district (FNSBC 18.76.020.A.10). A zoning permit (#2017952) was issued to use a 2,155 sf existing structure.

ASSESSING DEPARTMENT:

Signature: [Signature]

Date: 12/5/18

- Parcel Key Number: 544957 - 0544922
- Property Description: UMB 02 Block J Railroad
- Property Owner Name: Alaska Railroad Corp

TREASURY/BUDGET:

Signature: [Signature]

Date: 12/5/18

- Property Owner (P) Property Taxes:
- Business Owner (B) Property Taxes: [Amount]

(If either party owe, give amount and attach printout)
December 5, 2018

City of Fairbanks
Attn: Danyielle Snider, City Clerk
VIA Email: ddsnider@ci.fairbanks.ak.us; cityclerk@fairbanks.us; hlzach@ci.fairbanks.ak.us

Fairbanks North Star Borough
Attn: Borough Clerk
Via Email: kmajor@fnsb.us; mayor@fnsb.us; llivingston@fnsb.us; jdolan@fnsb.us

<table>
<thead>
<tr>
<th>License Number:</th>
<th>16006</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>Marijuana Product Manufacturing Facility</td>
</tr>
<tr>
<td>Licensee:</td>
<td>Arctic Bakery, LLC</td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>ARCTIC BAKERY, LLC</td>
</tr>
<tr>
<td>Physical Address:</td>
<td>1409 Well Street</td>
</tr>
<tr>
<td></td>
<td>Fairbanks, AK 99701 - 2822</td>
</tr>
<tr>
<td>Designated Licensee:</td>
<td>Brian Simpson</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>907-322-9841</td>
</tr>
<tr>
<td>Email Address:</td>
<td><a href="mailto:noainc@mosquitonet.com">noainc@mosquitonet.com</a></td>
</tr>
</tbody>
</table>

☒ New Application

AMCO has received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under 3 AAC 306.025(d)(2).

To protest the approval of this application(s) pursuant to 3 AAC 306.060, you must furnish the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our December 20-21, 2018 meeting.

Sincerely,

Erika McConnell, Director
amco.localgovernmentonly@alaska.gov
Click [here](#) for the complete application:

Arctic Bakery, LLC  
DBA: Arctic Bakery, LLC  
1409 Well Street  
Fairbanks, AK 99701
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Jim Williams, Chief of Staff
SUBJECT: New Marijuana License
DATE: January 10th, 2019

Attached you will find copies of the application for the following:

PRODUCT MANUFACTURING FACILITY
License # 18493
Petrichor, LLC
DBA: Petrichor, LLC
3780 Leasure Street, Unit A
Fairbanks, Alaska 99701

Pursuant to FNSB 9.12.040 The Assembly is responsible for reviewing state registration applications and providing input to the state. The administration recommends no protest.

/s/ Jim Williams
cc: Concerned Licensee
MARIJUANA LICENSE

Date Notice Received: 11/29/18 60 DAY DUE DATE

Type of License:
☑ NEW ☐ TRANSFER
☒ RETIREMENT ☐ RENEWAL
☐ Transfer of location
☒ Transfer of ownership
☐ Transfer of stock

☐ Retail Store ☐ Standard Cultivation Facility
☐ Limited Cultivation Facility ☒ Product manufacturing Facility
☐ Concentrate manufacturing Facility
☐ Testing Facility

DBA: Petrichor LLC

Licensee/Applicant: Petrichor LLC

Physical Address: 3180 Leasure Street, Fairbanks, AK 99701

Mailing Address: Same as above

INTERNAL REVIEW SCHEDULE

PLANNING DEPARTMENT: Signature: [Signature] Date: 12/18/18

- Land Use Compliance: Zoning: GU-1, "Marijuana product manufacturing facility, limited" is a listed permitted use in the GU-1 zoning district (FAASBC 8.84.020.A). A zoning permit (PL130) was issued to use 1,790 SF of an existing structure. No known sensitive uses pursuant to FAASBC 8.91.240.

ASSESSING DEPARTMENT: Signature: [Signature] Date: 12/18/18

- Parcel Key Number: 171182
- Property Description: TJ-2313 Sect 23 T1S R1W
- Property Owner Name: Hagen Alfred DIT

TREASURY/BUDGET: Signature: [Signature] Date: 12/18/18

- Property Owner (P) Property Taxes:
- Business Owner (B) Property Taxes:

(If either party owe, give amount and attach printout)
November 29, 2018

City of Fairbanks
Attn: Danyielle Snider, City Clerk
VIA Email: ddsnider@ci.fairbanks.ak.us
cityclerk@fairbanks.us
hlzach@ci.fairbanks.ak.us
mayor@fnsb.us
Kmajor@fnsb.us
jdolan@fnsb.us
llivingston@fnsb.us

<table>
<thead>
<tr>
<th>License Number:</th>
<th>18493</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>Marijuana Product Manufacturing Facility</td>
</tr>
<tr>
<td>Licensee:</td>
<td>Petrichor LLC</td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>PETRICHOR LLC</td>
</tr>
</tbody>
</table>
| Physical Address: | 3780 Leasure St
                | Unit A
                | Fairbanks, AK 99701 |
| Designated Licensee: | Grant Anderson |
| Phone Number:    | 253-310-5127 |
| Email Address:   | grant@blackrapidsak.com |

☒ New Application
AMCO has received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under 3 AAC 306.025(d)(2).

To protest the approval of this application(s) pursuant to 3 AAC 306.060, you must furnish the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our June 13-15, 2018 meeting.

Sincerely,
Erika McConnell, Director
amco.localgovernmentonly@alaska.gov
Click [here](#) for the complete application:

**Petrichor, LLC**  
**DBA: Petrichor, LLC**  
**3780 Leasure Street, Unit A**  
**Fairbanks, AK 99701**
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
FROM: Jim Williams, Chief of Staff
SUBJECT: New Marijuana License
DATE: January 10th, 2019

Attached you will find copies of the application for the following:

**RETAIL STORE**

License # 18187
The Fairbanks Cut, LLC
DBA: The Fairbanks Cut, LLC
188 Bentley Trust Road, Suite A
Fairbanks, Alaska 99701

Pursuant to FNSB 9.12.040 The Assembly is responsible for reviewing state registration applications and providing input to the state. The administration recommends no protest.

/km
cc: Concerned Licensee
MARIJUANA LICENSE

Date Notice Received: 11/20/18
60 DAY DUE DATE

Type of License: ☑ NEW ☐ TRANSFER ☐ RENEWAL

License Number: 18187

*City of FBks

☐ Transfer of location
☐ Transfer of ownership
☐ Transfer of stock

☐ Retail Store
☐ Standard Cultivation Facility
☐ Limited Cultivation Facility
☐ Product manufacturing Facility
☐ Concentrate manufacturing Facility
☐ Testing Facility

DBA: The Fairbanks Cut, LLC

Licensee/Applicant: The Fairbanks Cut, LLC

Physical Address: 188 Bentley Trust Rd Suite A Fairbanks Ak 99701

Mailing Address: 1838 W. Northern Lights Anchorage Ak 99517

INTERNAL REVIEW SCHEDULE

PLANNING DEPARTMENT: Signature: _______ Date: 12/12/18

- Land Use Compliance: Zoning: GU-1. "Retail marijuana store" is a listed permitted use in the GU-1 zoning district (FNSBC 18.84.020.A). A zoning permit (#ZP18005) was issued to use 1,800 SF of an existing structure. No known sensitive uses pursuant to FNSBC 18.96.240.

ASSESSING DEPARTMENT: Signature: _______ Date: 12/12/18

- Parcel Key Number: 653518 - 08

- Property Description: Lot 16 Bentley Trust Property 4th Addn

- Property Owner Name: Double G Investments

TREASURY/BUDGET: Signature: _______ Date: 12/12/18

- Property Owner (P) Property Taxes:

- Business Owner (B) Property Taxes: _______ (If either party owe, give amount and attach printout)
November 26, 2018

City of Fairbanks  
Attn: Danyielle Snider, City Clerk  
VIA Email: ddsnider@ci.fairbanks.ak.us  
  cityclerk@fairbanks.us  
  hlzach@ci.fairbanks.ak.us  
  mayor@fnsb.us  
  Kmajor@fnsb.us  
  jdolan@fnsb.us  
  llivingston@fnsb.us

<table>
<thead>
<tr>
<th>License Number:</th>
<th>18187</th>
</tr>
</thead>
<tbody>
<tr>
<td>License Type:</td>
<td>Retail Marijuana Store</td>
</tr>
<tr>
<td>Licensee:</td>
<td>The Fairbanks Cut, LLC</td>
</tr>
<tr>
<td>Doing Business As:</td>
<td>THE FAIRBANKS CUT, LLC</td>
</tr>
</tbody>
</table>
| Physical Address:     | 188 Bentley Trust Rd.  
  Suite A  
  Fairbanks, AK 99701 - 3182 |
| Designated Licensee:  | Lily Bosshart                           |
| Phone Number:         | 907-444-3656                           |
| Email Address:        | lbosshart@dankorage.com                |

☒ New Application  
AMCO has received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under 3 AAC 306.025(d)(2).

To protest the approval of this application(s) pursuant to 3 AAC 306.060, you must furnish the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.010, 3 AAC 306.080, and 3 AAC 306.250 provide that the board will deny an application for a new license if the board finds that the license is prohibited under AS 17.38 as a result of an ordinance or election conducted under AS 17.38 and 3 AAC 306.200, or when a local government protests an application on the grounds that the proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the marijuana establishment, unless the local government has approved a variance from the local ordinance.

This application will be in front of the Marijuana Control Board at our December 20-21, 2018 meeting.

Sincerely,
Erika McConnell, Director
amco.localgovernmentonly@alaska.gov
Click [here](#) for the complete application:

The Fairbanks Cut, LLC  
DBA: The Fairbanks Cut, LLC  
188 Bentley Trust Road, Suite A  
Fairbanks, AK 99701
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, Mayor
Jim Williams, Chief of Staff

FROM: Christine Nelson, AICP
Community Planning Director

DATE: December 13, 2018

SUBJECT: Proposed Rezone (RZ2019-001) Don Duncan

ORDINANCE NO. 2018-48

RE: RZ2019-001: A request by Don Duncan (Master Guide License # 136) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned includes parcels described as Shuros Subdivision - Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6).

On November 13, 2018, the Fairbanks North Star Borough Planning Commission held a public hearing to rezone the properties described above.

The area proposed to be rezoned includes an approximately 3.8-acre private property and the approximately 416-acre western portion of the Creamer's Field Refuge. After analysis of the request, the Department of Community Planning recommended approval of the requested rezone.

The Planning Commission heard testimony from the applicant and neighboring property owners. In their discussion, the Planning Commission agreed on rezoning the Creamer’s Field Refuge properties with the “Open Space/Natural Area” Comprehensive Plan land use designation to OR. However, the Commission disagreed with rezoning the parcels with the “Perimeter Area” Comprehensive Plan land use designation to OR. The parcels with “Perimeter Area” designation included the 3.8-acre private property and two Creamer’s Field Refuge properties; all three properties abut Farmers Loop Road.

The Planning Commission voted 5 in favor, 0 opposed, to recommend disapproval of the rezone request to the Borough Assembly.

The Planning Commission adopted the following Finding of Fact in support of the recommendation of disapproval.
1. The proposed rezone of the Farmers Loop perimeter lots to Outdoor Recreational (OR) is not consistent with the FNSB Regional Comprehensive Plan designation of Perimeter Area.

This item is requested to be placed on the Consent Agenda for advancement to the next Fairbanks North Star Borough Assembly meeting. Attached is a packet with further details of the request.
FAIRBANKS NORTH STAR BOROUGH

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 FM – 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)

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 Rural
Residential (RR) to Outdoor Recreational (OR):

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

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

Section 4. Effective date. This ordinance shall be effective at 5:00 p.m.
on the first borough business day following its adoption.
PASSED AND APPROVED THIS ____ DAY OF ____________, 2018.

______________________________________________
Matt Cooper
Presiding Officer

______________________________________________
APPROVED:
Jill S. Dolan
Borough Attorney

ATTEST:
April Trickey, CMC
Borough Clerk
NOTICE OF RECOMMENDATION RE: RZ2019-001

November 15, 2018

Don Duncan
299 Alvin Street
Fairbanks, Alaska 99712

Dear Mr. Duncan:

The purpose of this letter is to inform you regarding the Fairbanks North Star Borough Planning Commission recommendation for your rezone request – RZ2019-001. At its regular meeting of November 13, 2018, the Planning Commission considered the following request:

Applicant’s Rezone Request:

A request by Don Duncan (Master Guide License # 136) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned includes parcels described as Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6).

FNSB Planning Commission Recommendation to the Borough Assembly:

Pursuant to FNSBC 18.104.020(C), the Planning Commission voted five (5) in favor, zero (0) opposed to recommend disapproval of the rezone (RZ2019-001) of Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR), and adopted one (1) Finding of Fact in support of the recommendation of disapproval.

FINDING OF FACT

1. The proposed rezone of the Farmers Loop perimeter lots to Outdoor Recreational (OR) is not consistent with the FNSB Regional Comprehensive Plan designation of Perimeter Area.

The Fairbanks North Star Borough Assembly will be holding a public hearing on this matter sometime in the near future. Please retain the rezone sign posted as required until the Borough Assembly has made its decision on your request.
If you have any questions regarding this matter, please feel free to contact the Department of Community Planning, Division of Planning and Zoning, 907 Terminal Street, or call 459-1260.

Sincerely,

D. Christine Nelson, AICP
Community Planning Director

DCN/mg
MEMORANDUM

TO:        April Trickey, Borough Clerk, CMC
FROM:      D. Christine Nelson, AICP  
            Director of Community Planning
DATE:      November 15, 2018
SUBJECT:   Findings of Fact & Conditions

RE:        RZ2019-001: A request by Don Duncan (Master Guide License 
                    #136) DBA Alaska Private Guide Service to rezone approximately 420 
                    acres from Rural Residential (RR) to Outdoor Recreational (OR) or 
                    other appropriate zone. The area proposed to be rezoned include 
                    parcels described as Shuros Subdivision – Block 2, Schroeder Property 
                    Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, 
                    Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south 
                    side of Farmers Loop Road, near milepost 6).

On Tuesday, November 13, 2018, the Fairbanks North Star Borough Planning 
Commission voted five (5) in favor; zero (0) opposed, to recommend disapproval of 
the rezone (RZ2019-001) of Shuros Subdivision – Block 2, Schroeder Property Waiver – 
Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – 
TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR), and 
adopted one (1) Finding of Fact in support of the recommendation of disapproval.

FINDING OF FACT

1. The proposed rezone of the Farmers Loop perimeter lots to Outdoor Recreational 
   (OR) is not consistent with the FNSB Regional Comprehensive Plan designation of 
   Perimeter Area.
STAFF REPORT

To: Fairbanks North Star Borough Planning Commission
From: Manish Singh, AICP, CFM, Planner II
Date: November 2, 2018
Subject: RZ2019-001: A request by Don Duncan (Master Guide License # 136) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned includes parcels described as Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6).

I. EXECUTIVE SUMMARY

This application is to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR). The rezone area proposed to be rezoned includes an approximately 3.8-acre private property and the approximately 416-acre western portion of the Creamer’s Field Refuge. The applicant intends to apply for a conditional use to operate a snowmachine tour business from his 3.8-acre private property. The State wants to correct the zoning within a portion of the refuge which is inappropriately zoned RR.

The area proposed to be rezoned is predominantly used for outdoor recreation and habitat conservation. It includes a 416-acre portion of the Creamer’s Field Refuge that accounts for 99% of this rezone area. The FNSB Regional Comprehensive Plan characterizes approximately 96% of the rezone area as Open Space/Natural Area.

The current RR zone is not consistent with the Open Space/Natural Area designation. The RR zone is intended for low density residential development, while the land uses anticipated in the Open Space/Natural Area designation such as recreational open space, golf courses, and trail facilities are not allowed in the RR zone.

The proposed OR zone is more consistent with the Open Space/Natural Area designation. The OR zone is intended to protect outdoor recreational uses on public lands or on private lands if requested by the property owner. The OR zone would better protect the predominant outdoor recreational uses in the rezone area. The OR zone implements the FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals related to tourism.

If this rezone is approved, the FNSB zoning code would still require a conditional use permit for higher impact land uses such as commercial outdoor recreation, outdoor shooting range, convention center, organized trail facilities, stadiums etc. Conditional uses require a public hearing with the FNSB Planning Commission and thereby, help protect health, safety and welfare of the surrounding property owners.

Community Planning does not find this rezone request to be a spot zone or a reverse spot zone.

Staff Recommendation: Approval
### II. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Property Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant</strong></td>
</tr>
<tr>
<td>Don Duncan</td>
</tr>
<tr>
<td>DBA Alaska Private Guide Service</td>
</tr>
<tr>
<td><strong>Property owner</strong></td>
</tr>
<tr>
<td>State of Alaska Department of Natural Resources (416.28 acres)</td>
</tr>
<tr>
<td>Don Duncan (3.83 acres)</td>
</tr>
<tr>
<td><strong>PAN</strong></td>
</tr>
<tr>
<td>246107, 538647, 538655, 199869, 249301, 248983</td>
</tr>
<tr>
<td><strong>Lot size</strong></td>
</tr>
<tr>
<td>420.11 acres</td>
</tr>
<tr>
<td><strong>Existing zoning</strong></td>
</tr>
<tr>
<td>Rural Residential (RR)</td>
</tr>
<tr>
<td><strong>Existing land use</strong></td>
</tr>
<tr>
<td>Recreational (Creamer's Field), Single-Family Residence (abandoned)</td>
</tr>
<tr>
<td><strong>Proposed zoning</strong></td>
</tr>
<tr>
<td>Outdoor Recreational (OR)</td>
</tr>
<tr>
<td><strong>Comprehensive plan</strong></td>
</tr>
<tr>
<td>Open Space/Natural Area (96%), Perimeter Area (4%)</td>
</tr>
<tr>
<td><strong>Flood zone</strong></td>
</tr>
<tr>
<td>X (96%), A (4%) (Source: March 17, 2014 dFIRM)</td>
</tr>
<tr>
<td><strong>Code violations</strong></td>
</tr>
<tr>
<td>None on file</td>
</tr>
</tbody>
</table>

### Adjacent Zoning/Land Use

<table>
<thead>
<tr>
<th>North</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR, Residential across Farmers Loop Road</td>
</tr>
<tr>
<td><strong>South</strong></td>
</tr>
<tr>
<td>RA-5, Vacant (University of Alaska owned)</td>
</tr>
<tr>
<td><strong>East</strong></td>
</tr>
<tr>
<td>RA-5, Recreational (Creamer's Field)</td>
</tr>
<tr>
<td><strong>West</strong></td>
</tr>
<tr>
<td>RR, Residential</td>
</tr>
</tbody>
</table>

### Public Services

<table>
<thead>
<tr>
<th>Water and sewage</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td>GVEA</td>
</tr>
<tr>
<td>Police</td>
<td>Alaska State Troopers</td>
</tr>
<tr>
<td>Fire</td>
<td>University Fire Service Area</td>
</tr>
</tbody>
</table>

### Transportation

<table>
<thead>
<tr>
<th>Access roads</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmers Loop Road</td>
</tr>
<tr>
<td><strong>Road types</strong></td>
</tr>
<tr>
<td>Minor Arterial</td>
</tr>
<tr>
<td><strong>Maintenance authority</strong></td>
</tr>
<tr>
<td>Alaska DOT&amp;PF</td>
</tr>
<tr>
<td><strong>Traffic counts</strong></td>
</tr>
<tr>
<td>4,416 daily trips</td>
</tr>
</tbody>
</table>

### Zoning History

<table>
<thead>
<tr>
<th>Date</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 28, 1968</td>
<td>FNSB adopted first zoning ordinance (Ord. 67-34), established Unrestricted Use (UU) zone</td>
</tr>
<tr>
<td>August 14, 1969</td>
<td>Rezone from Unrestricted Use (UU) to Rural Residential (RR) with Ord. 69-23</td>
</tr>
</tbody>
</table>

### Existing RR Zoning Standards

<table>
<thead>
<tr>
<th>Permitted uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family dwelling, two-family attached dwelling, bed and breakfast, church, home occupations, urban livestock, etc.</td>
</tr>
<tr>
<td><strong>Conditional uses</strong></td>
</tr>
<tr>
<td>Guesthouse, group home, day care, animal and veterinary hospitals, communications tower, professional offices, etc.</td>
</tr>
<tr>
<td><strong>Minimum lot size</strong></td>
</tr>
<tr>
<td>40,000 sq.ft.</td>
</tr>
<tr>
<td><strong>Setback requirement</strong></td>
</tr>
<tr>
<td>25 ft. from all property lines</td>
</tr>
<tr>
<td><strong>Building height</strong></td>
</tr>
<tr>
<td>Unlimited</td>
</tr>
</tbody>
</table>
### Proposed OR Zoning Standards

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>Recreational open space, playgrounds, campgrounds, golf courses, skiing facilities, outdoor ice rinks, nature centers, boat launch, etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional uses</td>
<td>Organized trail facilities, public recreation buildings, community centers, stadiums, arenas, indoor ice rinks, auditoriums, convention center, etc.</td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>None</td>
</tr>
<tr>
<td>Setback requirement</td>
<td>50 feet from front-property line, 25 feet from all other property lines</td>
</tr>
<tr>
<td>Building height</td>
<td>Unlimited</td>
</tr>
</tbody>
</table>

### Agency Comments

| Alaska Fish & Game (AKF&G)                      | Applicant has a special area permit to operate a snowmachine tour business in the Creamer’s Field Refuge. This permit allows the applicant to use a parking area on Echo Acres Drive to stage his equipment and access the refuge. The applicant has been a responsible user of the refuge. The State has decided that it would be appropriate to rezone the Rural Residential (RR) zoned parcels within the refuge to the Outdoor Recreational (OR) zoning as part of applicant’s rezone request. |
| FNSB Rural Services                              | No comments or objections                                                                                                                |
| FNSB Floodplain Administrator                    | Any development on Tract B, Tract C and TL-2805 will require a Floodplain Permit                                                        |

### Summary of Staff Analysis

#### Conformance to FNSB Regional Comprehensive Plan (2005)

- **Economic Development Goal 1:** To strengthen and expand the existing economy  
  - **Strategy 4:** Emphasize development and expansion of mining, local manufacturing, agriculture, tourism, conventions, hospitality and forest-related businesses  
  - **Action C:** Promote tourism and hospitality...
- **Economic Development Goal 2:** To diversify the economy  
  - **Strategy 6:** Emphasize development that brings new dollars into the community, including efforts to add value to the region’s natural, manufactured, service and intellectual resources  
  - **Action C:** Promote the characteristics of the Borough that have potential for economic development...
- **Environment Goal 3:** To protect natural systems  
  - **Strategy 8:** Encourage use of natural resources under best stewardship practices  
  - **Action A:** Identify and preserve areas that support sustainable harvesting  
    - Identify and survey the value of natural resources  
    - Provide for opportunities to enjoy the outdoors
- **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

#### Conformance to FNSB Comprehensive Economic Development Strategy (CEDS) (2016)

- **Industry Cluster Development Goal 3 (Tourism):** Diversify visitor serving attractions and facilities to extend the tourism season and expand the types of visitors attracted to the borough  
  - **Objective:** Increase winter tourism through improved transportation services, attractions and enhanced marketing efforts
### Hearing and Recommendation by the Planning Commission, FNSBC 18.104.020(C)

<table>
<thead>
<tr>
<th>Conforms to the comprehensive plan</th>
<th>✓</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conforms to the public health, safety and welfare</td>
<td>✓</td>
</tr>
</tbody>
</table>

### Spot Zone Analysis

<table>
<thead>
<tr>
<th>Consistency with the comprehensive plan</th>
<th>Consistent with the predominant comprehensive plan land use designation – Open Space Natural Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benefits and detriments</td>
<td>The rezone of the 416-acre western portion of the Creamer’s Field Refuge benefits all surrounding property owners because the OR zone would be more consistent with the existing recreational use of the refuge. The rezone of the 3.8-acre private property benefits the applicant who intends to operate a snowmachine tour business there. It may not benefit the surrounding property owners to the north and west though, because their properties are developed residentially and the snowmachine business might have certain incompatible land use impacts. However, the required conditional use process would protect the health, safety and welfare of these surrounding property owners.</td>
</tr>
<tr>
<td>Size of the area</td>
<td>Rezones of over 13 acres are almost always found to not be spot zones. The proposed rezone area of approximately 420 acres is significantly larger than 13 acres</td>
</tr>
<tr>
<td>Determination</td>
<td>Not a spot zone</td>
</tr>
</tbody>
</table>
III. REZONE REQUEST DESCRIPTION

This application is to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR). The rezone area includes an approximately 3.8-acre private property and the approximately 416-acre western portion of the Creamer's Field Migratory Waterfowl Refuge. Both properties are located on the south side of Farmers Loop Road near milepost 6 (see Figure 1 for location map and Figure 2 for proposed rezone area).

The applicant for this rezone, Don Duncan, owns the 3.8-acre private property. The triangular parcel abuts Farmers Loop Road and the Creamer's Field Refuge and contains an abandoned residence. FNSB Assembly recently passed Ord. 2018-25 which defined "commercial outdoor recreation" (see Exhibit 1). If this rezone is approved, the applicant intends to apply for a conditional use permit to operate a snowmachine tour business from his private property.

The State of Alaska Department of Fish and Game (ADF&G) and Department of Natural Resources (DNR) have joined the applicant's rezone request for the approximately 416-acre western portion of the Creamer's Field Refuge to bring the existing outdoor recreational uses of the refuge in line with zoning. These uses are not permitted under the current RR zone.

The applicant has a special area permit from the ADF&G to operate a snowmachine tour business in the Creamer's Field Refuge. This permit allows the applicant to use a parking area on Echo Acres Drive (located along the northeast boundary of the Creamer's Field Refuge) for staging his equipment and accessing the refuge.
Existing Zoning and Land Uses

The proposed rezone area is currently zoned RR (see Figure 4 for zoning map). The RR zone "is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available" (FNSBC 18.40.010). The applicant's 3.8-acre private property contains an abandoned residence (see Figure 3). The 416-acre portion of the Creamer's Field Refuge is used for outdoor recreation and habitat conservation (see Figure 5 for land use map).

The lots surrounding the rezone area to the north and west are zoned RR and are developed residentially. The lot surrounding the rezone area to the east is zoned Rural and Agricultural 5 (RA-5) and is part of the Creamer's Field Refuge. The lots surrounding the rezone area to the south are also zoned RA-5. These lots are current vacant and owned by the University of Alaska.

Figure 4: Zoning in the Surrounding Area
Figure 5: Land Uses in the Surrounding Area

Proposed Zoning and Land Uses

The applicant has proposed OR zoning for the subject parcels. The OR zone “is intended to protect outdoor recreational uses on public lands or on private lands if requested by the property owner. This zone does not convey public use of private property” (FNSBC 18.20.010).

The applicant intends to operate a snowmachine tour business from the 3.8-acre private property. However, if this rezone request is approved, the applicant or future property owners could pursue any permitted or conditional use listed under the OR zone (see Exhibit 2 for the permitted and conditional uses in the OR zone). The State has not proposed land use changes within the refuge.

Comprehensive Plan Designations

The predominant Comprehensive Plan Designation for the rezone area is “Open Space/Natural Area” (see Figure 6 for comprehensive plan designation map). Approximately 96% of the rezone area has Open Space/Natural Area Comprehensive Plan Designation.

“Open space is an undeveloped area in a natural state, golf course, park, or cemetery, along a road that provides some visual relief from urbanization and public recreation. Open space may or may not be improved, but it does serve to interrupt more intense land uses. Natural area is an area left in natural state deemed not suitable for development. Natural areas may be minimally improved, i.e., to provide access to or through them, or to accommodate a trail, but basically they are left to their natural state.”
Approximately 4% of the rezone area has "Perimeter Area" Comprehensive Plan Designation. This includes applicant's 3.8 acre private property and two other Creamer's Field Refuge parcels that have direct access from Farmers Loop Road. Perimeter Area is "generally within a 10 to 20 minute travel time of urban destinations, and which contains primarily residential use; variable densities are encouraged providing they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities."

**Figure 6: Comprehensive Plan Designations in the Surrounding Area**

The Comprehensive Plan Designation map notes that "boundary lines are approximate and may out of necessity, or public input be changed. It is not the intent to divide lots or specific uses by these boundary lines."
Wetlands

The subject parcels are predominantly located in Wetlands (see Figure 7 for wetlands map). Any development in the wetland is required to meet U.S. Army Corps of Engineers regulations irrespective of their zoning designation.

Floodplain

The subject parcels are partially located in Flood Zone A (see Figure 8 for floodplain map). Any development in the Flood Zone A is required to meet the FNSB Floodplain Management Regulations in FNSBC 15.04, irrespective of their zoning designation.

Applicant’s arguments for rezone

- The Creamer’s Field Refuge is inappropriately zoned RR because the RR zone is not consistent with the existing recreational use of the refuge. The OR zone is more consistent with the existing recreational use of the refuge.

- Residential development is not preferred on the applicant’s 3.8-acre private property because the property has permafrost and wetlands. This property abuts the Creamer’s Field Refuge which increases the potential for a recreational use with trail head facilities.

- The OR zone would allow for a winter tourism related business which is consistent with the Economic Development Goals of the FNSB Regional Comprehensive Plan.
• The existing special area permit from the ADF&G allows a snowmachine tour business operation within the Creamer’s Field Refuge. As a condition of this permit, the applicant is required to maintain the refuge trails. Therefore, the refuge trails are packed, groomed and continuously cleared of fallen and dead trees without any cost to the public.

• The proposed snowmachine tour operation from the applicant’s 3.8-acre private property would allow tourists and borough residents to enjoy snowmachine rides closer to town. The operation would offer restrooms and warmup space to customers.

• The proposed hours of operation would be 10 am to 7 pm and the tour business would mostly operate from November through March. The traffic on the 3.8-acre private property would be approximately 5 cars/vans per day. The applicant has not proposed any summer tour business. However, certain summer use may be proposed contingent on the tourism market demands.

IV. APPLICABLE APPROVAL CRITERIA

Rezones are governed by FNSBC18.104.050(C) which states that “the planning commission shall review, hear and recommend whether or not a request for rezoning should be approved. The planning commission shall also consider and adopt findings of fact demonstrating whether or not the proposed rezoning conforms to the comprehensive plan and to the public health, safety and welfare.”

V. PUBLIC NOTICE

Community Planning mailed 316 dear property owner notices and received sixteen (16) inquiries about this case (see Exhibit 3 for public comments). The applicant posted a public hearing notice sign on October 15, 2018 (see Exhibit 4). This sign meets the ‘notice by applicant’ requirements.

VI. AGENCY COMMENTS

Community Planning contacted the following agencies for comments (see Exhibit 5 for agency comments):

a. State Fire Marshal
b. University Fire Service Area
c. Alaska State Troopers
d. FNSB Rural Services
e. Scenic Heights Road Service Area
f. FNSB Floodplain Administrator
g. Alaska Department of Transportation and Public Facilities (ADOT&PF)
h. Alaska Department of Environmental Conservation (ADEC)
i. Alaska Department of Natural Resources (ADNR)
j. Alaska Department of Fish and Game (ADF&G)
k. U.S. Army Corps of Engineers
l. Golden Valley Electric Association (GVEA)
VII. ZONING AND LAND USES

The Creamer’s Field Refuge Management Plan states that, “General winter snowmachine use takes place within the refuge (primarily on the fields and along established winter trails) from early November to early April. Historical use has occurred for decades, with the refuge serving as a connector to a network of winter trails in Goldstream Valley, Chena Hot Springs Road, the Chena River, Tanana Flats, Chena Ridge, military lands, and the flood control project. Many of these connections would not be available without the refuge trails” (see Exhibit 6 for the Creamer’s Field Refuge Management Plan).

Off-road vehicle and snowmachine use on the refuge has been subject to a permit requirement since 1985. The ADF&G may issue a special area permit to allow public off-road snowmachine use on the refuge during the winter. The applicant already has a special area permit from the ADF&G to operate a snowmachine tour business in the Creamer’s Field Refuge.

The RR zone does not protect the existing recreational use of the Creamer’s Field Refuge. Moreover, the RR zone may restrict the State from implementing their refuge management plan because the RR zone doesn’t allow for “recreational open space” and “organized trail facilities.”

The proposed OR zone would be more consistent with the existing recreational use of the Creamer’s Field Refuge. The OR zone would also be appropriate for the applicant’s 3.8 acre private property because it abuts the refuge and meets the intent of the OR zone which allows for outdoor recreational uses “on private lands if requested by the property owner.”

The proposed OR zone permits recreational uses such as recreational open space, boat launch, community garden, skiing facilities etc. that could be compatible with the surrounding rural residential development. However, the OR zone also allows for higher impact land uses such as commercial outdoor recreation, outdoor shooting range, convention center, organized trail facilities, stadiums etc. as conditional uses. Conditional uses require a public hearing with the FNSB Planning Commission. The conditional use public hearing process helps minimize the land use conflicts and supports development that is compatible with existing land uses in the area.

The Farmers Loop Road would continue to act as a buffer between the existing residential uses on the west side and the proposed outdoor recreational uses on the east side. The Farmers Loop Road also provides direct access to other OR zoned property with recreational uses such as the Fairbanks Gold Course.

Community Planning supports this rezone. 99% of the rezone area is already part of the Creamer’s Field Refuge, which is used for outdoor recreation but inappropriately zoned RR. Additionally, the applicant’s private property would be appropriate for outdoor recreational uses due to its proximity to the refuge and its direct access to the Farmers Loop Road. Allowing for outdoor recreational uses on private property if requested by the property owner is also consistent with the intent of the OR zone.

VIII. COMPREHENSIVE PLAN

The predominant Comprehensive Plan Designation for the rezone area is “Open Space/Natural Area” (see Figure 6 for comprehensive plan designation map). Approximately 96% of the rezone area has Open Space/Natural Area Comprehensive Plan Designation.
"Open space is an undeveloped area in a natural state, golf course, park, or cemetery, along a road that provides some visual relief from urbanization and public recreation. Open space may or may not be improved, but it does serve to interrupt more intense land uses. Natural area is an area left in natural state deemed not suitable for development. Natural areas may be minimally improved, i.e., to provide access to or through them, or to accommodate a trail, but basically they are left to their natural state."

The current RR zoning is not consistent with the Open Space/Natural Area land use designation because the RR zone "is intended for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available" (FNSBC 18.40.010). The land uses envisioned by the Open Space/Natural Area land use designation such as recreational open space, golf courses, and trail facilities are not allowed with the RR zoning.

The rezone area is predominantly used for outdoor recreation and habitat conservation and it includes a 416-acre portion of the Creamer's Field Refuge (see Figure 5 for land use map). The proposed OR zone "is intended to protect outdoor recreational uses on public lands or on private lands if requested by the property owner. This zone does not convey public use of private property" (FNSBC 18.20.010). The OR zone would better protect the predominant outdoor recreational uses in the rezone area and implement Open Space/Natural Area land use designation.

The proposed rezone conforms to the following FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals:

**FNSB Comprehensive Plan (2005) goals:**

*Economic Development Goal 1* – To strengthen and expand the existing economy

*Strategy 4* – Emphasize development and expansion of mining, local manufacturing, agriculture, tourism, conventions, hospitality and forest-related businesses

*Action C* – Promote tourism and hospitality...

*Economic Development Goal 2* – To diversify the economy

*Strategy 6* – Emphasize development that brings new dollars into the community, including efforts to add value to the region's natural, manufactured, service and intellectual resources

*Action C* – Promote the characteristics of the Borough that have potential for economic development...

*Environment Goal 3*: To protect natural systems

*Strategy 8*: Encourage use of natural resources under best stewardship practices

*Action A*: Identify and preserve areas that support sustainable harvesting

- Identify and survey the value of natural resources

- Provide for opportunities to enjoy the outdoors

*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

**FNSB Comprehensive Economic Development Strategy (CEDS) (2016) goals:**

*Industry Cluster Development Goal 3 (Tourism)* – Diversify visitor serving attractions and facilities to extend the tourism season and expand the types of visitors attracted to the borough

*Objective* – Increase winter tourism through improved transportation services, attractions and enhanced marketing efforts
The Creamer’s Field Refuge is an important tourist attraction contributing to the existing tourism industry. Explore Fairbanks has recognized the increasing winter tourism market in the Fairbanks area. A series of newspaper articles also note the booming Fairbanks winter tourism market. Specifically, winter tourism has increased 33 percent between the winters of 2008 and 2017 (see Exhibit 7).

The FNSB Comprehensive Economic Development Strategy (CEDS) (2016) highlights the importance of promoting tourism in the Borough by stating that “in terms of employment, accommodation and food service are key sectors in one of the major clusters in the region (i.e. the tourism cluster), with strong potential for further growth as winter tourism becomes more popular.”

A cluster is a regional concentration of related industries in a particular location. Clusters consist of companies, suppliers, and service providers, as well as government agencies and other institutions that provide specialized training and education, information, research, and technical support. Economic development practitioners and policymakers are increasingly turning to the industry cluster approach to foster sustainable economic development.

The proposed OR zone would better protect the existing outdoor recreational uses within the refuge because it would allow the State to implement their management plan. These outdoor recreational uses are essential to support the winter tourism market in the Borough. In addition to this, the applicant’s proposed snowmachine tour business would expand winter tourism within the refuge.

The proposed OR zone permits recreational uses such as recreational open space, boat launch, community garden, skiing facilities etc. that could be compatible with the surrounding rural residential development. However, the OR zone also allows for higher impact land uses such as commercial outdoor recreation, outdoor shooting range, convention center, organized trail facilities, stadiums etc. as conditional uses. Conditional uses require a public hearing with the FNSB Planning Commission. The conditional use public hearing process helps minimize the land use conflicts and supports development that is compatible with existing land uses in the area.

Community Planning supports the proposed OR zone because it would protect the predominant outdoor recreational uses in the rezone area, which would be more consistent with the Open Space/Natural Area land use designation. Additionally, the existing outdoor recreational uses within the Creamer’s Field Refuge, along with the applicant’s proposed snowmachine tour business, would help advance FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals.

IX. TRAFFIC AND TRIP GENERATION\(^1\)

The lots in the rezone area are accessed by Farmers Loop Road, a minor arterial road maintained by Alaska DOT&PF. Average Daily Traffic (ADT) counts on Farmers Loop Road were 4,416 vehicles per day in 2017.\(^2\) This rezone request does not have the potential to significantly increase the current traffic and trip generation levels associated with the road and the Creamer’s Field Refuge.

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\(^1\) This section of this staff report includes comments from Donald Galligan, FNSB Transportation Planner

\(^2\) 2017 Annual Average Daily Traffic (AADT) GIS Map, Alaska DOT&PF Transportation Data Programs
The proposed snowmachine tour operation on the applicant’s 3.8-acre private property has potential to slightly increase the trip generation levels on his property; however, the Farmers Loop Road being a minor arterial road can accommodate this potential increase in trip generation levels.

X. NONCONFORMING LOTS, STRUCTURES AND USES

The proposed OR zone would make the existing residence on the applicant’s 3.8 acre-property a nonconforming structure and a nonconforming use. Single-family residences are not permitted in the OR zone and the existing residence would not meet the 50-foot front-yard setback requirement in the OR zone.

The proposed OR zone would not make any existing lots, structures or uses nonconforming within the 416-acre portion of the Creamer’s Field Refuge.

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

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

The proposed rezone conforms to the comprehensive plan. The OR zone would protect the predominant outdoor recreational uses in the rezone area, which would be more consistent with the Open Space/Natural Area land use designation.

Additionally, the existing outdoor recreational uses within the Creamer’s Field Refuge, along with the applicant’s proposed snowmachine tour business, would help advance FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals because outdoor recreational uses are essential to support the winter tourism market in the Borough.

In the OR zone, the conditional use public hearing process required for higher impact land uses such as commercial outdoor recreation helps minimize the land use conflicts with the existing surrounding residential property owners (see Section VIII of this staff report for details).

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

The 420-acre rezone area is predominantly used for outdoor recreation and habitat conservation. The State has not proposed land use changes within the refuge. If this rezone is approved, the applicant intends to apply for a conditional use permit for operate a snowmachine tour business from his 3.8-acre private property. However, if this rezone request is approved, the applicant or future property owners could pursue any permitted or conditional use listed under the OR zone (see Exhibit 2 for the permitted and conditional uses in the OR zone).

The proposed OR zone permits recreational uses such as recreational open space, boat launch, community garden, skiing facilities etc. that could be compatible with the surrounding rural residential development. The OR zone would protect the existing recreational uses within the Creamer’s Field Refuge. The refuge would continue to be compatible with the nearby rural residential development by providing recreational opportunities. Additionally, a number of uses permitted on applicant’s 3.8-acre private property with the OR zone such as community garden, playground, skiing facility etc. could be compatible with the surrounding residential areas.
The Farmers Loop Road would act as a buffer between the existing residential uses on the west side and the proposed outdoor recreational uses on the east side. The Department of Community Planning has received concerns from the surrounding property owners regarding the listed permitted uses within the OR zone. Specifically, they are concerned about the potential for the 3.8-acre private property to be developed as a “shooting range, outdoor permitted” in the proposed OR zone. However, the applicant cannot develop his property as an outdoor shooting range without a conditional use permit. The FNSB zoning code does not allow outdoor shooting ranges as a permitted use within a quarter mile of any existing dwelling unit in the nearby area (FNSBC 18.96.230).

The FNSB zoning code also requires a conditional use permit for other high impact land uses within the OR zone such as convention centers, organized trail facilities, stadiums etc. Any conditional uses in the proposed OR zone require a public hearing with the FNSB Planning Commission and thereby, helps protect health, safety and welfare of the surrounding property owners.

XII. 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;
2. The benefits and detriments of the amendment to the owners, adjacent landowners, and community; and
3. The size of the area rezoned.

Community Planning does not find this rezone request to be a spot zone or a reverse spot zone because of the following reasons:

**1) Consistency of the amendment with the comprehensive plan;**

The proposed rezone is consistent with the comprehensive plan. The OR zone would protect the predominant outdoor recreational uses in the rezone area, which would be more consistent with the Open Space/Natural Area land use designation.

Additionally, the existing outdoor recreational uses within the Creamer’s Field Refuge, along with the applicant’s proposed snowmachine tour business, would help advance FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals because outdoor recreational uses are essential to support the winter tourism market in the Borough.

In the OR zone, the conditional use public hearing process required for higher impact land uses such as commercial outdoor recreation helps minimize the land use conflicts with the existing surrounding residential property owners (see Section VIII of this staff report for details).

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3 “Shooting range, outdoor permitted” means an outdoor shooting range that meets the standards set forth in the supplementary regulations in this title (Chapter 18.96 FNSBC).
(2) The benefits and detriments of the amendment to the owners, adjacent landowners, and community;

Benefit and Detriments to the Property Owners

The rezone benefits both property owners within the rezone area. The State wants to correct the zoning within a portion of the refuge which is inappropriately zoned RR. The applicant intends to apply for a conditional use to operate a snowmachine tour business from his 3.8-acre private property.

Benefit and Detriments to the Adjacent Landowners

The rezone of the 416-acre western portion of the Creamer’s Field Refuge benefits all surrounding property owners because the OR zone would be more consistent with the existing recreational use of the refuge. The OR zone would protect the existing recreational uses within the Creamer’s Field Refuge. The refuge would continue to be compatible with the nearby rural residential development by providing recreational opportunities.

The rezone of the 3.8-acre private property may not benefit the surrounding property owners to the north and west though, because their properties are developed residentially and the snowmachine business might have certain incompatible land use impacts. The FNSB zoning code requires a conditional use permit for high impact land uses within the OR zone such as commercial outdoor recreation, convention centers, organized trail facilities, stadiums etc. In a conditional use public hearing, the surrounding property owners could express their concerns about the specific conditional use proposal. The FNSB Planning Commission is required to make findings of fact regarding the protection of public health, safety and welfare to support their decision. The required conditional use process would protect the health, safety and welfare of these surrounding property owners.

Benefit and Detriments to the Community

The FNSB residents have developed a land use vision for the area through the comprehensive planning process which designated this area predominantly as Open Space/Natural Area. Therefore, the implementation of the land use plan is a benefit to the community. Specifically, the proposed rezone conforms to the FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals related to promoting winter tourism.

(3) The size of the area rezoned.

The case law does not give an exact size for making a spot zone determination, and the size of the property is not the only factor in the spot zone determination. Yet the case law provides 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 420-acre rezone area is significantly more than 13 acres and therefore, does not constitute a spot zone.

The area within the remainder RR zone boundary is estimated to be more than 1,000 acres. Therefore, this rezone would not constitute a reverse spot zone because this rezone does not single out parcels of RR zoned land totally differently from that of the surrounding area.
XIII. RECOMMENDATION

Based on the staff analysis above, the Department of Community Planning recommends APPROVAL of the rezone from RR to OR.

XIV. FINDINGS OF FACT

The Department of Community Planning further recommends adoption of the staff report and following findings of fact in support of APPROVAL of the rezone from RR to OR.

1. The FNSB Regional Comprehensive Plan designates approximately 96% of the area proposed to be rezoned as Open Space/Natural Area. "Open space is an undeveloped area in a natural state, golf course, park, or cemetery, along a road that provides some visual relief from urbanization and public recreation. Open space may or may not be improved, but it does serve to interrupt more intense land uses. Natural area is an area left in natural state deemed not suitable for development. Natural areas may be minimally improved, i.e., to provide access to or through them, or to accommodate a trail, but basically they are left to their natural state." The FNSB Regional Comprehensive Plan designates approximately 4% of the area proposed to be rezoned as Perimeter Area.

2. The current RR zone is not consistent with the Open Space/Natural Area designation. The RR zone is intended for low density residential development and does not protect the existing recreational use of the Creamer's Field Refuge. The land uses in the Open Space/Natural Area designation (such as recreational open space, golf courses, and trail facilities) are not allowed in the RR zone.

3. The proposed OR zone is more consistent with the Open Space/Natural Area designation. The OR zone is intended to protect outdoor recreational uses on public lands or on private lands if requested by the property owner. The OR zone would better protect the predominant outdoor recreational uses in the rezone area.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals because it would better protect the existing outdoor recreational uses within the refuge and outdoor recreational uses are essential to support the winter tourism market in the Borough:
   
   a. Economic Development Goal 1, Strategy 4, Action C which refers to promoting tourism and hospitality.
   
   b. Economic Development Goal 2, Strategy 6, Action C which refers to promoting the characteristics of the Borough that have potential for economic development.
   
   c. Environment Goal 3, Strategy 8, Action A which refers to providing for opportunities to enjoy the outdoors.
   
   d. Land Use Goal 4, Strategy 10 which refers to minimizing land use conflicts. The conditional use public hearing process required for higher impact land uses help minimize the land use conflicts.

5. The rezone conforms to the following FNSB Comprehensive Economic Development Strategy (CEDS), Industry Cluster Development Goal 3 (Tourism) which refers to increasing winter tourism. The CEDS identifies tourism industry cluster with strong potential for growth as winter tourism expands in the Borough.
6. The rezone conforms to the public health, safety or welfare because:
   a. The proposed OR zone would be more consistent with the Open Space/Natural Area land use designation and would better protect the existing predominant recreational use of the rezone area.
   b. The proposed OR zone permits recreational uses such as recreational open space, boat launch, community garden, skiing facilities etc. that could be compatible with the surrounding rural residential development.
   c. The OR zone would protect the existing recreational uses within the Creamer’s Field Refuge. The refuge would continue to be compatible with the nearby rural residential development by providing recreational opportunities.
   d. The Farmers Loop Road would act as a buffer between the existing residential uses on the west side and the proposed outdoor recreational uses on the east side. The Farmers Loop Road provides direct access to other OR zoned property with recreational uses such as the Fairbanks Gold Course.
   e. The FNSB zoning code also requires a conditional use permit for high impact land uses within the OR zone such as commercial outdoor recreation, outdoor shooting ranges, convention centers, organized trail facilities, stadiums etc. Any conditional uses in the OR zone require a public hearing with the FNSB Planning Commission and thereby, help protect health, safety and welfare of the surrounding property owners.
   f. This rezone request does not have the potential to significantly increase the current traffic and trip generation levels associated with the road and the Creamer's Field Refuge.

7. The rezone is not a spot zone or a reverse spot zone because:
   a. The rezone is consistent with the comprehensive plan. The OR zone would protect the predominant outdoor recreational uses in the rezone area, which would be more consistent with the Open Space/Natural Area land use designation. Additionally, the existing outdoor recreational uses within the Creamer’s Field Refuge, along with the applicant's proposed snowmachine tour business, would help advance FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals.
   b. The rezone benefits both property owners within the rezone area. The State wants to correct the zoning within a portion of the refuge which is inappropriately zoned RR. The applicant intends to apply for a conditional use to operate a snowmachine tour business from his 3.8-acre private property.
   c. The rezone of the 416-acre western portion of the Creamer’s Field Refuge benefits all surrounding property owners because the OR zone would be more consistent with the existing recreational use of the refuge. The OR zone would protect the existing recreational uses within the Creamer’s Field Refuge. The refuge would continue to be compatible with the nearby rural residential development by providing recreational opportunities.
   d. The rezone of the 3.8-acre private property may not benefit the surrounding property owners to the north and west though, because their properties are developed residentially and the snowmachine business might have certain incompatible land use impacts. The
FNSB zoning code requires a conditional use permit for high impact land uses within the OR zone such as commercial outdoor recreation, convention centers, organized trail facilities, stadiums etc. In a conditional use public hearing, the surrounding property owners could express their concerns about the specific conditional use proposal. The FNSB Planning Commission is required to make findings of fact regarding the protection of public health, safety and welfare to support their decision. The required conditional use process would protect the health, safety and welfare of these surrounding property owners.

e. The FNSB residents have developed a land use vision for the area through the comprehensive planning process which designated this area predominantly as Open Space/Natural Area. The implementation of the land use plan is a benefit to the community.

f. The case law provides guidance that parcels over 13 acres are almost always found not to be a spot zone. The 420-acre rezone area is significantly more than 13 acres and therefore, does not constitute a spot zone.

g. The area within the remainder RR zone boundary is estimated to be more than 1,000 acres. Therefore, this rezone does not constitute a reverse spot zone because this rezone does not single out parcels of RR zoned land totally different from that of the surrounding area.

DRAFT PLANNING COMMISSION MOTION:

I move to recommend approval of the rezone (RZ2019-001) of Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR), and adopt the staff report and eight (8) Findings of Fact in support of the recommendation of approval.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018-25

AN ORDINANCE AMENDING FNSBC TITLE 18 TO ADD A DEFINITION OF COMMERCIAL OUTDOOR RECREATION AND ADD IT AS AN ALLOWABLE USE IN VARIOUS ZONES

WHEREAS, Commercial outdoor recreation is a growing part of the tourist industry, and also serves the residents of the community; and

WHEREAS, Large rural properties are often zoned Rural and Agricultural, and Outdoor Recreational, and commercial outdoor recreation is a compatible use in these zones; and

WHEREAS, It is in the best interests of the community to provide more opportunities for these types of businesses.

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

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

Section 2. FNSBC 18.04.010(B), Definitions, is hereby amended to add the following definition [the Clerk shall add the definition in alphabetical order]:

"Commercial outdoor recreation" means a commercial use that focuses on recreation opportunities undertaken predominantly in the outdoors on natural landscapes. This definition excludes recreation buildings, amusement establishments, kennels, and accessory overnight lodging with more than nine guestrooms. Examples of commercial outdoor recreation include aurora viewing, off-highway vehicle tours, and dog sled tours.

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
Section 3. FNSBC 18.20.020(B) pertaining to the Outdoor Recreational
districts is hereby amended to add the following conditional use [the Clerk shall add the
conditional use in alphabetical order]:

Commercial outdoor recreation and related buildings essential in the operation of
the use.

Section 4. FNSBC 18.28.020(A) pertaining to the Rural and Agricultural
districts is hereby amended to add the following permitted use [the Clerk shall add the
permitted use in alphabetical order]:

Commercial outdoor recreation and related buildings essential in the operation of
the use not to exceed a total of 5,000 square feet of gross floor area per lot and with
no building to exceed a gross floor area of 3,600 square feet;

Section 5. FNSBC 18.28.020(B) pertaining to the Rural and Agricultural
districts is hereby amended to add the following conditional use:

Commercial outdoor recreation and related buildings essential in the
operation of the use, including buildings exceeding a total of 5000 square feet of gross
floor area per lot and individual buildings exceeding a gross floor area of 3,600 square
feet.

Section 6. Effective Date. This ordinance shall be effective at 5:00 p.m.
of the first Borough business day following its adoption.

PASSED AND APPROVED THIS 25TH DAY OF OCTOBER, 2018.

Kathryn Dodge
Presiding Officer

ATTEST:

April Trickey, CMC
Borough Clerk

Ayes: Cooper, Quist, Lojewski, Roberts, Tacke, Lawrence, Dodge
Noes: None
Other: Gray (Excused), Major (Excused)

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
Chapter 18.20
OR OUTDOOR RECREATIONAL DISTRICT

Sections:
18.20.010 Intent.
18.20.020 Use regulations.
18.20.030 Standards.

18.20.010 Intent.
This district is intended to protect outdoor recreational uses on public lands or on private lands if requested by the property owner. This zone does not convey public use of private property. (Ord. 2000-06 § 2, 2000; Ord. 88-010 § 2, 1988. 2004 Code § 18.10.010.)

18.20.020 Use regulations.
A. Permitted Uses. In the OR, outdoor recreational district, permitted uses are:

1. Accessory uses;
2. Archery range;
3. Campgrounds;
4. Communications tower, minor;
5. Community garden, neighborhood;
6. Community garden, regional;
7. Corrals and hitching posts;
8. Dock, deck or boat launch;
9. Golf courses and related buildings;
10. Ice rinks, outdoor;
11. Nature centers and related buildings;
12. Playgrounds;
13. Playing fields;
14. Recreational open space;
15. Shooting range, indoor;
16. Shooting range, outdoor permitted;
17. Skiing facilities and related buildings.

B. Conditional Uses. In the OR, outdoor recreational district, conditional uses are:
1. **Communications tower, major**;

2. Convention, exhibition, and civic centers and **auditoriums**;

3. **Domestic livestock**;

4. Organized trail facilities and related **buildings**, as a **principal use**;

5. Public **recreation buildings** and **community centers**;

6. Public utility and service **uses** including, but not limited to: fire stations, **transfer stations, neighborhood dumpsters, public dumping sites**, electric substations, gas regulator stations, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs, and other similar **uses**. These **uses** do not include the installation and maintenance of utility lines which are **permitted uses** in all **zoning districts**;

7. Schools: art, music, dance, business, trade and similar educational **uses**;

8. **Shooting range, outdoor**;

9. Stadiums, arenas and **fairgrounds**, and ice rinks, indoor;

10. **Travel trailer parks**;

11. Watersports facilities;


### 18.20.030 Standards.

In the **OR**, outdoor recreational district, geometric standards are:

**A. Lot Area**. There shall be no minimum **lot area** except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water are unavailable.

**B. Required Yards for Buildings.**

1. **Front yard** shall not be less than 50 feet;

2. **Side yard** shall not be less than 25 feet;

3. **Rear yard** shall not be less than 25 feet.

**C. Building Height.** Unlimited.

**D. Exceptions to Yard and Building Height Requirements.** See Chapter 18.96 FNSBC.

**E. Parking.** See Chapter 18.96 FNSBC.

Public Comments:

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<tr>
<th>Date</th>
<th>Name</th>
<th>Comment</th>
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</table>
| 10/16/18   | Cory Jackman (Creamer’s Field User)       | • Cory is against the snow machine tourism business.  
• Snow machines do not go hand-in-hand with skiing and dog-mushing because snow machines are motorized.  
• Snow machines has more neighborhood impact because they make more noise.  
• Farmers Loop Road is scenic and the applicant has cut down trees destroying the scenic beauty.  
• The Creamer’s Field should be used by families for recreation. However, allowing businesses to use this collective resource is not fair.  
• The Creamer’s Field should be zoned Outdoor Recreational because it is being used that way; however, the applicant should not be allowed to have a snow machine tourism business. |
| 10/23/18   | Dan Schatz Sr (owns Lot 8, Block A, Twin Moose Subdivision) | • Received DPO  
• Dan opposes this rezone action because it looks like the applicant is trying to privatize the use of the Creamer’s Field.  
• Doesn’t want another regulation.  
• Creamer’s Field is fine the way it is.  
• This rezone will cost the public more money. |
| 10/23/18   | Matthew Banning (owns 1311 Farmers Loop Road) | • Matthew has concerns regarding this rezone.  
• He doesn’t want the applicant to start a dog team. |
| 10/24/18   | Jerome and Beth Vonnahme (own 1567 Farmers Loop Road) | • Beth and Jerome don’t want this rezone to be approved.  
• They do not want to see snow machines in the Creamer’s Field because they are loud and are not safe for other users of the refuge.  
• They do not want a tour business on the applicant’s property along Farmers Loop Road. |
| 10/24/18   | John Benevento (owns 1374 Farmers Loop Road) | • John’s property is approximately 400 feet from applicant’s property.  
• John doesn’t support this rezone because he doesn’t want snow machines.  
• Snow machines are loud like an aircraft and are unsafe when there are other users on the trails.  
• Creamer’s Field is not appropriate for snow machines; it is appropriate for walking and skiing.  
• John recommends the applicant to join the snow machine alliance or the 4-wheeler alliance for his intentions. These alliances have suitable properties for snow machining. |
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<tr>
<th>Date</th>
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<th>Name</th>
<th>Address/Details</th>
<th>Comments</th>
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<tbody>
<tr>
<td>10/24/18</td>
<td>phone</td>
<td>Stephen Lundeen</td>
<td>(received DPO)</td>
<td>Stephen asked about the case description.</td>
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<td></td>
<td>call</td>
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<td>He doesn't have any comments at this point because he wants to make a few more phone calls to the State.</td>
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<tr>
<td>10/25/18</td>
<td>phone</td>
<td>Christopher VanDyck</td>
<td>(owns 1325 Shuros Drive)</td>
<td>Christopher doesn't support this rezone because it would allow a business.</td>
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<td>call</td>
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<td>He has concerns for rezoning the applicant's private property to OR because it allows for shooting ranges.</td>
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<td>The snow machine operation is in conflict with the dog mushing and skiing.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The snow machine traffic is bad for the neighborhood.</td>
</tr>
<tr>
<td>10/26/18</td>
<td>walk-in</td>
<td>Alyson Rigby</td>
<td>(owns 1326 Viewpointe Drive)</td>
<td>Alyson is interested in knowing how much snow machine traffic this tour business would generate.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>She is interested to find out if Mr. Duncan would allow the general public to access his future trail head or would he only allow his customers.</td>
</tr>
<tr>
<td>10/26/18</td>
<td>phone</td>
<td>Meredith Parker</td>
<td>(owns property on NRA Lane)</td>
<td>Meredith doesn't support this rezone because the applicant already has a &quot;Plan B&quot; for his business.</td>
</tr>
<tr>
<td></td>
<td>call</td>
<td></td>
<td></td>
<td>The denial of the rezone would still allow the applicant to continue operating his business from the existing staging area at Echo Acres drive.</td>
</tr>
<tr>
<td>10/29/18</td>
<td>phone</td>
<td>Jim Cerney</td>
<td>(owns property on Ithaca Road)</td>
<td>Jim doesn't see any concerns with the rezone.</td>
</tr>
<tr>
<td></td>
<td>call</td>
<td></td>
<td></td>
<td>Most of the rezone area is already used for outdoor recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>A snow machine business wouldn't change anything</td>
</tr>
<tr>
<td>10/30/18</td>
<td>phone</td>
<td>David Gehrke</td>
<td>(own 1402 Farmers Loop Road)</td>
<td>David used the existing trails for walking his dogs</td>
</tr>
<tr>
<td></td>
<td>call</td>
<td></td>
<td></td>
<td>He is concerned about the potential increase in the snow machine traffic on the existing trails and on the nearby bike-path.</td>
</tr>
<tr>
<td>10/31/18</td>
<td>phone</td>
<td>Dixie Jennings</td>
<td>(owns property on NRA lane)</td>
<td>Dixie does not want a business located on Farmers Loop Road because it would set the precedent for other businesses.</td>
</tr>
<tr>
<td></td>
<td>call</td>
<td></td>
<td></td>
<td>With more businesses, Farmers Loop Road will no longer be residential.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The residential nature of the Farmers Loop Road is essential for raising families.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The Farmers Loop Road already has the golf course.</td>
</tr>
<tr>
<td>11/1/18</td>
<td>phone</td>
<td>Susan Miller</td>
<td>(owns property on Viewpointe Dr)</td>
<td>Susan asked about the description of the rezone.</td>
</tr>
<tr>
<td></td>
<td>call</td>
<td></td>
<td></td>
<td>She didn't offer any comments on phone and mentioned that she plans to attend the hearing.</td>
</tr>
</tbody>
</table>
Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering 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).

You are being notified as required by ordinance because your property is within 2,000 feet of the request. The public hearing on this request will be held at or after 6:00 pm, Tuesday, November 13, 2018, at the Juanita Helms Administrative Center, Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks. You are encouraged to speak at this public hearing and/or submit written comments. Testimony is limited to three minutes per person at the public hearing.

You may provide written comments on this application by returning this notice, or by submitting hard copy comments in person at the Community Planning counter, or by submitting your comments in an email prior to the meeting. For email comments, please email them to planning@fnsb.us.

For more information, please email planning@fnsb.us or contact Manish Singh 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.

Property Owner: John & Sally Benevento

Address or Lot/Block/Sub: 1341 Farmers Loop Lot 2 Block 3 Shuro

Comments: We are strongly opposed to this rezone. The Creamer's Field Waterfowl Refuge is used by outdoor enthusiasts for walking, dogmushing and other "quiet" activities. Snowmobiling and/or noisy outdoor vehicles would be disturbing to neighbors.

RZ2019-001: A request by Don Duncan (Master Guide License # 138) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned includes all parcels described as Shuros Subdivision - Block 2, Schroeder Property Waiver - Tract B and Tract C, Section 28 T1N R1W F.M. - TL-2805, Section 29 T1N R1W F.M. - TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6).

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.
Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering 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).

You are being notified as required by ordinance because your property is within 2,000 feet of the request. The public hearing on this request will be held at or after 6:00 pm, Tuesday, November 13, 2018, at the Juanita Helms Administrative Center, Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks. You are encouraged to speak at this public hearing and/or submit written comments. Testimony is limited to three minutes per person at the public hearing.

You may provide written comments on this application by returning this notice, or by submitting hard copy comments in person at the Community Planning counter, or by submitting your comments in an email prior to the meeting. For email comments, please email them to planning@fnsb.us.

For more information, please email planning@fnsb.us or contact Manish Singh 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.

RZ2019-001: A request by Don Duncan (Master Guide License # 136) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned includes parcels described as Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2905, Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6).

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.
Manish Singh

From: American Hacker <1unholydriver@gmail.com>
Sent: Wednesday, October 17, 2018 6:08 AM
To: Manish Singh
Subject: Re: RZ2019-001 :: Application and Zoning Map

Manish, although the proposal sounds reasonable, and after reading it, I thought to myself how great it would be for me to have a job that I could ride a snow machine too. Since it's on my side of the road less than a mile from my home... The opportunity is a non starter for so many reasons. This first is reason enough so I will start and end my reasons for shutting this terrie idea down there. That is that at roughly 5:30am this morning I was awakened to the siren of a police car. I calculated the rate of speed by the amount of time until the noise reached my location and determined that I had been awakened by the sound of an siren/alarm that originated over a mile away from my home. Mind you, this occurred from inside my home. So you can imagine the noise from outside my home... The location of my home, also calculated last night on my way back home from Fairbanks University side is less than a mile away from the proposed, "training and staging" area of this proposed business. Being as snow machines are a comparable source of sound and noise trespassing as police sirens and will be a daily operation in the winter, this is not an appropriate use of this area. The fact remains that although his ideas sound nice on paper, the reality of this area is that we are a group of residences up and down Farmers Loop rd. already struggling with all sorts of nuisance noises coming from all sorts of operations already operating on and around Farmers Loop rd. The last thing we need is a sanctioned area supported by the Borough, the State and F and G creating yet another source of unwanted easily preventable nuisance sound trespassing on our private properties. The resulting lawsuites file against the Borough would result in a breaking of the bank for the Borough and thus a shut down of all Borough Operations. Let's leave this kind of operation where it belongs, in North Pole and the Bush. Not in a relatively population dense area where people are already struggling to maintain their much deserved peace. This project is a non starter.

CMJackman

On Tue, Oct 16, 2018, 2:56 PM Manish Singh <MSingh@fnsb.us> wrote:

Dear Mr. Jackman,

It was great talking to you on phone today. As you requested, I have attached a copy of the rezone application (original received on Aug 27th, then revised on Oct 15th) with this email. For your convenience, I have also attached a map of existing zoning in the area. I hope you'd find this email helpful and let me know if you have more questions for me.

Thanks,

Manish

Manish Singh, AICP
Dear Mr. Jackman,

It was great talking to you on phone today. As you requested, I have attached a copy of the rezone application (original received on Aug 27th, then revised on Oct 15th) with this email. For your convenience, I have also attached a map of existing zoning in the area. I hope you’d find this email helpful and let me know if you have more questions for me.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Hello Peter,

Thank you for contacting the FNSB Community Planning Department. 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 portion of Creamer’s Field Migratory Waterfowl Refuge. The applicant, Don Duncan DBA Alaska Private Guide Service, intends to operate a snow machine tour business from the 3.8-acre private property. However, if this rezone to OR is approved, the applicant can pursue any of the permitted or conditional uses in the OR zone. See the link below for permitted and conditional uses in the OR zone.

https://www.codepublishing.com/AK/FairbanksNorthStarBorough/#!/FNSBC18/FNSBC1820.html#18.20

For the 416-acre portion of Creamer’s Field Migratory Waterfowl Refuge, the State is attempting to correct the zoning for the existing recreational use of the refuge. The State hasn’t provided any indication for any proposed change within the refuge.

I hope you find this information helpful and let me know if you have any additional questions for me.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us

-----Original Message-----
From: Mary Bork
Sent: Monday, October 22, 2018 3:52 PM
To: Michelle Gutierrez
Cc: Manish Singh
Subject: FW: RZ2019-001

Michelle,

Please respond to Pete Bay. I would send the DPO and map with a link to the PC packet. Please consider adding information about providing testimony if he received a DPO. From the comment below, I can't tell if he received a DPO.

Thank you,

Mary Bork
-----Original Message-----
From: Petebay [mailto:petebay@yahoo.com]
Sent: Monday, October 22, 2018 3:29 PM
To: Webmail Planning
Subject: RZ2019-001

Can you tell me what the intended use of the land will be if the land is rezoned? The announcement for the rezone doesn't specify, but looking at the borough code it could be anything, including a shooting range which would be very negative for the neighborhood.

Thanks!

Peter
Hi Bennie,

Thank you for contacting the FNSB Community Planning Department. 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 portion of Creamer's Field Migratory Waterfowl Refuge. The applicant, Don Duncan DBA Alaska Private Guide Service, intends to operate a snow machine tour business from the 3.8-acre private property. However, if this rezone to OR is approved, the applicant can pursue any of the permitted or conditional uses in the OR zone. See the link below for permitted and conditional uses in the OR zone.

https://www.codepublishing.com/AK/FairbanksNorthStarBorough/#/FNSBC18/FNSBC1820.html#18.20

For the 416-acre portion of Creamer's Field Migratory Waterfowl Refuge, the State is attempting to correct the zoning for the existing recreational use of the refuge. The State hasn't provided any indication for any proposed change within the refuge. This portion of the refuge is currently zoned Rural Residential (RR).

I hope you find this information helpful and let me know if you have any additional questions for me.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us

From: Mary Bork
Sent: Tuesday, October 23, 2018 8:05 AM
To: Manish Singh
Subject: FW: RZ2019-001

Manish,

Please respond to Bennie.

Thank you,

Mary Bork
Administrative Assistant IV
Community Planning Department
Fairbanks North Star Borough
(907) 459-1259
mabork@fnsb.us
I live directly across the street of the proposed Zone change.

Can you tell me what the zone change from RR to OR (what the heck is Outdoor Recreational)? I have tried to look it up and there is no information that I could find that describes the usage of this Zone change.

I have watched and put up with the tree coverage burning most of the spring in the 3.8 acre across the street, and wondered what and why this was happening.

I see that there is 416 acre area west of Creamer’s field being changed to OR what was it before the change request?

Thanks for your expected input.

bennie@gci.net

Telephone 479-5203
Dear Mr. Mueling,

The sign you saw on Farmers Loop Rd is for a rezone request, RZ2019-001. This request is scheduled for a Planning Commission public hearing on Nov. 13, 2018. This is 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).

I hope you'd find this information helpful. Let me know if you have any additional questions for me.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Manish, 

Please see the comment below and address as needed.

Thank you,

Mary Bork  
Administrative Assistant IV  
Community Planning Department  
Fairbanks North Star Borough  
(907) 459-1259  
mabork@fnsb.us

From: bennie [mailto:bennie@gci.net]  
Sent: Wednesday, October 24, 2018 11:30 AM  
To: Webmail Planning  
Subject: RZ 2019-001

On the morning of the 10th of October I called the planning and zoning folks and was able to talk to a gentleman (I cannot remember his name, but he has a German type accent). The response and interest expressed by him was excellent.

I wish all public employees were as wonderful as he was to talk to.

I again wish to express both by wife Sally and myself are strongly opposed to this zoning change RZ 2019-001 from RR to OR.

IF Motor type vehicles, including snow machines & off road vehicles such as 4 wheelers were prohibited I would have no problem with the change.

We live within 50 feet (directly across Farmers Loop Road) of the staging activity the departure and return of all the snow machines he expects to guide through this 416 acres of the Cramer’s Field sanctuary will be very noisy and will certainly effect the tranquility of the neighborhood.

Again I wish to thank you folks for your expected interest in this zoning change.

Respectfully John & Sally Benevento.

bennie@gci.net
sallyb@gci.net

Telephone number 907 479-5203
Hi Heidi,

Thank you for contacting the Community Planning Department. I have attached the application provided by Mr. Duncan. If you have additional questions, please feel free to contact me at (907) 459-1225.

Thanks,
Manish Singh
Planner II
FNSB Community Planning

----Original Message-----
From: Mary Bork
Sent: Wednesday, October 24, 2018 3:06 PM
To: Manish Singh
Cc: Michelle Gutierrez
Subject: FW: RZ 2019-001

Manish,

Please respond to Ms. Rader.

Thank you,

Mary Bork
Administrative Assistant IV
Community Planning Department
Fairbanks North Star Borough
(907) 459-1259
mabork@fnsb.us

-----Original Message-----
From: Heidi Rader [mailto:hbrader@icloud.com]
Sent: Tuesday, October 23, 2018 7:41 PM
To: Webmail Planning
Subject: RZ 2019-001

Hi,
I’m writing to oppose the rezoning of KZ 2019-001 to Outdoor Recreation. It seems like that is a pretty broad zone and could include a shooting range which I would definitely oppose. Is there any indication as to how or why Don Duncan is seeking this rezone?

Thanks, Heidi Rader
1605 Scenic Loop
Fairbanks, AK 99709
Dear Mr. VanDyck,

It was nice talking to you on phone today. Please find attached the application we have received.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msesg@fnsb.us
Dear Ms. Jennings,

It was a pleasure talking to you on phone today. As you requested, please find attached the rezone application. Also, you were interested in knowing what uses are permitted under the current RR zone and the proposed OR zone. Please click on the following links:

Uses permitted in the current RR zone

Use permitted in the proposed OR zone

I hope you’d find this information useful and let me know if you have additional questions for me.

Thanks,

Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Manish Singh

From: Manish Singh
Sent: Friday, November 02, 2018 8:12 AM
To: 'American Hacker'
Subject: RE: RZ2019-001 :: Application and Zoning Map

Dear Mr. Jackman,

The Planning Commission hearing for the rezone is scheduled for the Nov. 13th meeting. I have not received any information related to any application withdrawal.

Thanks,
Manish

From: American Hacker [mailto:unholydriver@gmail.com]
Sent: Friday, November 02, 2018 6:43 AM
To: Manish Singh
Subject: Re: RZ2019-001 :: Application and Zoning Map

Assuming he dropped his plan as it's obviously not an appropriate idea for the area. Just want to hear the good news from the horses mouth?

CMJackman

On Tue, Oct 16, 2018, 2:56 PM Manish Singh <MSingh@fnsh.us> wrote:

Dear Mr. Jackman,

It was great talking to you on phone today. As you requested, I have attached a copy of the rezone application (original received on Aug 27th, then revised on Oct 15th) with this email. For your convenience, I have also attached a map of existing zoning in the area. I hope you’d find this email helpful and let me know if you have more questions for me.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
PUBLIC NOTICE SIGN POSTING AFFIDAVIT

STATE OF ALASKA  )
) ss.
FOURTH JUDICIAL DISTRICT  )

I, Donald C Duncan, being first duly sworn, depose and state that:

1. I have submitted an application identified as R22019-001.

2. I have posted and will maintain public notice sign # 1 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 Oct. 15, 2018 (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 $200.00 (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.

Notary Public
STEPHANIE ILLICHMANN
State of Alaska
My Commission Expires With Office

SUBSCRIBED AND SWORN TO BEFORE ME on this 11th day of October, 2018

Notary Public in and for Alaska

Commission Expires
SAFETY

☐ State Fire Marshal
☐ Fire Service Area (see attachment)
   Specify: University
☐ City of Fairbanks
   ☐ Chief of Staff
   ☐ Fire Department
   ☐ Police Department
   ☐ Building Department
☐ City of North Pole
   ☐ City Clerk – Mayor
   ☐ Fire Department
   ☐ Police Department
   ☐ Building Department
☐ Alaska State Troopers

ROADS AGENCIES

☐ Alaska Department of Transportation and Public Facilities (AK DOT & PF)
☐ FNSB Rural Services
☐ Road Service Area (see attachment)
   Specify: Scenic Heights

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

OTHER BOROUGH

☐ Land Management
☐ Public Works
☐ Parks & Recreation
☐ Assessing
☐ Transit
☐ Chief of Staff
☐ Other __________________
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: Sep. 12, 2018 (2 weeks)

I have sent the application materials for File # RZ 2019-001
to all of the agencies checked above on Aug 29, 2018

Marish Singh  Date Sent
Name of Planner (PRINTED)  Aug 29, 2018

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Case No. RZ2019-001

State Fire Marshall

David Tyler, Alaska State Fire Marshal/Director
David.tyler@alaska.gov

David Aden, Building Plans Examiner 1
David.aden@alaska.gov

Jillian Roberts, Deputy Fire Marshal
jillian.roberts@alaska.gov

Lloyd Nakano, Assistant State Fire Marshal
lloyd.nakano@alaska.gov

University Fire Service Area

Douglas Schrage, Fire Chief
drschrage@alaska.edu

Brooke Zellweger, Assistant Fire Marshal
bczellweger@alaska.edu

Kalen Middleton, Office Manager
krmiddleton@alaska.edu

State Troopers

AST Directors Office
dps.ast.directors.office@alaska.gov

FNSB Rural Services

Floyd Sheesley, Civil Engineer
FSheesley@fnsb.us
Scenic Heights Road Service Area

Gary Tellep, Commissioner Chair  
Gary.Tellep@fnsb-rs.us

Doug Blankenship, Commissioner  
Doug.Blankenship@fnsb-rs.us

Alaska Department of Transportation (ADOT)

Randi Bailey, Transportation Planner  
randi.bailey@alaska.gov

Pete Eagan, Right-Of-Way Agent IV  
pete.eagan@alaska.gov

Alaska Department of Environmental Conservation (ADEC)
Tonya Bear, Division of Water, Wastewater Discharge  
Tonya.bear@alaska.gov

Doug Buteyn, ADEC Solid Waste Program  
Doug.buteyn@alaska.gov

Alaska Department of Natural Resources (ADNR)

George Horton, Land Surveyor  
George.horton@alaska.gov

Alaska Department of Fish and Game (ADF&G)

Audra Brase, Regional Supervisor  
audra.brase@alaska.gov

Army Core of Engineers

Benjamin N. Solseth, Supervisor, Fairbanks Regulatory Field Office  
Benjamin.n.solseth@usace.army.mil
Executive Office
POA.ExecutiveOffice@usace.army.mil

GVEA

Julie Karl, Land Management Supervisor
JLKarl@gvea.com

Richard Possenti, Lead Construction Field Representative
RJPossenti@gvea.com
Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering **RZ2019-001**, a request to rezone approximately 3.8 acres from Rural Residential (RR) to Outdoor Recreational (OR). The subject property is located at 1341 Farmers Loop Road, on the south side of Farmers Loop Road, east of Midnight Sun Street. This case is scheduled for the Planning Commission meeting on September 25, 2018.

I have attached the application with this email. The department requests you to send us your comments for this proposal by September 12, 2018. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,

Manish

---

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
August 24, 2018

Manish Singh
Community Planning Department
Fairbanks North Star Borough
Administrative Center, 2nd floor
PO Box 71267
Fairbanks, AK 99707

Subject: Request for rezone by Donald Duncan

Greetings:

The Alaska Department of Fish and Game (ADF&G) was recently contacted by Donald Duncan regarding his request for a rezoning application through the Fairbanks North Star Borough (FNSB). Duncan is attempting to rezone a 3.65-acre parcel of land within Section 28, T1N, R1W, F.M. adjacent to the northwest boundary of Creamer’s Field Migratory Waterfowl Refuge (CFMWR), south of Farmer’s Loop road. Mr. Duncan currently operates a snowmobile tour company in CFMWR under the authorization of a special area permit (FH17-III-012-SA) issued from ADF&G Habitat Division. Under the special area permit Mr. Duncan has a non-exclusive right to use a parking area on Echo Acres Drive to stage his equipment and access CFMWR. Mr. Duncan is attempting to rezone his property to Outdoor Recreation so that he may operate his business and directly access CFMWR from his property.

Mr. Duncan’s parcel, the surrounding private parcels, as well as the adjacent parcels owned by the State of Alaska Department of Natural Resources and managed by ADF&G as part of the CFMWR, are currently zoned as Rural Residential by FNSB. We understand from you that, due to the size of Mr. Duncan’s parcel, FNSB is likely to reject his application as it would result in a “spot zone” in which the zoning of a small parcel is mismatched with the surrounding land. Hence, Mr. Duncan has requested that ADF&G be a co-signer of his application to request the rezoning of his parcel as well as a 321-acre State parcel (TL-2805) within the refuge from Rural Residential to Outdoor Recreation.

Mr. Duncan has been a responsible user of the refuge, and we anticipate this would continue were he able to operate directly from his property. ADF&G would have no objection to FNSB approving Mr. Duncan’s request to rezone his property to facilitate the operation of his tour company. However, FNSB zoning classifications and the authorizations of permitted or conditional uses do not affect State management actions for the refuge. Hence, we see no need for the State of Alaska to actively request to rezone State land within the CFMWR.

Please feel free to contact me with any further comments or questions regarding this matter.
Sincerely,

Adam DuBour
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
(907) 267-2292
adam.dubour@alaska.gov

ecc:
Mark Fink, ADF&G/WC
Joe Meehan, ADF&G/WC
Laurie Boeck, ADF&G/WC
Audra Brase, ADF&G/HAB
Darren Bruning, ADF&G/WC
AJ Wait, ADNR/MLW
Donald Duncan
Manish Singh

From: Floyd Sheesley
Sent: Wednesday, August 29, 2018 4:20 PM
To: Manish Singh
Subject: RE: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

This property is not located within a Service Area. Rural Services has no issue with the proposed re-zone of this lot.

thanks

Floyd Sheesley

From: Manish Singh
Sent: Wednesday, August 29, 2018 4:05 PM
To: David.tyler@alaska.gov; David.aden@alaska.gov; jillian.roberts@alaska.gov; lloyd.nakano@alaska.gov; drschrage@alaska.edu; bczeleweger@alaska.edu; kmiddleton@alaska.edu; dps.ast.directors.office@alaska.gov; Floyd Sheesley; Gary Tellep; Doug Blankenship; randi.bailey@alaska.gov; pete.eagan@alaska.gov; Tonya.bear@alaska.gov; Doug.buteyn@alaska.gov; George.horton@alaska.gov; audra.brase@alaska.gov; Benjamin.n.solseth@usace.army.mil; POA.ExecutiveOffice@usace.army.mil; JL.Karl@gvea.com; RJPossenti@gvea.com
Subject: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering RZ2019-001, a request to rezone approximately 3.8 acres from Rural Residential (RR) to Outdoor Recreational (OR). The subject property is located at 1341 Farmers Loop Road, on the south side of Farmers Loop Road, east of Midnight Sun Street. This case is scheduled for the Planning Commission meeting on September 25, 2018.

I have attached the application with this email. The department requests you to send us your comments for this proposal by September 12, 2018. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
No objection from University Fire.

On Wed, Aug 29, 2018 at 4:05 PM Manish Singh <M Singh@fnsb.us> wrote:

Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering RZ2019-001, a request to rezone approximately 3.8 acres from Rural Residential (RR) to Outdoor Recreational (OR). The subject property is located at 1341 Farmers Loop Road, on the south side of Farmers Loop Road, east of Midnight Sun Street. This case is scheduled for the Planning Commission meeting on September 25, 2018.

I have attached the application with this email. The department requests you to send us your comments for this proposal by September 12, 2018. For more information about this case, please email m Singh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,

Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / m Singh@fnsb.us
Mr. DuBour,

Thank you for your letter and speaking with me last week regarding the zoning designations for some of the properties encompassing Creamer’s Field Waterfowl Refuge. As I mentioned the zoning district classifications that apply to Creamer’s Field may not be consistent with the State’s planned current, intended and future use of the property. Of particular interest is the northern portion of the property, which falls under the “Rural Residential” zoning district. Additionally this area falls within the “open space natural buffer” designation of the FNSB Regional Comprehensive Plan.

From a planning perspective a potential concern would be that “construction of trails”, “trails”, “trails and bike paths”, and/or “organized trail facilities...” are not listed uses in the Rural Residential zoning district. There could potentially be difficulties if the State of Alaska wanted to develop or expand the trail system in the area zoned Rural Residential because of this zoning designation. The intent of the Rural Residential zoning district is “for low density residential development and other compatible uses in areas where community sewer and water systems may or may not be available.” Compared to the intent of the Outdoor Recreation Zoning District, which is “is intended to protect outdoor recreational uses on public lands or on private lands if requested by the property owner...”

The reason that this is coming up in conversation right now is that a private property owner adjacent to Creamer’s Field has requested to rezone his property to Outdoor Recreation. It is likely that this will legally be a difficult rezone for staff to support due partially to the small nature of the request and that no other Outdoor Recreation zoning exists in the immediate area. If the state wished to join this rezone, there appears to still be an opportunity.

Regardless of how we proceed on this particular request, I think it would be beneficial to discuss a potential rezone of the area to a rezone that is not a residential zoning district.

Thanks, and please keep me posted to your thoughts on this matter.

Kellen Spillman
Deputy Director
FNSB Community Planning
kspillman@fnsb.us
(907) 459-1266
<image001.jpg>
September 10, 2018

Manish Singh
Department of Community Planning
459-1225
msingh@fnsb.us

Property Owner/Developer: Donald C. Duncan

Type of Request: Rezone Application RZ2019-001: 1341 Farmers Loop Road

Property Location: 3.83 acres at 1341 Farmers Loop Road, on the south side of Farmers Loop, east of Midnight Sun Street.

ADOT&PF has reviewed the above request and has no comments.

Driveways on state owned roads must meet current Alaska DOT&PF standards. If they do not meet these standards, ADOT&PF may request that they be modified to do so. If the owner wishes to modify an existing permitted driveway, or create a new driveway, an ADOT&PF driveway permit is required. The ADOT&PF permitting website can be found at: http://www.dot.state.ak.us/permits/index.shtml

Thank you.

Sincerely,

Randi Bailey
Fairbanks Area Transportation Planner
(907) 451-2386

cc: George Stefan, FNSB
    Angela Parker, FNSB
    Dan Welch, FNSB

"Keep Alaska Moving through service and infrastructure."
October 10, 2018

Manish Singh  
Community Planning Department  
Fairbanks North Star Borough  
Administrative Center, 2nd floor  
PO Box 71267  
Fairbanks, AK 99707

Subject: Rezone request for Creamer’s Refuge parcels (RZ2019-001)

Greetings:

As previously summarized in a letter sent on August 24th, 2018, the Alaska Department of Fish and Game (ADF&G) was approached by Mr. Donald Duncan regarding his petition to the Fairbanks North Star Borough (FNSB) to rezone his property. To increase the likelihood of his petition being accepted, Mr. Duncan requested that ADF&G sign on to his petition to rezone an adjacent 320-acre parcel owned by the State of Alaska (hereafter the State) Department of Natural Resources (DNR) which is managed by ADF&G as part of the Creamer’s Field Migratory Waterfowl Refuge (CFMWR).

While ADF&G had no objections to any zoning changes initiated by either Mr. Duncan or FNSB, we initially declined to join Mr. Duncan on his request as it was not deemed to be in the best interest of the State. Subsequent conversations with the Alaska Department of Law and staff at the FNSB Community Planning Department identified the potential management ramifications for CFMWR associated with the current Rural Residential zoning classification. Therefore, the State has decided that it would be appropriate at this time to rezone the Rural Residential parcels within CFMWR to the Outdoor Recreation classification as part of Mr. Duncan’s petition. At this time ADF&G is not intending to rezone the remainder of the refuge which is currently zoned as Rural Agricultural, Rural Estate or Multiple-Family Residential.

Please accept this letter as an indication of the State’s intent to authorize the inclusion of the below described lands with Mr. Duncan’s rezone petition.
Tax Lot-2805 located within the S ¼ of Section 28, Township 1 North, Range 1 West, Fairbanks Meridian

Tract B, Schroeder Property located within the SE ¼ NW ¼ of Section 28, Township 1 North, Range 1 West, Fairbanks Meridian

Tract C, Schroeder Property located within the SE ¼ NW ¼ of Section 28, Township 1 North, Range 1 West, Fairbanks Meridian

Government Lot-16 located within the NE ¼ SE ¼ of Section 29, Township 1 North, Range 1 West, Fairbanks Meridian

Tax Lot-2914 located within the S ½ SE ¼ of Section 29, Township 1 North, Range 1 West, Fairbanks Meridian

Thank you for your consideration in this matter. Please feel free to contact me with any further questions or concerns.

Sincerely,

Adam DuBour
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
(907) 267-2292
adam.dubour@alaska.gov

AJ Wait
Natural Resource Manager
Division of Mining Land and Water
Northern Region Office
Alaska Department of Natural Resources
(907) 451-2777
aj.wait@alaska.gov

ecc:
Kellen Spillman, FNSB
Mark Fink, ADF&G/WC
Joe Meehan, ADF&G/WC
Audra Brase, ADF&G/HAB
Laurie Boeck, ADF&G/WC
Darren Bruning, ADF&G/WC
Donald Duncan
Agency Notifications

SAFETY

☒ State Fire Marshal
☒ Fire Service Area (see attachment)

Specify: University

☐ City of Fairbanks
  ○ Chief of Staff
  ○ Fire Department
  ○ Police Department
  ○ Building Department

☐ City of North Pole
  ○ City Clerk – Mayor
  ○ Fire Department
  ○ Police Department
  ○ Building Department

☒ Alaska State Troopers

ROADS AGENCIES

☒ Alaska Department of Transportation and Public Facilities (AK DOT & PF)
☒ FNSB Rural Services
☒ Road Service Area (see attachment)

Specify: Scenic Heights

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

OTHER BOROUGH

☐ Land Management
☐ Public Works
☐ Parks & Recreation
☐ Assessing
☐ Transit
☐ Chief of Staff
☒ Other Floodplain Administrator
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: Oct. 30, 2018 (2 weeks)

I have sent the application materials for File # R22019-001 (revised) to all of the agencies checked above on Oct. 16, 2018

Date Sent

Manish Singh

Name of Planner (PRINTED)  Date Signed
Case No. RZ2019-001

State Fire Marshall

David Tyler, Alaska State Fire Marshal/Director
david.tyler@alaska.gov

David Aden, Building Plans Examiner 1
david.aden@alaska.gov

Jillian Roberts, Deputy Fire Marshal
jillian.roberts@alaska.gov

Lloyd Nakano, Assistant State Fire Marshal
lloyd.nakano@alaska.gov

University Fire Service Area

Douglas Schrage, Fire Chief
drschrage@alaska.edu

Brooke Zellweger, Assistant Fire Marshal
bczellweger@alaska.edu

Kalen Middleton, Office Manager
krmiddleton@alaska.edu

State Troopers

AST Directors Office
dps.ast.directors.office@alaska.gov

FNSB Rural Services

Floyd Sheesley, Civil Engineer
FSheesley@fnsb.us
Scenic Heights Road Service Area

Gary Tellep, Commissioner Chair
Gary.Tellep@fnsb-rs.us

Doug Blankenship, Commissioner
Doug.Blankenship@fnsb-rs.us

Alaska Department of Transportation (ADOT)

Randi Bailey, Transportation Planner
randi.bailey@alaska.gov

Pete Eagan, Right-Of-Way Agent IV
pete.eagan@alaska.gov

Alaska Department of Environmental Conservation (ADEC)
Tonya Bear, Division of Water, Wastewater Discharge
Tonya.bear@alaska.gov

Doug Buteyn, ADEC Solid Waste Program
Doug.buteyn@alaska.gov

Alaska Department of Natural Resources (ADNR)

George Horton, Land Surveyor
George.horton@alaska.gov

Alaska Department of Fish and Game (ADF&G)

Audra Brase, Regional Supervisor
audra.brase@alaska.gov

Army Core of Engineers

Benjamin N. Soiseth, Supervisor, Fairbanks Regulatory Field Office
Benjamin.n.soiseth@usace.army.mil
Executive Office
POA.ExecutiveOffice@usace.army.mil

GVEA

Julie Karl, Land Management Supervisor
JLKarl@gvea.com

Richard Possenti, Lead Construction Field Representative
RJPossenti@gvea.com

FNSB

Nancy Durham, FNSB Floodplain Administrator
NDurham@fnsb.us
Dear Sir/Ma’am,

The rezone request, **RZ2019-001**, has been revised by the applicant to include 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). The revised rezone request is to rezone a total of approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR). This case is rescheduled for the Planning Commission meeting on November 13, 2018.

I have attached the revised application with this email. The department requests you to send us your comments for this revised proposal by October 30, 2018. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us

---

Dear Sir/Ma’am

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Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Hi Nancy,

I am forwarding you a rezone application for your comment (see my email below for details). I didn’t send you the original request because the previous rezone boundary didn’t include any special flood hazard area. The revised rezone boundary, which includes a portion of Creamer’s Field, has some Flood Zone A (see attached floodplain map).

Let me know if you have any questions for me.

Thanks,
Manish
From: Manish Singh
Sent: Wednesday, August 29, 2018 4:05 PM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'dirschragalaska.edu'; 'bczellweger@alaska.edu'; 'krmiddleton@alaska.edu'; 'dps.assistant.directors.office@alaska.gov'; Floyd Sheesley; Gary Tellep; Doug Blankenship; 'randi.bailey@alaska.gov'; 'pete.eagan@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'George.horton@alaska.gov'; 'audra.brase@alaska.gov'; 'Benjamin.n.soiseth@usace.army.mil'; 'POA.ExecutiveOffice@usace.army.mil'; 'JLKarl@gvea.com'; 'RJPossenti@gvea.com
Subject: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

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Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Manish Singh

From: Nancy Durham
Sent: Tuesday, October 16, 2018 9:17 AM
To: Manish Singh
Subject: RE: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Manish,

Any development (see definition below) on Tract B, Tract C and TL-2805 will require a Floodplain Permit.

"Development" means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard. Soil test bores for the purpose of determining land suitability for development, and that are temporary, involve no permanent structures and will not change the dynamic of the floodplain, are excluded from this definition.

If the development is outside Flood Zone A, the applicant will submit the Floodplain Permit Application for Split Flood Zone along with a Site Plan showing the location of the Flood Zone and location of development.

Sincerely,

Nancy Durham, MURP, CFM
Flood Plain Administrator
FNSB Community Planning
ndurham@fnsb.us
(907) 459-1263

**Any property can flood! Flood insurance is recommended.

From: Manish Singh
Sent: Tuesday, October 16, 2018 8:50 AM
To: Nancy Durham
Subject: FW: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Hi Nancy,

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Sheesley; Gary Tellep; Doug Blankenship; 'randi.bailey@alaska.gov'; 'pete.eagan@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'George.horton@alaska.gov'; 'audra.brase@alaska.gov'; 'Benjamin.n.soiseth@usace.army.mil'; 'POA.ExecutiveOffice@usace.army.mil'; 'JLKarl@gvea.com'; 'RJPossenti@gvea.com'

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Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us

From: Manish Singh
Sent: Wednesday, August 29, 2018 4:05 PM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'drcsrhage@alaska.edu'; 'bczellweger@alaska.edu'; 'kmiddleton@alaska.edu'; 'dps.ast.directors.office@alaska.gov'; Floyd Sheesley; Gary Tellep; Doug Blankenship; 'randi.bailey@alaska.gov'; 'pete.eagan@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'George.horton@alaska.gov'; 'audra.brase@alaska.gov'; 'Benjamin.n.soiseth@usace.army.mil'; 'POA.ExecutiveOffice@usace.army.mil'; 'JLKarl@gvea.com'; 'RJPossenti@gvea.com'

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Thanks,
Manish

Manish Singh, AICP
Planner II
Manish Singh

From: Floyd Sheesley
Sent: Tuesday, October 16, 2018 9:30 AM
To: Manish Singh
Subject: RE: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Rural Services has no comments or objections regarding the proposed rezone request (RZ2019-001).

thanks

Floyd Sheesley

From: Manish Singh
Sent: Tuesday, October 16, 2018 8:46 AM
To: David.tyler@alaska.gov; David.aden@alaska.gov; jillian.roberts@alaska.gov; lloyd.nakano@alaska.gov; drscragge@alaska.edu; bczellweger@alaska.edu; kmiddeton@alaska.edu; dps.ast.directors.office@alaska.gov; Floyd Sheesley; Gary Tellep; Doug Blankenship; randi.bailey@alaska.gov; pete.eagan@alaska.gov; Tonya.bear@alaska.gov; Doug.buteyn@alaska.gov; George.horton@alaska.gov; audra.brase@alaska.gov; Benjamin.n.soiseth@usace.army.mil; POA.ExecutiveOffice@usace.army.mil; JLKarl@gvea.com; RJPossenti@gvea.com
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Thanks,
Manish

---

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Ma’am,

Please ensure owners submit a plan review in accordance with 13 Alaska Administrative Code 50.027.

13 AAC 50.027. Non-structural plan review and approval; stop work orders
(a) Before beginning the construction, alteration, repair, or changing the occupancy of a building, a substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications regarding that building’s or structure’s location on the property, area, height, number of stories, occupancy, type of construction, fire-resistant construction, interior finish, exit facilities, electrical systems, mechanical systems, flammable or combustible liquid and gas storage tanks and their appurtenances, automatic fire-extinguishing systems, and fire alarm systems must be submitted by the owner or the owner’s representative to the state division of fire and life safety for examination and approval. This review does not address structural considerations or mechanical or electrical review beyond what necessary to confirm compliance with fire or life safety requirements. A copy of the approval must be posted as required in 13 AAC 55.100.

Please contact the Plan Review Bureau at (907) 269-2004.

Thank you.

v/r
Lloyd M Nakano
Assistant State Fire Marshal
Division of Fire and Life Safety
5700 E. Tudor Road
Anchorage, AK 99507
Phone: 907-269-5491

-----Original Message-----
From: Manish Singh [mailto:MSingh@fnsb.us]
Sent: Tuesday, October 16, 2018 8:46 AM
To: Tyler, David L (DPS) <david.tyler@alaska.gov>; Aden, David G (DPS) <david.aden@alaska.gov>; Roberts, Jillian T (DPS) <jillian.roberts@alaska.gov>; Nakano, Lloyd M (DPS) <lloyd.nakano@alaska.gov>; drschraga@alaska.edu; bczellweger@alaska.edu; kmiddleton@alaska.edu; AST.Directors.Office.DPS (DPS sponsored) <DPS.AST.DIRECTORS.OFFICE@alaska.gov>; Floyd Sheesley <FSheesley@fnsb.us>; Gary Tellep <Gary.Tellep@fnsb-rs.us>; Doug Blankenship <Doug.Blankenship@fnsb-rs.us>; Bailey, Randi L (DOT) <randi.bailey@alaska.gov>; Eagan, Pete (DOT) <pete.eagan@alaska.gov>; Bear, Tonya (DEC) <tonya.bear@alaska.gov>; Buteyn, Douglas J (DEC) <doug.buteyn@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Brase, Audra L (DFG) <audra.brase@alaska.gov>; Benjamin.n.soiseth@usace.army.mil; POA.ExecutiveOffice@usace.army.mil; JMKarl@gvea.com; RJPossenti@gvea.com
Subject: RE: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Dear Sir/Ma’am,

The rezone request, RZ2019-001, has been revised by the applicant to include 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). The revised rezone request is to rezone a total of approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR). This case is rescheduled for the Planning Commission meeting on November 13, 2018.

I have attached the revised application with this email. The department requests you to send us your comments for this revised proposal by October 30, 2018. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us

From: Manish Singh
Sent: Wednesday, August 29, 2018 4:05 PM
To: 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'Jillan.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov'; 'drcragage@alaska.edu'; 'bczellweger@alaska.edu'; 'kmiddleton@alaska.edu'; 'dps.ast.directors.office@alaska.gov'; Floyd Sheesley; Gary Tellep; Doug Blankenship; 'randi.bailey@alaska.gov'; 'pete.eagan@alaska.gov'; 'Tonya.bear@alaska.gov'; 'Doug.buteyn@alaska.gov'; 'George.horton@alaska.gov'; 'audra.brase@alaska.gov'; 'Benjamin.n.soiseth@usace.army.mil'; 'POA.ExecutiveOffice@usace.army.mil'; 'JLKarl@gvea.com'; 'RJPossenti@gvea.com'
Subject: RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Dear Sir/Ma’am

The Fairbanks North Star Borough Planning Commission is considering RZ2019-001, a request to rezone approximately 3.8 acres from Rural Residential (RR) to Outdoor Recreational (OR). The subject property is located at 1341 Farmers Loop Road, on the south side of Farmers Loop Road, east of Midnight Sun Street. This case is scheduled for the Planning Commission meeting on September 25, 2018.

I have attached the application with this email. The department requests you to send us your comments for this proposal by September 12, 2018. For more information about this case, please email msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Hello Manish,

The University Fire Department has no objections at this time to this rezone request.

Also, could you please update your distribution list to remove Brooke Zellweger (bczellweger@alaska.edu) and adding me (kgreen38@alaska.edu).

If you have a separate distribution list for the City of Fairbanks, you may need to remove me from that one too.

Thank you!

Regards,

Kyle Green
Fire Marshal
University Fire Department
1011 N. Chandalar Drive
Fairbanks, AK 99775
P: (907)474-5757

On Thu, Oct 18, 2018 at 10:20 AM Douglas Schrage <drschrage@alaska.edu> wrote:

Kyle - for your review. Please reply and cc me.
Dear Sir/Ma’am,

The rezone request, **RZ2019-001**, has been revised by the applicant to include 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). The revised rezone request is to rezone a total of approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR). This case is rescheduled for the Planning Commission meeting on November 13, 2018.

I have attached the revised application with this email. The department requests you to send us your comments for this revised proposal by October 30, 2018. For more information about this case, please email-msingh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,

Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us

---

**From:** Manish Singh  
**Sent:** Wednesday, August 29, 2018 4:05 PM  
**To:** 'David.tyler@alaska.gov'; 'David.aden@alaska.gov'; 'jillian.roberts@alaska.gov'; 'lloyd.nakano@alaska.gov';  
'drschrage@alaska.edu'; 'bcellweger@alaska.edu'; 'kmiddleton@alaska.edu'; 'dps.ast.directors.office@alaska.gov';  
Floyd Sheesley; Gary Tellep; Doug Blankenship; 'randi.bailey@alaska.gov'; 'pete.eagan@alaska.gov';  
'Tonya.bear@alaska.gov'; 'Doug.butyn@alaska.gov'; 'George.horton@alaska.gov'; 'audra.brase@alaska.gov';  
'Benjamin.n.solseth@usace.army.mil'; 'POA.ExecutiveOffice@usace.army.mil'; 'JL.Karl@gvea.com';  
'RJ.Possenti@gvea.com'  
**Subject:** RZ2019-001: Requesting Comments for Rezone App. (from RR to OR)

Dear Sir/Ma’am
The Fairbanks North Star Borough Planning Commission is considering RZ2019-001, a request to rezone approximately 3.8 acres from Rural Residential (RR) to Outdoor Recreational (OR). The subject property is located at 1341 Farmers Loop Road, on the south side of Farmers Loop Road, east of Midnight Sun Street. This case is scheduled for the Planning Commission meeting on September 25, 2018.

I have attached the application with this email. The department requests you to send us your comments for this proposal by September 12, 2018. For more information about this case, please email m singh@fnsb.us or contact Manish Singh at (907) 459-1225. The staff report to the commission will be available online at www.fnsb.us/Boards/Pages/Planning-Commission.aspx at least five days before the hearing.

Thanks,

Manish

Manish Singh, AICP

Planner II

Department of Community Planning

Fairbanks North Star Borough

(907) 459-1225 / m singh@fnsb.us
October 22, 2018

Manish Singh
Department of Community Planning
459-1225
msingh@fnsb.us

Property Owner/Developer: Donald C. Duncan

Type of Request: Rezone Application RZ2019-001: 1341 Farmers Loop Road

Property Location: All Block 2 Shuros

ADOT&PF has reviewed the above request and has no comments.

Driveways on state owned roads must meet current Alaska DOT&PF standards. If they do not meet these standards, ADOT&PF may request that they be modified to do so. If the owner wishes to modify an existing permitted driveway, or create a new driveway, an ADOT&PF driveway permit is required. The ADOT&PF permitting website can be found at: http://www.dot.state.ak.us/permits/index.shtml

Thank you.

Sincerely,

Randi Bailey

Randi Bailey
Fairbanks Area Transportation Planner
(907) 451-2386

cc: George Stefan, FNSB
    Dan Welch, FNSB

"Keep Alaska Moving through service and infrastructure."
PART IV
A. MOTORIZED VEHICLE USE
PART IV
A. MOTORIZED VEHICLE USE

Background

1. Off-road Vehicle Use

Off-road vehicle use on the refuge has been subject to a permit requirement since 1985. Unauthorized summer and fall off-road vehicle use occurs within farm fields and on some of the established winter trails prior to extensive snowfall, primarily by 3- and 4-wheelers and motorcycles. Some cross-country travel occurs on refuge wetlands. Occasional summer and infrequent winter (in light snow pack conditions) 4-wheel drive highway vehicle "sorties" across fields and on existing trails also occurs. These uses are not authorized under existing policies or regulations. Although fencing has been installed at key access points (and subsequently destroyed in some locations) in an effort to limit unauthorized use, efforts at placing signs, public education, news releases and enforcement directed at eliminating these unauthorized uses has been minimal.

2. Winter Snowmachine Use

General winter snowmachine use takes place within the refuge (primarily on the fields and along established winter trails) from early November to early April. Historical use has occurred for decades, with the refuge serving as a connector to a network of winter trails in Goldstream Valley, Chena Hot Springs Road, the Chena River, Tanana Flats, Chena Ridge, military lands, and the flood control project. Many of these connections would not be available without the refuge trails.

The refuge itself provides many opportunities for snowmachine users. Many riders enjoy the wildlife viewing potential. With good populations of moose, fox, small mammals and birds, riders are provided with opportunities to view and enjoy wildlife. The refuge also provides local riders with an opportunity to play, because of the availability of open areas with limited tree coverage. Snowmachine races were held on the refuge from the late 1960s until the early 1980s, but there have been no organized snowmachine activities on the refuge since then.

Legal/Historical Status

All off-road use of wheeled or tracked equipment within the refuge requires an ADF&G Special Area Permit under AS 16.20 and 5 AAC 95.420 (regulations effective in 1985).
The department may issue a permit for either an individual or the general public, but only if the following standards are met:

1. the use or activity is consistent with the protection of fish and wildlife and their use, protection of fish and wildlife habitat, and the purpose for which the refuge was established; and

2. the use or activity does not unduly restrict or interfere with the public use and enjoyment of the resource values for which the refuge was established; and

3. any adverse effect upon fish and wildlife, and their habitats, and any restriction or interference with public use, is mitigated (5 AAC 95.430).

Currently, a general Special Area Permit is issued each fall to allow public off-road snowmachine use on the refuge during the winter.

The Jeff Studdert Memorial Trail system, located partly on the refuge, is maintained by the Alaska Dog Mushers Association (ADMA). Maintenance activities are regulated under a Memorandum of Agreement between the ADMA and the ADF&G. The Memorandum of Agreement specifies that the trail system shall be open to public use and requires that use of the trails is not limited to the activities of dog mushing or to the ADMA and its members (for more information, see Part IV.C. Dog Activities section). ADMA uses snowmachines for trail maintenance work, and department personnel also use snowmachines for refuge management and enforcement activities.

**Conflict Identification**

Motorized vehicle uses within the refuge received the most public comment of any management issue discussed during development of this management plan. While nearly all those commenting supported imposition of restrictions on spring, summer, and fall off-road motorized vehicle use (usually citing wildlife harassment, habitat impacts, and a general incompatibility with refuge purposes), regulation of winter off-road vehicle use (particularly snowmachine) generated significant discussion and disagreement among various refuge users. Approximately half of the public comment supported either an outright prohibition of all winter motorized vehicle use within the refuge or establishment of a core area closed to motorized use. Conversely, roughly half supported continuation and possible expansion of winter snowmachine and three- and four-wheeler vehicle uses within the refuge.
Public comment and Advisory Group discussion primarily focused on the following three areas of concern:

1. **Public Safety** motorized versus non-motorized winter uses of the same trails.

2. **Habitat Impacts** snow compaction, wildlife harassment.

3. **Philosophical** pro-snowmachine versus anti-snowmachine. Philosophical viewpoints on the use of snowmachines within the refuge vary widely. At issue is the question of what the public expects, wants, and in some cases, what they believe (correctly or not) the refuge was created for.

**Winter Snowmachine Use**

During this planning process an effort was made to resolve the areas of disagreement regarding winter snowmachine use on the refuge. It was discussed extensively at several Advisory Group meetings and in other meetings with those particularly interested in this issue. Draft management guidelines were tentatively agreed upon by the end of 1992. However, before the plan was finalized agreement was lost. In view of the fact that it will take additional, unscheduled staff time and effort to reach agreement and draft new management guidelines, the department decided not to postpone finalizing this management plan until the snowmachine use issue could be resolved. Therefore, it is not addressed in this plan, and will be addressed through a separate planning process in the future.

The future plan will also address safety concerns, winter trails use, finding ways to accommodate multiple uses of the refuge's trail system by both motorized and non-motorized uses (cross-country skiing, ski-joring, dog mushing, snowshoeing, and hiking), and finding ways to minimize potential philosophical conflicts through development of educational programs, posting of informational signs, and development of a winter trail safety and etiquette guide. The plan will be done in conjunction with the Advisory Group and in consultation with the Alaska Dog Mushers Association, the Fairbanks Snow Travelers, and other interested groups and individuals. The draft management guidelines and Advisory Group comments and recommendations that were generated during this planning process will be saved for use in the future planning process.
Management Guidelines (Other Motorized Vehicle Use)

Motorized Highway Vehicles and Heavy Equipment: The off-road use of motorized highway vehicles and heavy equipment (vehicles weighing more than 1500 pounds gross vehicle weight (GVW), including 4-wheel drive vehicles, and passenger cars) is prohibited year-round within the refuge, except as authorized by the department under a Special Area Permit or cooperative agreement for use on existing farm roads or for refuge management, habitat enhancement, or emergency purposes, subject to the requirements of 5 AAC 95.430 (see above).

Spring/Summer/Fall Off-Road Motorized Vehicle: Spring/Summer/Fall off-road motorized vehicles use (off road motorized vehicles less than 1500 pounds GVW) is prohibited within the refuge between April 15 and October 15, except as authorized by the department under a Special Area Permit or cooperative agreement for legitimate purposes where a demonstrable need can be shown, or for refuge management, habitat enhancement, or emergency purposes; subject to the requirements of 5 AAC 95.430 (see above).
Alaska tourism numbers keep increasing

Robin Wood rwood@newsminer.com  Oct 13, 2018

Mark and Marina Fairbanks are photographed by their daughter-in-law Erin in front of a section of the Alyeska Pipeline at Gold Dredge #8 as members of Mark Fairbanks's family visits Fairbanks as part of his 50th anniversary vacation with his wife Marina Tuesday, July 17, 2018. Fairbanks, from Virginia, is a relative of Indiana Sen. and Vice President Charles Fairbanks after which Fairbanks, Alaska was named. Eric Engman

FAIRBANKS — Tourism numbers in Alaska continue to climb, helping fill state coffers with crucial funds, bringing valuable business to communities and growing private-sector jobs during a time when the state as a whole has lost jobs.

That’s according to Heather Haugland, a senior project manager at the McDowell Group.
Haugland shared data Tuesday at the Alaska Travel Industry Association’s annual convention with a presentation titled “The Role of Visitors in Alaska’s Economy.”

In her presentation, Haugland detailed 2017’s numbers, what they mean for Alaska and gave preliminary results for 2018’s numbers.

“All signs point to a really healthy 2018 season,” she said.

Alaska hosted 1.93 million visitors in 2017, a 4 percent increase over 2016. Nearly the entire increase is attributable to more cruise ship passengers, according to Haugland.

Since 2010’s recession-attributed slump of 1.53 million visitors, Alaska has seen tourism rates increase 26 percent. Since 2008, the climb has been more modest at 13 percent.

According to Haugland, taxes and fees imposed on 2017’s visitors were directly responsible for $125.6 million that went directly to the state government.

In the Interior, visitors spent $478 million, and tourism was responsible for 8,500 jobs.

Throughout Alaska, visitors spent $3.2 billion, and tourism created 43,000 jobs, an increase of 3,600 jobs since 2015.

The Interior is also the hot spot for winter travelers. At 14 percent of total visitors, winter makes up a small portion of tourists, but fall-winter traffic has been increasing faster than summer has, Haugland said.

Between the winters of 2008 and 2017, winter tourism has increased 33 percent.

“New businesses are being created to accommodate the market,” she said, referring to lodging, aurora viewing, ice fishing and tours.

Finalized numbers for summer 2018 aren’t expected for a few months, but cruise ship passengers are expected to show an additional 7 percent increase and are projected grow by an additional 17 percent in 2019, according to Haugland.
“That's huge,” she said.

Cross-border vehicle traffic is expected to grow about 13 percent in 2018, from 190,074 passengers to 214,873. Those numbers include any passengers from private vehicles, whether they are residents or visitors.

All border crossing have shown increased traffic, with a 24 percent increase on the Alaska-Canada Highway, 19 percent on the Top of the World Highway, 8 percent in Haines and 5 percent in Skagway.

“More indicators the noncruise industry has sort of bounced back,” Haugland said.

Contact staff writer Robin Wood at 459-7510. Follow him on Twitter: @FDNMcity.
Visitor industry outlook is good, says Explore Fairbanks CEO

By Amanda Bohman, abohman@newsminer.com   Jan 24, 2018

A Fairbanks tourism promotional video plays during the State of the Industry Address presented by Explore Fairbanks President and CEO Deb Hickok at the Annual Interior Tourism Conference Wednesday morning, January 24, 2018, at the Westmark Hotel Gold Room.

Eric Engman

FAIRBANKS—Tourism is going strong across the globe and Fairbanks is no exception, according to the head of Explore Fairbanks.
Summer is still the busiest season for visitors to Fairbanks, but most of the growth happening here has to do with wintertime aurora viewing, Explore Fairbanks CEO Deb Hickok said Wednesday in remarks at the Annual Interior Tourism Conference, a day of visitor industry information and workshops held at the Westmark Fairbanks Hotel.

"We have really developed into a year-round tourism destination," Hickok said. "I think we can say that with a straight face."

Numbers from the U.S. Travel Association and the U.S. Department of Commerce show growth in travel expenditures in the U.S. every year since 2009, according to Hickok.

In Fairbanks, spending on hotel and motel rooms in the Fairbanks North Star Borough has been on the rise in recent years.

In 2014, $56.8 million was spent on lodging in the area. The total rose to $59.7 million in 2015 and $65.1 million in 2016, according to the latest Community Research Quarterly, published by the borough.

Final numbers are not yet available for 2017, but it looks on track to beat 2016 after the first quarter of 2017 showed a 30 percent increase in revenue over the same time period, January through March, in 2016.

Border crossings from Canada are also up.

According to Hickok, crossings at the Poker Creek and Beaver Creek entry points, on the Top of the World Highway and on the Alaska Highway, respectively, have been rising steadily every year since 2014.

More than 72,000 border crossings were reported in 2014. The number jumped to 83,360 in 2015, 96,473 in 2016 and 102,412 in 2017, according to Hickok.

The Explore Fairbanks CEO credited much of the local visitor industry growth to advances in air service here.
The number of airline passengers in and out of Fairbanks International Airport—about 1.1 million people in 2017—has been rising annually since 2009, according to numbers provided by Hickok and in the Community Research Quarterly.

Hickok noted that Japan Airlines charters to Fairbanks have continued since 2004. When the Asia-based airline has reduced service, other airlines have stepped in to bring Japanese guests to Fairbanks, namely Korean Airlines and, more recently, Uzbekistan Airlines and All Nippon Airways, according to Hickok.

Charters have been arriving from Taiwan since 2015, she said.

Hickok said efforts are underway to attract direct service to Fairbanks from Phoenix, San Francisco or Los Angeles, which she said is key for boosting international travel.

Fairbanks is a leader in the state for attracting visitors from outside of the U.S., according to Hickok. The international travelers are coming to Fairbanks primarily for aurora viewing, she said.

Visitor industry experts are anticipating an uptick in cruise line passengers to Alaska in the coming years. Explore Fairbanks is looking for ways to attract those travelers to Fairbanks, Hickok said.

"We are really stepping up our game in terms of talking with travel agents about land tours," she said.

Denali National Park and Preserve has seen a boost in visitors every year since 2012. That year, the park logged 388,433 visitors. In 2016, the park had 599,822 visitors, according to the National Park Service website.

Attempts to reach the Park Service to get the number of visitors for 2017 were unsuccessful on Wednesday.
The Alaska Railroad Corp. has reported steady growth in passengers since 2014 and is expecting that to continue in 2018, railroad spokesman Tim Sullivan said. He said the railroad had 495,457 passengers in 2016 and 505,994 in 2017.

Contact staff writer Amanda Bohman at 459-7587. Follow her on Twitter: @FDNMborough.
RZ2019-001 :: Photos by Community Planning Staff

Farmers Loop, looking east

Farmers Loop, looking west
Residential Uses north of Farmers Lp

1341 Farmers Lp, looking west from driveway
1341 Farmers Lp, looking south from driveway

Existing dwelling on 1341 Farmers Lp
RZ2019-001
RR to OR
Farmers Loop Road

FNSB Planning Commission Meeting
November 13, 2018
Open Space/Natural Area

"...area in a natural state, golf course, park, or cemetery..."

"...provides...public recreation"

"...interrupt more intense land uses..."

"...deemed not suitable for development...minimally improved..."
Proposed OR Zoning

Intent:

"...protect outdoor recreational uses..."

"...public lands..."

"...private lands if requested by the property owner..."
## Proposed OR Zoning Uses

<table>
<thead>
<tr>
<th>Permitted uses</th>
<th>Recreational open space, playgrounds, campgrounds, golf courses, skiing facilities, outdoor ice rinks, nature centers, boat launch, etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditional uses</td>
<td>Commercial outdoor recreation, organized trail facilities, public recreation buildings, community centers, stadiums, arenas, indoor ice rinks, auditoriums, convention center, etc.</td>
</tr>
</tbody>
</table>
FNSBC Title 18 Rezone Approval Criteria

1. ...conforms to the comprehensive plan.

Open Space/Natural Area

FNSB Regional Comprehensive Plan goals:

A. Economic Development Goal 1, Strategy 4, Action C – promoting tourism and hospitality

B. Economic Development Goal 2, Strategy 6, Action C – promoting the characteristics of the Borough that have potential for economic development
C. Environment Goal 3, Strategy 8, Action A – *providing for opportunities to enjoy the outdoors*

D. Land Use Goal 4, Strategy 10 – minimize land use conflicts

**FNSB Comprehensive Economic Development Strategy (CEDS) goals:**

A. Industry Cluster Development Goal 3 (Tourism) – *increasing winter tourism*
2. *conforms to the public health, safety and welfare*

- Protects the existing recreational uses within the Creamer’s Field Refuge

- Permitted uses in OR are compatible with the surrounding rural residential development

- Conditional use required for high impact land uses such as commercial outdoor recreation, outdoor shooting ranges, etc.
FNSBC Title 18 Rezone Approval Criteria

• Farmers Loop Road would act as a buffer

• Farmers Loop Road provides direct access to other OR zoned property (Fairbanks Gold Course)

• Does not have the potential to significantly increase the current traffic and trip generation levels
Spot Zone Analysis

- The consistency of the amendment with the comprehensive plan;
  ✓ OR zone implements ‘Open Space/Natural Area’
- The benefits and detriments of the amendment to the owners, adjacent landowners, and community; and
  ✓ Creamer's Field Refuge benefits all surrounding property owners
  ✓ Applicant’s property may not benefit the surrounding property owners
- The size of the area rezoned.
  ✓ 420-acre rezone area is more than the 13 acre threshold
Staff Recommendation

Approval

Eight (8) findings of fact (pg. 118-120)
2000-Foot DPO Notification Distance

316 DPOs

25+ Public Comments
Draft Motion

I move to recommend approval of the rezone (RZ2019-001) of Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR), and adopt the staff report and eight (8) Findings of Fact in support of the recommendation of approval.
Staff Report and Presentation by:

Manish Singh, AICP, CFM
Planner II

- American Institute of Certified Planners
- ASFPM Certified Floodplain Manager
- Master of Urban Planning, University of Illinois at Urbana-Champaign
- Bachelor of Architecture, Indian Institute of Technology Roorkee
- Six years’ experience/education in planning and architecture
Transportation comments and feedback by:

Donald Galligan, Planner IV/Transportation Planner

Bachelor of Science in Sociology, University of Iowa, 1988
Masters of Science in Urban and Regional Planning, University of Iowa, 1990

Planner IV, Fairbanks North Star Borough, April 2017-present
Associate Transportation Planner, SRF Consulting, 2015-2016
Planning Manager, McMillen LLC, 2007-2011
Senior Planner, HDR Engineering, 2000-2007
Senior Transportation Planner, JRH Transportation Engineering, 1997-2000
Senior Planner, Oregon Department of Transportation, 1995-1997
Planning Director, Bannock Planning Organization, 1990-1995
Public Comments Received after Staff Report was completed on November 2, 2018

RZ2019-001
Public Comments received after Staff Report was completed on Nov. 2, 2018:

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/5/18</td>
<td>Charles E Cole</td>
<td>• Charles requested a copy of the application and the department staff report.</td>
</tr>
<tr>
<td>(phone call)</td>
<td>(owns property in Viewpointe Subdivision)</td>
<td>• He is interested in understanding what public notices the State is required to provide if they decide to start a “shooting range” within the Creamer’s Field Refuge.</td>
</tr>
<tr>
<td>11/8/18</td>
<td>Tim Desrochers</td>
<td>• Tim wants Creamer’s Field Refuge to stay the way it is.</td>
</tr>
<tr>
<td>(phone call)</td>
<td>(owns property in University Heights Subdivision)</td>
<td>• He is concerned about the existing hunting practices in the area and opposes this rezone because this rezone will open up everything that is allowed under the OR zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• He is not against hunting and snowmachining; however, he is concerned about the proximity of this proposal to established residential neighborhoods.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Additional noise from this operation and other potential future operations would decrease the quality of nearby residential neighborhoods.</td>
</tr>
</tbody>
</table>
Manish Singh

From: Michelle Gutierrez
Sent: Tuesday, November 13, 2018 8:48 AM
To: Manish Singh
Cc: Mary Bork
Subject: FW: RZ2019-001

Please see below.

Michelle Gutierrez
Administrative Assistant III
Community Planning Department
Fairbanks North Star Borough
(907) 459-1277
mgutierrez@fnsb.us

From: Meredith Nava [mailto:meres@gci.net]
Sent: Tuesday, November 13, 2018 8:47 AM
To: Webmail Planning
Subject: RZ2019-001

I am a resident of Farmers Loop, and have been since 1967.
I am very opposed to the request to rezone 1341 Farmers Loop from RR to OR.
Many people walk their dogs, children, ski etc on trails there. There are so many blind
corners. Very dangerous. Sometimes with hats on one can't hear machines coming. I have
personally seen snow machines run down young moose to get a better look.
Also the dog mushers race and practice on those trails. You can expect snow machine/ dog
team collisions, and that is very tragic.
Also Farmers Loop in that area is 2 lane. It is a brand new road, and people drive at high
speeds. I am in fear of putting more traffic on it. School bus safety is a concern.
So are crazy drivers who regularly pass in that area, right after a blind curve!! . A lot of people
walk on this road, with bus stops
I would like to see no businesses in this area, as it is a quiet residential area. I fear if this one is
granted, more will be in the future as is often the case in fnsb.
It should be noted the person requesting it DOES HAVE an alternate route the borough has
granted him and he has been using at Echo Acres. Not granting him this will not put him out of
business.
Thank you for your service to our borough,
Meredith Nava Parker
1573 Farmers Loop
Manish Singh

From: Michelle Gutierrez
Sent: Tuesday, November 13, 2018 8:29 AM
To: Manish Singh
Cc: Mary Bork
Subject: FW: RZ2019-001

Manish,

Here is comment for the rezone at tonight’s meeting. This person has already cc’d the planning commissioners, would you like this to be added to the addendum folders?

Michelle Gutierrez
Administrative Assistant III
Community Planning Department
Fairbanks North Star Borough
(907) 459-1277
mgutierrez@fnsb.us

From: Tundra Excavation [mailto:tundraexcavation@gmail.com]
Sent: Monday, November 12, 2018 7:17 AM
To: Webmail Planning
Cc: John Perreault; Michael Stepovich; Doug Sims; Robert Peterson; Patricia Thayer; Eric Muehling; Charles Whitaker; Chris Guinn; Mindy O’Neal; Wendy Presler; Christine Nelson; David Brandt
Subject: RZ2019-001

Dear Sir/Ma’am,

I am writing in regards to Public Hearing notice RZ 2019-001, the request to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR).

I own 1311 Farmers Loop, ALL BLOCK I SHUROS PLAT 74-10 2/13/74 OUT OF TL-2801 SEC 28 T1N-R1W. My lot is adjoining Creamer’s Field, as well as 1341 Farmers Loop, owned by Don Duncan. My property has 3 dry cabins on it that I rent out. My tenants typically are college students or twentiesomethings who are looking for low cost accommodations and appreciate that while our cabins are older and on a main bus route, the road noise is mitigated by trees and the cabins back up to Creamer’s Field so they are always quiet.

My primary concern with the rezoning is not the 320 acre portion of Creamer’s Field, TL-2805 SEC 28 T1N-R1W, or the 80 acre portion, TL-2914 SECTION 29 T1N-R1W. They have been used for outdoor recreation and enjoyment for decades and the rezoning is consistent with the current use of the property. I have found it to be a benefit to my property and my tenants, and I believe it is a benefit to the borough to rezone the property.

My primary concern is with the rezoning of Mr. Duncan’s property, 1341 Farmers Loop (All Block 2 Shuros). By rezoning his property, as well as the portions of Creamers Field described as TRACT B SCHROEDER PROPERTY WAIVER WAIVER 123-75 6/6/1975 Previously assessed as IN 1W 28 2800, and TRACT C SCHROEDER PROPERTY WAIVER WAIVER 123-75 6/6/1975 Previously assessed as IN 1W 28 2800, the Borough will be effectively encompassing my lot, as well as the neighboring lot, 1305 Farmers Loop Rd, with a new zoning structure inconsistent with the zoning of our lots. When I purchased the property, it was zoned Rural Residential, as was the surrounding area. The use of the properties surrounding mine, including 1341 Farmers Loop, was also consistent with the zoning. The use of the properties along Farmers Loop between the golf course and the Mushers’ Hall is consistent with the zoning of RR.

I contend that this rezoning process was put forward by Mr. Duncan in an effort to serve his purposes at the cost of the community surrounding his property. I would appreciate the Planning Commission taking a moment to consider the rezoning of Mr. Duncan’s property, 1341 Farmer’s Loop, on the basis of its own merits, not lumped in with the rezoning of Creamer’s Field.
• Mr. Duncan’s lot, at 3.8 acres, is larger than the minimum requirements of 3 acres to be considered for rezoning, but is considerably less than the 13 acres required to not be considered for the possibility of “spot zoning”. His lot, if rezoned, will be the only privately held lot in the area zoned OR.

• Mr. Duncan has not tried to conceal his desire to make use of his property, not for residential purposes as it has been zoned, but for a commercial use, which is not consistent with the use of the surrounding properties and will negatively impact the community.

The new definition of OR approved under Ordinance No. 2018-25, and it’s preference to furthering tourism in the area, and the fact that Mr. Duncan is intending to use his property for commercial purposes, which is not the use that it was zoned for when I bought my property, I believe will diminish the value of my property both by limiting my prospective field of tenants, as well as limiting the value of my lot and any prospective resale.

I believe my property value will be diminished do to several reasons:

• Under the new ordinance, commercial outdoor recreation is deemed compatible use with Outdoor Recreation Zoning, and it includes “examples of aurora viewing, off-highway vehicle tours, and dog sled tours.” These uses will impact the residences by increasing traffic, noise from machines and dog teams, noxious smells due to increased machine traffic. Mr. Duncan proposes to keep business hours between 10am-7pm, but should he or a future owner choose to include aurora viewing, which by its very nature must occur at night, these activities cannot be fit into that time frame or be expected to recognize normal neighborhood quiet hours.

• The Borough in it’s Staff Report, suggests that this will require a conditional use permit, and thereby helps protect the “Health, safety, and welfare of the surrounding property owners.”
  • Rezoning Mr. Duncan’s property does not benefit my property and does have certain incompatible land use impacts.
  • He has cleared the property in question and his land is designated wetlands. He has failed to fill out the appropriate paperwork with the Army Corps of Engineers to get approval to clear his lot and properly mitigate erosion and keep sediment from draining into the adjoining wetlands (including the seasonal wetlands on my property) and Reindeer Lake in Creamer’s Field. The Army Corps of Engineers is currently looking into the situation.

The new definition approved for OR was designed to take into consideration the increase in tourism in the Borough and to promote the use of land in ways that will further the economy in the Fairbanks area. Rezoning Creamer’s Field does indeed fit into this comprehensive plan, but I contend that rezoning Mr. Duncan’s property will have no impact on the tourism industry or his ability to continue his guide business. Rezoning his property and approving a conditional use permit for commercial operations is not essential to his business. He is currently operating a thriving business, and his ability to access Creamer’s Field from Echo Acres Dr. is not coming to an end.

Due to the above stated reasons, I am against the rezoning of Mr. Duncan’s property. Thank you for your consideration.

Sincerely,
Christina Banning
Email you requested Manish

Michelle Gutierrez
Administrative Assistant III
Community Planning Department
Fairbanks North Star Borough
(907) 459-1277
mgutierrez@fnsb.us

From: Susan Miller [mailto:2018susanmiller@gmail.com]
Sent: Friday, November 09, 2018 12:55 PM
To: Webmail Planning
Subject: RZ2019-001

Hello Manish,
Per our conversation this morning, I have attached a pdf document with my comments about the rezone.
Please let me know if there are any problems opening this document. Thank you.

--
Susan Miller
1350 Viewpointe
I strongly oppose the rezoning of the 3.8 acre private property, at 1341 Farmer’s Loop, from a RR to OR.

Below, in *italics*, are statements from what the Planning Commission posted on the borough website regarding the rezone, including the page #s. The statements in regular font are my (Susan Miller) comments.

_The rezone of the 3.8-acre private property benefits the applicant who intends to operate a snow machine tour business there. It may not benefit the surrounding property owners to the north and west though, because their properties are developed residually and the snowmachine business might have certain incompatible land use impacts. However, the required conditional use process would protect the health, safety and welfare of these surrounding property owners. Benefits the community by implementation of the land use vision._ [Underline from me] pg. 105

Increased traffic and noise pollution on Farmer’s Loop does not benefit the community. Tourism promotion is already being achieved with Mr. Duncan’s snow machine business which is no more than five or six miles away from the property he wants rezoned.

_The proposed snow machine tour operation from the applicant’s 3.8-acre private property would allow tourists and borough residents to enjoy snow machine rides closer to town. The operation would offer restrooms and warmup space to customers._ pg. 111

The Applicant’s current snow machine tourism business is already close to town. As his website states, it is a 10-15 minute trip to his current business from local hotels. Those of us living in a residential area do NOT want warm up huts and restrooms as part of what we have to view.

_Community Planning supports the proposed OR zone …Additionally, the existing outdoor recreational uses within the Creamer’s Field Refuge, along with the applicant’s proposed snow machine tour business, would help advance FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals._ pg. 114

Residents should not be subjected to increased noise pollution and traffic created by the increased business activities of a single proprietor. Comprehensive planners should keep in mind balance between increasing economic development and maintaining a stable residential area where many home owners have their largest investment.

_Residential development is not preferred on the applicant’s 3.8-acre private property because the property has permafrost and wetlands._ pg. 110

_From Mr. Duncan’s application materials: This makes the property at 1341 Farmer’s Loop Road not ideal for any kind of substantial residential property._ pg. 196

There are substantial residential properties adjacent and close to this land. Because the applicant does not prefer residential development is not a reason to rezone.

(2) _The proposed rezone conforms to the public health, safety and welfare. However, if this rezone request is approved, the applicant or future property owners could pursue any permitted or conditional use listed under the OR zone._ (see Exhibit 2 for the permitted and conditional uses in the OR zone). [Underline by me] pg.115
The proposed hours of operation would be 10 am to 7 pm and the tour business would mostly operate from November through March. The traffic on the 3.8-acre private property would be approximately 5 cars/vans per day. The applicant has not proposed any summer tour business. However, certain summer use may be proposed contingent on the tourism market demands. pg. 110

The applicant would be able to change his business in any way that benefitted him under the general umbrella of OR, which could increase the noise and business activity in a residential area. If this land is rezoned, there is no guarantee that the number of cars/vans per day will stay at five.

There is already a lot of snow machine activity in Creamer’s Field, including Mr. Duncan’s current business. The waterfowl refuge is designed ALSO for walkers, skiers, bird watchers and should not have even more snow machine activity.

Don Duncan’s Application Materials
In the application from Mr. Duncan, he states: I see this rezone request as a positive move for F&G and DNR because it increases access and public use of the Refuge and at the same time guarantees that we will be taking care of trail maintenance at no costs to the State or public. [Underline by me] pg. 196

The public already has access to Creamer’s Field. Does the applicant mean that access for the general public will be through his land, or is this increased access only for those who are paying Mr. Duncan for his services?

He also states: The best use of the property would be for an outdoor recreation headquarters with a conditional use permit to allow 2 or more trail heads and trail head facilities and infrastructure to serve me as a business owner the Fairbanks public and tourist. [comments in bold from me] pg. 196

The comments above summarize what the purpose is for this zoning request from Mr. Duncan. As a property owner, I am concerned about the increased business activity in a residential area for the benefit of someone who already has a business with access to Creamer’s Field.

He also states: The proposed rezone would allow the snowmobiles to be parked and staged on location without having to trailer large trailers as mentioned before. But it also drastically reduces the number of times the machine would need to be started and warmed up before riding by as much as 3 times less. That is, the machines would not have to be loaded on the trailer or unloaded off the trailer, staged, then restarted when the clients arrive and then be restarted again to load back up to leave. pg. 197

Mr. Duncan’s web site for his business, https://www.apgs.com/, has a picture showing over 20 snow machines lined up. Does he plan to store all these machines on Farmer’s Loop?

In summary, Mr. Duncan wants a more convenient access for his business, which I understand. But the residents in the area should not be subjected to more noise and business activity in order to accommodate a person who already has a business set up with access to the Creamer’s Field Migratory Waterfowl Refuge, which is exactly what he wants the rezone to do.
So Manish, I won't be able to make it over to the public hearing on the 13th. So please just voice my valid concerns WITHOUT GIVING MY NAME so this neighborhood doesn't get ruined by greedy psychopath newcomers who have no understanding of, "traditional" nor appropriate use of this area is. Also, what is the Borough thinking going from torturing it's citizens with a scam issue like, "wood burning" which was found to be an actual scam pulling wool over everyones eyes by the way. Thanks Karl, terrorism is really nice when performed by Royal Freemasons and the Chamber of Commerce another local hate group.

Then immediately seemingly flipping on the REAL living environment that people actually live in? SNOW MACHINES put out more sound pollution than police cars! Or have you ALL gone bi-polar for the greed monster?! There has to be a better place, like perhaps where he's already at?! Give that a shove why don't ya?!

Jeez the level of obtuse rhetoric at this assembly is epic. Surmount only to the largest of garbage fires!

Capital D! Disapprove!

Thanks again, Cory M. Jackman

P.s. Am I the only one here with a still free mind or has MK ultra stolen everyones brains?!

CMJackman

On Fri, Nov 2, 2018, 8:11 AM Manish Singh <MSingh@fnsb.us> wrote:

Dear Mr. Jackman,

The Planning Commission hearing for the rezone is scheduled for the Nov. 13th meeting. I have not received any information related to any application withdrawal.

Thanks,

Manish
Assuming he dropped his plan as it's obviously not an appropriate idea for the area. Just want to hear the good news from the horses mouth?

CMJackman

On Tue, Oct 16, 2018, 2:56 PM Manish Singh <M Singh@fnsb.us> wrote:

Dear Mr. Jackman,

It was great talking to you on phone today. As you requested, I have attached a copy of the rezone application (original received on Aug 27th, then revised on Oct 15th) with this email. For your convenience, I have also attached a map of existing zoning in the area. I hope you'd find this email helpful and let me know if you have more questions for me.

Thanks,

Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / m singh@fnsb.us
Dear Mr. Cole,

It was a pleasure talking to you on phone today. As you requested, I have attached the rezone application with this email. The Planning Commission packet for the November 13th meeting (as it exists at this time) has been posted to the FNSB website:

http://fnsb.us/Boards/BoardCommissionMeetingDocuments/2018Nov13PCFP.pdf

Let me know if you have any questions for me.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Ok then. Did you make them aware of the issues this heinous operation will present to the good residents of this area. People who do not deserve to be burdened by excessive noise and traffic up and down Farmers Loop? Basically all the things I shared with you before? The fact that this operation hasn't been shut down already begs the question? Does the Borough Administration ever do anything right?

CMJackman

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Thanks,

Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Sam Harrel, 1305 Farmers Loop Road, former Trail Boss Alaska Dog Mushers Association.

I support Don Duncan’s request to change his Farmers Loop Road property, along with the adjoining Creamer’s Field Migratory Waterfowl Refuge lands, from Rural Residential to Outdoor Recreational. I believe this is a better designator for the lands of the refuge and the those adjoining a world premier trail system. It will build interest the area and support for the ADMA who maintains the trail. There are far more users the trails than the dog mushers.

I am Outside and am not able to attend Tuesday’s, Nov. 13, Planning Commission Meeting.

Sam Harrel
(907)322-7204 cell/text
Comments received on November 26, 2018

RZ2019-001
Michelle Gutierrez

From: Alyson Rigby <arigby7958@student.egcc.edu>
Sent: Friday, November 23, 2018 10:50 AM
To: Webmail Planning
Subject: RZ2019-001

I'm not sure if I can make the meeting tonight so wanted to give my comments.

I just wanted to let you know that when I was looking at property 5 years ago I would record the sound levels outside at each place I was considering, as I didn't want to live in a loud neighborhood. Sound is my main concern because I prefer non motorized transportation in the woods. I skied those trails a fair amount last year and maybe met the tour group and took their picture. Everyone has good etiquette. I know the trails that are the least used by skiers and fat bikers are those ones between his property and the mushers hall, but is also closer to the houses and therefore louder for neighbors. I selfishly would prefer the business to be operating out of a different location to minimize impact in my neighborhood.

Alyson Rigby
1326 Viewpointe Dr.
Other Communication after Staff Report was completed on November 2, 2018

RZ2019-001
Hi Audra,

Please see the email below for the meeting packet. I look forward to see you at the public hearing tonight. Let me know if you have any questions for me.

Thanks,
Manish

From: Manish Singh
Sent: Tuesday, November 13, 2018 11:20 AM
To: 'maria.gladziszewski@alaska.gov'
Cc: Kellen Spillman; Christine Nelson
Subject: Rezone meeting packet

Dear Ms. Gladziszewski,

It was pleasant talking to you on phone today. You can access the Planning Commission meeting packet (including the rezone RZ2019-001) on the following link: http://fnsb.us/Boards/BoardCommissionMeetingDocuments/2018Nov13PCFP.pdf

Also, as you requested, I have attached the public comments we received after we published the staff report online on Nov. 2, 2018. I hope you’d find this information helpful and let me know if you have any questions.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / mSingh@fnsb.us
Dear Ms. Gladiszewski,

It was pleasant talking to you on phone today. You can access the Planning Commission meeting packet (including the rezone RZ2019-001) on the following link:
http://fnsb.us/Boards/BoardCommissionMeetingDocuments/2018Nov13PCFP.pdf

Also, as you requested, I have attached the public comments we received after we published the staff report online on Nov. 2, 2018. I hope you’d find this information helpful and let me know if you have any questions.

Thanks,
Manish

Manish Singh, AICP
Planner II
Department of Community Planning
Fairbanks North Star Borough
(907) 459-1225 / msingh@fnsb.us
Manish Singh

From: Don Duncan <apgs@gci.net>
Sent: Monday, November 12, 2018 2:31 PM
To: Manish Singh
Subject: 1341 farmers loop road.

Follow Up Flag: Follow up
Flag Status: Flagged

Manish,
I was stunned by the package I just received. The amount of material included was beyond my belief. I had no idea this would be such an involved process notifying so many agencies. I knew neighbors would inquire. I expected that.

I know realize what a big process this actually is. Before I had no idea it would be this big a deal.

I see you have received many requests for information. Some replied and some did not. Thank you for telling them it will never be a gun shooting range. It seems some people always get scared and assume the worst.

I am a virgin in this process, but I could clearly see how you were helping me present my case for a rezone even though I may not have covered all the bases in written words. In spoken words, I have tried to make it clear what my intentions are.

I have a few questions.

Would it be appropriate or customarily for me to contact the people that contacted you and try to ally their fears and concerns?

It appeared as though the planning commission approved recommending the rezone. Or made a motion to do so IS the Nov. 13 at 6 pm meeting in front of the planning commission or the full borough assembly or just the planning commission? I am confused on that.

It appears that our original plan of getting the property zoned OR and then attempting to get the conditional use permit is what will need to happen at this point. So the new ordinance passed would basically do me no good. I would still need the conditional use permit for trail head facilities if I was re-zoned to Outdoor recreation. One comment from a state agency said that 'I' would need to move the building already there because it needed a “50 foot front yard”. (been there since 1982) Consequently I have shut down all repair attempts at that piece of crap building. I am not necessarily against it, but destroying it and starting again would probably been a better plan if that needs to happen now. It may have been the best option to begin with.

Please let me know where and when I am suppose to be.

Don
457-8318
Public Comments Received after the Planning Commission meeting on November 13, 2018

RZ2019-001
Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering 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).

You are being notified as required by ordinance because your property is within 2,000 feet of the request. The public hearing on this request will be held at or after 6:00 pm, Tuesday, November 13, 2018, at the Juanita Helms Administrative Center, Mona Lisa Drexler Assembly Chambers, 907 Terminal Street, Fairbanks. You are encouraged to speak at this public hearing and/or submit written comments. Testimony is limited to three minutes per person at the public hearing.

You may provide written comments on this application by returning this notice, or by submitting hard copy comments in person at the Community Planning counter, or by submitting your comments in an email prior to the meeting. For email comments, please email them to planning@fnsb.us.

For more information, please email planning@fnsb.us or contact Manish Singh 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.

RZ2019-001: A request by Don Duncan (Master Guide License # 136) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned includes parcels described as Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6).

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.
FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION

MINUTES
November 13, 2018

A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:21 p.m. by Mindy O’Neall, Chairman.

MEMBERS PRESENT: Wendy Presler
Doug Sims
David Brandt
Chris Guinn
Charles Whitaker
Eric Muehlbing

MEMBERS EXCUSED: Mike Stepovich
Patricia Thayer
John Perreault

MEMBERS ABSENT: Robert Peterson

OTHERS PRESENT: Christine Nelson, Director of Community Planning
Manish Singh, Planner III
Ben Jaffa, Asst. Borough Attorney
Michelle Gutierrez, Administrative Assistant III

A. ROLL CALL

B. MESSAGES

1. Chairperson’s Comments

Chair O’Neall stated she will need to be excused from the meeting at 10pm to catch a flight.

2. Commissioner’s Comments

3. Communications to the Planning Commission

4. Citizen’s Comments – limited to three (3) minutes

   a. Agenda items not scheduled for public hearing
   b. Items other than those appearing on the agenda

5. Disclosure & Statement of Conflict of Interest

Chair O’Neall determined Commissioner Muehlbing will be excused from RZ2019-001.

C. *APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (*) on agenda. Consent Agenda items are not considered separately unless any Planning Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.
MOTION: To approve the Agenda and Consent Agenda by Commissioner Sims, seconded by Commissioner Whitaker.

CARRIED WITHOUT OBJECTION

D. MINUTES
   1. Minutes from October 23, 2018 PC Meeting

E. QUASI-JUDICIAL HEARING

CU2019-005: A request by Terrell Towns DBA Tot's 'R' Us Childcare for conditional use approval of a day care facility in the Single-Family Residential 10 (SF-10) zone on Lot 11, Block 7, Taku Subdivision, First Addition (located at 1178 Nenana Street, on the west side of Nenana Street, between Ruby Avenue and Kuskokwim Avenue). Staff Contact: Manish Singh

OATH ADMINISTERED

Mr. Manish Singh provided a presentation of his staff report and recommendations on behalf of the Borough's Planning Department, and recommended approval with one (1) condition and three (3) findings of fact as listed in the Staff Report.

Questions by Commissioners

Commissioner Guinn asked if the conditional approval met the requirements of the complainant.

Mr. Singh explained the complaint was anonymous and no response was submitted by any DPO receiver that was against the conditional use, only one inquiry that was general in nature.

Commissioner Guinn questioned why the permit was for 12 children.

Mr. Singh explained it was to keep consistent with the state license.

Commissioner Muehling questioned the hours of operation and if any DPO's were returned with negative comments.

Mr. Singh stated no negative comments from the interested persons were submitted.

Applicant's Testimony

Applicant, Terrell Towns testified as follows:

- Works for TSA, the daycare is second job.
- Girlfriend is the owner and he is the administrator.
- Number of children fluctuates.
- Passionate to helping families that have a hard time finding childcare.
- Lots of the parents receive state funds for childcare.
- Service to the community.
• Contacted the surrounding neighbors prior to FNSB contacting them, everyone was in support.
• They did not know what a conditional use was prior to this process.
• They want to abide by the rules.
• Not a lot of males in the profession and sometimes children need that male role model.

OATH ADMINISTERED TO ALEJANDRA BARRAGAN

Alejandra Barragan, owner of Tot's 'R' Us, testified as follows:

• 13 years of experience.
• Used to work for FNA Early Headstart.
• Wants to follow regulations and rules; they didn't know about the process before.
• Not a lot of daycare facilities, so they want to help parents.
• Try to avoid all problems if possible, with neighbors.
• Daycare has yearly inspections and on call inspections.
• Daycare has fire reports every two years.
• Daycare hours can be changed, but parents need 2 week notice.
• Explained for 12 children, two employees are needed.
• Daycare has monthly fire drills.

Questions by Commissioners

Commissioner Presler questioned if another employee works at the daycare.

Ms. Barragan stated they have one worker that fills in for when Mr. Towns is at his other job.

Commissioner Sims asked if they are opened on the weekends.

Ms. Barragan and Mr. Towns said no; Monday to Friday only.

Commissioner Sims asked if a number of clients come from the immediate neighborhood or from outside the neighborhood.

Ms. Barragan stated that most of their clients are from different areas.

Commissioner Muehling asked if there were any issues with non-compliance with the state licensing regulations for the daycare.

Ms. Barragan and Mr. Towns said no.

Commissioner Guinn questioned the amount of traffic generated at pickup and drop-off times.

Ms. Barragan and Mr. Towns stated the drop off times and typically two or three cars at one time; some of the clients have multiple children, siblings, they drop off at once.

Chair O’Neal asked if they had any children of their own and if they are counted into the allowed number of 12 children.
Ms. Barragan stated she has two, one child that goes to school and one that stays home and is included in the total of 12 children.

Interested Person Testimony Opened

None

Interested Person Testimony Closed

MOTION: To approve the Conditional Use Permit (CU2019-005) for a day care facility with one (1) condition, and adopting the staff report, and three (3) findings of fact in support of approval by Commissioner Muehling, seconded by Commissioner Sims.

CONDITIONS

1. If any modifications are made to the site plan, maximum number of children, hours of operation or other operational characteristics, the applicant or holder of this conditional use permit shall submit revised documents to the FNSB Community Planning Department. If modifications are made to the conditional use, an amendment to the Conditional Use Permit may be required pursuant to FNSBC 18.104.050(D).

FINDINGS OF FACT

1. The proposed conditional use conforms to the intent and purpose of Title 18 and of other ordinances and state statutes:
   a. The purpose of Title 18 is met because the proposed conditional use is consistent with ‘Urban Area’ comprehensive plan land use designation. The conditional use is consistent with the Comprehensive Plan Community and Human Resources Goal 1, Strategy 1 because the day care facility serves the borough residents by providing essential childcare services.
   b. The intent of Title 18 will be met because the conditional use both protects private property rights and promotes public health, safety, and welfare.
   c. The applicant has obtained a state license for a day care facility from Child Care Licensing (CCL) Program. The applicant has obtained a business license from Division of Corporations, Business and Professional Licensing, Alaska Department of Commerce, Community, and Economic Development. The applicant has also obtained a business license from the City of Fairbanks. The applicant has provided information sufficient to show that they intend to meet the city and state regulations.
2. There are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use.
   a. The day care facility has adequate water supply because the property is served by Golden Heart Utilities.
   b. The facility has adequate sewage capacities because the property is served by Golden Heart Utilities.
   c. The facility has adequate fire services because the property is served by the City of Fairbanks Fire Department.
   d. The facility has adequate power supply because it is served by the GVEA grid.
   e. The facility is served by the City of Fairbanks Police Department for law enforcement.
f. The subject property has access from Nenana Street which is a local road maintained by the City of Fairbanks. Nenana Street can accommodate the small number of trip ends generated by the day care facility.

g. The site plan shows one parking space and a child drop-off area which are adequate for the day care facility.

3. The proposed conditional use protects public health, safety, and welfare because the day care facility complies with Title 18 standards for the SF-10 zone (FNSBC 18.44) as well as with other applicable land use related laws.

   a. The hours of operation for the day care facility do not negatively impact the residential neighborhood because the day care does not operate in the night. These hours of operation are consistent with the City’s noise ordinance. The late fee for late pick-ups incentivizes parents to pick up their children on time.

   b. The noise produced by the day care facility does not negatively impact the residential neighborhood because the day care is for a maximum of 12 children and the playtime is limited to 10 am to 12 pm and 4 pm to 6 pm.

   c. On December 4, 2017, the day care facility passed their fire inspection from City of Fairbanks Fire Department. The compliance with City of Fairbanks Fire Code and the availability of fire and rescue services through the City of Fairbanks Fire Department minimize fire and other safety risks.

Discussion on the Motion

Commissioner Muehling stated the daycare is fulfilling the need of the community, the applicant stated they are in compliance with state licensing and regulations and there have been no complaints from the neighborhood about their operations.

Commissioner Guinn stated his initial concern for increased traffic but nobody from the neighborhood showed up to complain and reiterated the need the daycare is fulfilling to the community.

Chair O’Neall stated the applicant has a good traffic control flow with the staggered pickup and drop-off times.

ROLL CALL

Seven (7) in Favor:  Presler, Sims, Brandt, Guinn, Whitaker, Muehling and O’Neall

Zero (0) Opposed:

MOTION PASSED

F. PUBLIC HEARING

RZ2019-001: A request by Don Duncan (Master Guide License #136) DBA Alaska Private Guide Service to rezone approximately 420 acres from Rural Residential (RR) to Outdoor Recreational (OR) or other appropriate zone. The area proposed to be rezoned include parcels described as Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 (located on the south side of Farmers Loop Road, near milepost 6). Staff Contact: Manish Singh

[Commissioner Muehling and Commissioner Brandt left the dais]
Mr. Manish Singh provided a presentation of his staff report and recommendations on behalf of the Borough’s Planning Department, and recommended approval with eight (8) findings of fact as listed in the Staff Report.

Questions by Commissioners

Commissioner Sims questioned what zoning Echo Acres is.

Mr. Singh stated Rural Estates.

Commissioner Sims asked if the proposed rezone to OR would be considered a commercial venture.

Mr. Singh stated no and further explained his reasoning and how the proposed rezone would align with existing uses.

Chair O’Neill asked if individuals could ride their snow machines through the area with the current zoning.

Mr. Singh clarified who would need a permit to use a snow machines within Creamers Field.

Commissioner Guinn asked if a conditional use permit will be presented to the commission in the near future.

Mr. Singh stated the applicant addressed that he would be applying for a conditional use permit and reminded the commission and public that once a rezone is approved you are not bound by the application anymore; the rezone is one step and then the property owner could propose any of the permitted or conditional uses that are listed within the zoning description.

Commissioner Guinn asked if the applicant runs his snow machine business if a conditional use permit is needed.

Mr. Singh stated yes.

Commissioner Whitaker asked if the applicant sells the property and if it would be allowed that the new owner wanted to put in a conditional use permit for a shooting range which will have no noise or lighting restrictions.

Mr. Singh stated if the rezone is approved, the applicant could sell his property and the new property owner may apply for a conditional use permit for one of the uses listed in the description.

Discussion ensued between Commissioner Sims and Mr. Singh in reference to taking a perimeter lot, zoned RR and changing it to OR in reference to consistency with the comprehensive plan and land use map.

Commissioner Sims questioned why Farmers Loop Road was listed as adequate buffer.
Mr. Singh stated the impression of buffer is subjective and stated his professional opinion that Farmers Loop Road provides some buffer and where it is adequate or not depends on the use across the road.

Commissioner Presler asked for clarification on if the zone changes, would the applicant have to apply for a conditional use permit to operate his business, even though the applicant currently has a permit from Creamers Field and asked if going forward would the public would still be able to use their snow machines on Creamers Field.

Mr. Singh stated the applicant has a current permit to operate his business through Echo Acres Drive and if he uses his own property for access and puts a trail head and/or a restroom for his customers then he will require a CUP from the FNSB and stated the way the public uses within the Creamers Field are not likely to change.

Applicant’s Testimony

Applicant, Don Duncan testified as follows:

- Thanked Mr. Singh for educating him on the process.
- He mentioned he offered Fish & Game to build a parking lot for them on Midnight Sun Drive for public use.
- There is a trail in the middle of his property that has been there for many years that people access.
- He has a permit that will allow him to connect his property with Fish & Game’s trail.
- His intention is to allow an increased public use of the area.
- He never had intentions to make it a shooting range or anything else.
- Mentioned the 100ft well that has crystal clear, pure water that is on his property.
- The property has 3 artesian wells.
- The building on the property is not in good condition.
- Primary use of the property will be for the snow machine business that will help cut time with not having to trailer snow machines every day.
- Mentioned the fear of conflict between snow machiners, dog mushers, skijorers and fat tire bikers but they had a meeting with Fish & Game to resolve the fears that never materialized.
- No major conflicts in the past five years.
- His snow machines on the trails are going slower than the dog mushers on the trails.
- Spent 100s of man hours keeping the trails open.
- Mentioned the guided tours are not allowed to run free and they are under control as best as possible.
- Gave his word that he will not ask for a conditional use permit to make it a shooting range.
- Mentioned the trails are multi-use and snow machines are allowed.
- The snow machines he uses grooms the trails.
- He doesn't plan on using dog teams on the property.
- Mentioned he cleared trees for the safety of people just learning to ride a snow machine.
- Stated the property is down low that acts as a double buffer.
- He doesn't think noise will be a problem.
- Uses snow machines that don't have tuned exhaust, they are not loud.
- He doesn't use paddle track snow machines cause it pulls up snow that could harm the dogs paws.
- Has been operating his business for 4-5 years.
• If he thought it would be a negative impact, he wouldn't be asking for the rezone.
• Thinks his business and what he does for the public is an overall good impact.
• There is a 19 mile trail junction on the property, where all the trails come together.
• He bulldozed it and it is permafrost.

Questions by Staff

Mr. Singh asked if he had any plans to expand his operation in the near future or to acquire additional land.

Mr. Duncan stated he made two offers to the property to the east of his but was unacceptable to the land owner. The property just east of that eastern property, next to the Fish and Game properties, was willing to join the rezone but is out of town for work. Mr. Duncan stated he couldn't afford the property right next to his.

Questions by Commissioners

Commissioner Whitaker asked how many snow machines are in his fleet and how many clients are taken out at a time.

Mr. Duncan stated he has 40 to 45 snow machines and the busy season can range up to 40 people but on average outside of the busy season, it is an average tour group of two people here and there. He reiterated the need for a central base operation for days that it's just two people to avoid hauling work.

Commissioner Presler asked how long a typical snow machine tour is and how many people are taken out at once during the busy season.

Mr. Duncan stated it is typically a one hour tour and stated he has one guide per every four to six snow machiners and if it is more than six people, you need another tour guide.

Commissioner Sims asked if the Echo Acres area has any structures or parking lots or outhouses and asked why he is moving from Echo Acres to the proposed rezone location to facilitate his business.

Mr. Duncan said his permit from Fish & Game didn't allow for an outhouse but he built one because the girls were having to walk across the street, through the woods and have to do their business in front of someone's property, which he felt was wrong. He stated Echo Acres is perfect in a lot of ways and he doesn't know if he would abandon entirely and continued to explain how the road is one of the last to be maintained and it is not an easy road to trailer a 8 ½ ft wide trailer full of snow machines on.

Discussion ensued between Commissioner Sims and Mr. Duncan in regards to his snow machines being two stroke machines and not tuned exhaust pipes and how his machines are not loud.

Commissioner Sims asked if he briefs his clients of trail etiquette.

Mr. Duncan said yes, they have an online training video and they walk them through everything and explained how they received a grant to make signs for the trail.
Commissioner Whitaker questioned if some of the dog walkers are unhappy with him in that area.

Mr. Duncan said not that he knows of.

Commissioner Whitaker queried the amount of blue smoke in the air if quite a few machines are idling and asked how long they would sit idling before the tour.

Mr. Duncan stated they are started and warmed up on the trailer first, then they are put onto the starting line and they are then shut off and then they are restarted when it’s time for the tour and if they are able to be at the property as proposed, then they would only need to be started once.

Public Testimony Opened

Susan Miller, Viewpointe neighborhood, testified as follows:

- Strongly requested the rezone be denied.
- Mr. Duncan’s request should have been a spot zone and denied.
- Creamer’s field is inappropriately zoned RR.
- The applicant’s property is 1% of the rezone and the residents shouldn’t be subjected to a nearby business.
- Let the state request the rezone and not by a private land owner.
- She didn’t see how tourism will be improved.
- Mentioned the noise, and air pollution of the business which is not conducive of the health, safety and welfare of the neighborhood.
- Requested a denial to maintain a stable and quiet area.

Patrick Marlow, 1418 Farmers Loop Road, testified as follows:

- Uses the trails often.
- The snow machine tours are extremely well behaved and the business is well ran.
- Mr. Duncan clears the trails.
- The neighborhood uses the trails to walk their dogs, etc.
- Hard to believe that the business will go unheard or unseen.
- When it comes time to sell his property, if there is a commercial use in the area, he may not get the same value out of the property.

Kathryn Baird, Viewpointe Subdivision, testified as follows:

- Urged the commission to deny the request.
- Rezoning the property would allow a potential archery range, camp ground, minor communications tower, or a shooting range.
- The potential uses if rezoned are not compatible with the environment of the neighborhood.
- The applicant’s property is a small part of the rezone request.
- The state didn’t ask for the rezone.
- The area is not appropriate for 40 people practicing how to use a snow machine, so close to houses.
- If there is an increase in tourism, the traffic would also increase.
- If the applicant already has a successful business, then the rezone wouldn’t impact it.
Matthew Banning, owner of 1311 Farmers Loop Road, testified as follows:

- Against the proposed rezone.
- It’s basically a spot zone according to the definition.
- It will have a negative impact to the area.
- There will be a conflict of interest with the surrounding property owners.
- To say the property cannot be used for residential premises is not accurate; he owns rentable cabins.
- If the applicant chooses to use the land as zoned or not is his choice.
- The business already exist and to move it from one place to another for the owner’s convenience is a detriment to the community.
- Contacted the Core of Engineers and found out the applicant did not file proper paperwork.
- The applicant cleared the land with a dozer and there is an ongoing investigation with the Core of Engineers for this violation.
- If the applicant has no regard for protocol, how will the Planning Commission keep him within his conditional use permit?
- The rezone will have a negative impact to the surrounding community.

Siegmar Siebeneich, 1304 Farmers Loop Road, testified as follows:

- Recently purchased their property for residential area, not to have a commercial use nearby.
- Cannot justify the rezone application based on 40 snow machines being across the road from his property.
- Questioned the hours of operation and suggested it would be at 11pm when people are sleeping.

Alan Jubenville, 1300 Shuro Drive, testified as follows:

- Uses the property in the winter time.
- The rezone will change the area dramatically.
- RR is the best zoning for the area because nothing has taken place in the area for a long period of time since Creamers Field existed.
- There will be more congestion in the area if rezoned.
- The rezone will cause conflict.
- Before anything is done, a wetland permit is required and no one has applied for one.
- Most of the 400 acres is wetlands.
- The area is currently very enjoyable.
- If rezoned, there will be a lot more noise in the area and more demand for trail development.
- The rezone is not suitable.

Audra Brase, 725 Ridge Point Drive, testified as follows:

- Represented the Alaska Department of Fish and Game as the Regional Supervisor, Division of Habitat.
• ADF&G has been delegated land management authority for the Creamer's Field Migratory Waterfowl Refuge from the ADNR.
• Division of Habitat is responsible for issuing Special Area Permits for activities that occur within the refuge.
• The proposed rezone will place a portion of Creamer's Field into a more appropriate category as the principal activities that take place at the refuge are providing habitat for wildlife and year-round public recreation on the multi-use trails.
• If the rezone is approved, ADF&G has no plans to make any changes to currently allowed uses on the lands.
• If the rezone is not approved, ADF&G may pursue rezoning the Creamer's Field lands in their entirety, with a future request.
• ADF&G has no objection to the rezoning of the portions of Creamer's Field currently designated as RR to the category of OR.
• ADF&G continues to have no objection to the rezoning of the adjacent private parcel.

Questions by Commissioners

Commissioner Guinn asked if there is any requirement for a Core Permit.

Ms. Brase stated what is currently going on, being just trails, there is no Core Permit needed.

Commissioner Whitaker asked if she was supervisor when the original snow machine permit was issued for the applicant and asked what the application process was.

Ms. Brase said yes and explained the process of a new application.

Discussion ensued between Commissioner Whitaker and Ms. Brase about the uses of the parking lot on Echo Acres and the idea of putting outhouses on the barn side of things.

Commissioner Presler asked for clarification on Ms. Brase testimony of ADF&G pursing the rezone to OR if the proposed rezone is not approved.

Ms. Brase said yes, they did not realize how it was currently zoned and if they wanted to put in new trails it would potentially not be allowed.

Commissioner Presler asked if the rezone is approved, will they still look into bringing the rest of the zoning up to something that is more appropriate for the use.

Ms. Brase said yes they have discussed that.

Taylor Englert, 1640 Cottonwood Street, testified as follows:

• Neighbor to the applicant and offered to work for him to help trim the trails.
• Advocated for the rezone.
• Currently it is hard to get into the refuge.
• The current zoning is wrong.
• The tourism is increasing and finding stuff closer to town to entertain them is important.
• Most people don't want to smell dog feces on a trail.
• Picture of a moose to a Chinese person is invaluable.
• Stated the applicant wants everyone to use the trails and not for his business only.
• Plans to possibly buy the applicants business in the future.

Jennifer Gehrke, 1402 Farmers Loop Road, testified as follows:

• Uses the trails often.
• Main issue is with air quality and the snow machines creating a health impact while idling.
• Purchased their property because nothing was developed commercially in the area.
• Concerned about property values.

Glen Hemingson, 1011 Denali Street, Anchorage, testified as follows:

• Operations manager for Alaska Skylar Travel with offices in Fairbanks, Anchorage and China.
• Supports the rezone.
• The applicant is the primary vendor for snow machine tours for Skylar Travel and they value their partnership and know the applicant to be honest, ethical, hardworking and committed to the company.
• The tour service requires the applicant to transport snow machines daily to Echo Acres.
• The applicant purchased the property in hopes to eliminate the arduous daily task.
• The applicant intends to apply for a CUP in the hopes of building a permanent structure on the property for storage, guest restrooms and for guests to have a place to change.
• Requested approval of the rezone which will improve the business operations which will continue to grow tourism.

Cory Jackman, 1185 Farmers Loop Road, testified as follows:

• Many problems with the proposed rezone, which he deemed inappropriate for the area.
• Houses all around that have a problem with road noise and with diesel pollution from school buses.
• Huge difference between the uses of OR and Commercial operations utilizing OR.
• People purchase homes in the area thinking they will have a nice, safe surrounding with clean air.
• 40 loud snow machines is asinine.
• Moose run off if they encounter a snow machine.
• Every other person utilizing the trails is affected by the snow machine fumes.

Chris VanDyke, 1325 Shuros Drive, testified as follows:

• Opposed to the rezone.
• Purchased his property specifically because there were no commercial businesses in the area and for the access to the trails.
• Uses the trails along Midnight Sun on a daily basis in the winter.
• The road is opposite from a buffer because you line of sight of the property with no trees for a sound buffer.
• The passing of the rezone would diminish the value and the enjoyment of his property.
• Stated there is nothing forcing the applicant to keep his promises, and if he sells his business there is nothing preventing others using tuned exhaust.
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- The only benefit of the rezone would be for the applicant and his business partners and not to the public.

Questions by Commissioners

Chair O’Neill asked if in the event that Fish and Game in the future asks to change the zone, if his opinion would change about the use.

Mr. VanDyke said as long as the private portion was not included, he would be fine with it.

Discussion ensued between Chair O’Neill and Mr. VanDyke in regards to the public access of trails.

Eric Muehling, Po Box 84415, testified as follows:

- Testifying as an effected resident and not in any official capacity and will not be using any inside information and had no expectation of any special consideration, the information he used is available to any and all residents.
- Strongly opposed to the proposed rezone.
- Stated that with the applicant's original application, he couldn't get what he wanted due to the spot zoned restrictions so he expanded his request to include public land.
- The general public may be thinking, what gives the applicant the right to request a rezone since he doesn't have any ownership interest in the 416 acres of public land, at least no more property interest than any other citizen.
- According to public records, the applicant is currently permitted to operate a commercial guide business in the waterfall refuge on Echo Acres and because of that, the comprehensive economic development goals already being satisfied with the applicants activity.
- There is little or no change in the economic impact to the FNSB if the business moves from one location to another, no financial hardship but there would be an impact on the residents in the area.
- Mentioned the applicant stated his property is not buildable because it has permafrost; He owns 10 lots within 1500 feet of the applicant's property, his house and cabins were all successfully built over the past 40 years on the same permafrost on pads and pilings.
- There is already a public trailhead on the applicant's west property line, a parking lot on Midnight Sun Street and Farmers Loop Road has signs posted by Fish and Game that directs walk-in hunters and other trail users where to park.
- The rezone for the applicants residential property to OR would be the first step on a path to commercial or other high end activities that are not compatible in the residential neighborhood.
- Urged the commission to deny the request.

[Brief at ease was taken]

Public Testimony Closed

Rebuttal by Applicant

Mr. Duncan responded to testimony and stated that he doesn't need a Core of Engineers permit to clear his own trees on his property, his hours of operation would be somewhere
between 10am to 5pm and later in March, and stated most days his business would not have 40
snow machines fired up and during November to March, most days won’t have any snow
machines running. Reiterated his intentions to eliminate trailering the snow machines back and
forth. Mr. Duncan stated the Midnight Sun trail is narrow and has a turn into trees that someone
could hit. He mentioned people use his trail which he believes is better. He mentioned the road
is 15-20 feet high and has a berm in front of that and he believes that they won’t be able to see
or hear his business much.

**MOTION:** To recommend approval of the rezone (RZ2019-001) of Shuros Subdivision —
Block 2, Schroeder Property Waiver — Tract B and Tract C, Section 28 T1N R1W
F.M. — TL-2805, Section 29 T1N R1W F.M. — TL-2914 and GL-16 from Rural
Residential (RR) to Outdoor Recreational (OR) and adopt the staff report and
eight (8) Findings of Fact in support of the recommendation of approval by
Commissioner Sims, seconded by Commissioner Presler.

**FINDINGS OF FACT**

1. The FNSB Regional Comprehensive Plan designates approximately 96% of the area
proposed to be rezoned as Open Space/Natural Area. “Open space is an undeveloped
area in a natural state, golf course, park, or cemetery, along a road that provides some
visual relief from urbanization and public recreation. Open space may or may not be
improved, but it does serve to interrupt more intense land uses. Natural area is an area
left in natural state deemed not suitable for development. Natural areas may be
minimally improved, i.e., to provide access to or through them, or to accommodate a
trail, but basically they are left to their natural state.” The FNSB Regional
Comprehensive Plan designates approximately 4% of the area proposed to be rezoned
as Perimeter Area.

2. The current RR zone is not consistent with the Open Space/Natural Area designation.
The RR zone is intended for low density residential development and does not protect
the existing recreational use of the Creamer’s Field Refuge. The land uses in the Open
Space/Natural Area designation (such as recreational open space, golf courses, and trail
facilities) are not allowed in the RR zone.

3. The proposed OR zone is more consistent with the Open Space/Natural Area
designation. The OR zone is intended to protect outdoor recreational uses on public
lands or on private lands if requested by the property owner. The OR zone would better
protect the predominant outdoor recreational uses in the rezone area.

4. The rezone conforms to the following FNSB Regional Comprehensive Plan goals
because it would better protect the existing outdoor recreational uses within the refuge
and outdoor recreational uses are essential to support the winter tourism market in the
Borough:
   a. Economic Development Goal 1, Strategy 4, Action C which refers to promoting
tourism and hospitality.
   b. Economic Development Goal 2, Strategy 6, Action C which refers to promoting
the characteristics of the Borough that have potential for economic development.
   c. Environment Goal 3, Strategy 8, Action A which refers to providing for
opportunities to enjoy the outdoors.
   d. Land Use Goal 4, Strategy 10 which refers to minimizing land use conflicts. The
conditional use public hearing process required for higher impact land uses help
minimize the land use conflicts.

5. The rezone conforms to the following FNSB Comprehensive Economic Development
Strategy (CEDS), Industry Cluster Development Goal 3 (Tourism) which refers to
increasing winter tourism. The CEDS identifies tourism industry cluster with strong potential for growth as winter tourism expands in the Borough.

6. The rezone conforms to the public health, safety or welfare because:
   a. The proposed OR zone would be more consistent with the Open Space/Natural Area land use designation and would better protect the existing predominant recreational use of the rezone area.
   b. The proposed OR zone permits recreational uses such as recreational open space, boat launch, community garden, skiing facilities etc. that could be compatible with the surrounding rural residential development.
   c. The OR zone would protect the existing recreational uses within the Creamer's Field Refuge. The refuge would continue to be compatible with the nearby rural residential development by providing recreational opportunities.
   d. The Farmers Loop Road would act as a buffer between the existing residential uses on the west side and the proposed outdoor recreational uses on the east side. The Farmers Loop Road provides direct access to other OR zoned property with recreational uses such as the Fairbanks Gold Course.
   e. The FNSB zoning code also requires a conditional use permit for high impact land uses within the OR zone such as commercial outdoor recreation, outdoor shooting ranges, convention centers, organized trail facilities, stadiums etc. Any conditional uses in the OR zone require a public hearing with the FNSB Planning Commission and thereby, help protect health, safety and welfare of the surrounding property owners.
   f. This rezone request does not have the potential to significantly increase the current traffic and trip generation levels associated with the road and the Creamer's Field Refuge.

7. The rezone is not a spot zone or a reverse spot zone because:
   a. The rezone is consistent with the comprehensive plan. The OR zone would protect the predominant outdoor recreational uses in the rezone area, which would be more consistent with the Open Space/Natural Area land use designation. Additionally, the existing outdoor recreational uses within the Creamer's Field Refuge, along with the applicant's proposed snowmachine tour business, would help advance FNSB Regional Comprehensive Plan and FNSB Comprehensive Economic Development Strategy (CEDS) goals.
   b. The rezone benefits both property owners within the rezone area. The State wants to correct the zoning within a portion of the refuge which is inappropriately zoned RR. The applicant intends to apply for a conditional use to operate a snowmachine tour business from his 3.8-acre private property.
   c. The rezone of the 416-acre western portion of the Creamer's Field Refuge benefits all surrounding property owners because the OR zone would be more consistent with the existing recreational use of the refuge. The OR zone would protect the existing recreational uses within the Creamer's Field Refuge. The refuge would continue to be compatible with the nearby rural residential development by providing recreational opportunities.
   d. The rezone of the 3.8-acre private property may not benefit the surrounding property owners to the north and west though, because their properties are developed residentially and the snowmachine business might have certain incompatible land use impacts. The FNSB zoning code requires a conditional use permit for high impact land uses within the OR zone such as commercial outdoor recreation, convention centers, organized trail facilities, stadiums etc. In a conditional use public hearing, the surrounding property owners could express their concerns about the specific conditional use proposal. The FNSB Planning Commission is required to
make findings of fact regarding the protection of public health, safety and welfare to support their decision. The required conditional use process would protect the health, safety and welfare of these surrounding property owners.

e. The FNSB residents have developed a land use vision for the area through the comprehensive planning process which designated this area predominantly as Open Space/Natural Area. The implementation of the land use plan is a benefit to the community.

f. The case law provides guidance that parcels over 13 acres are almost always found not to be a spot zone. The 420-acre rezone area is significantly more than 13 acres and therefore, does not constitute a spot zone.

g. The area within the remainder RR zone boundary is estimated to be more than 1,000 acres. Therefore, this rezone does not constitute a reverse spot zone because this rezone does not single out parcels of RR zoned land totally different from that of the surrounding area.

Discussion on the Motion

Commissioner Sims stated he disagreed with some of what staff analyzed in the staff report with respect to it not being a commercial use and had a proximity issue; a potential commercial use too close to a well-established residential area and he also contended that a perimeter area lot zoned RR and then changed to OR is not consistent with the comprehensive plan by virtue of it being a potential commercial use located outside of the Urban Preferred Commercial area. Mr. Sims stated he understands why the applicant wants to move and stated he also had air quality concerns. Mr. Sims stated there is an alternative site that is usable and available, presently and expressed that he is on the fence on the decision. Mr. Sims stated it would be wise for the state to come forward for the rest of their refuge and zone it appropriately.

Commissioner Presler expressed her initial agreement with the rezone and has been back and forth throughout the evening for different reasons. Ms. Presler’s initial agreement was because of the large portion being Creamer’s Field which is the most appropriate zone for the refuge. Ms. Presler stated the discussion was not in regards to the conditional use, it was for the rezone and after hearing the concerns from the testimonies in opposition to the one personal property and was unsure of where she stood on the matter.

Commissioner Guinn stated the Creamer’s Field property should be rezoned to OR and mentioned the business being operated on the private property by the applicant will be discussed under a conditional use permit at a future date. Mr. Guinn stated if rezoned, any future CUP request will be with conditions and stated he felt the private property was not an ideal candidate for OR and stated he wanted to see it removed from the proposed rezone.

Commissioner Whitaker stated his support of the state rezoning their property but did not support Mr. Duncan’s request. Mr. Whitaker reiterated the testimonies stating they want to protect the character of the neighborhood.

Commissioner Sims asked legal if a rezone application fails at the Planning Commission would it still forward to the Assembly.

Mr. Jaffa stated the commission had a few options, one is to recommend approval, it is simply a recommendation that goes before the Assembly, or recommend disapproval or to recommend reclassification to a more appropriate zone which can include certain parcels but when doing that the commission will need to do an independent spot zone analysis if the commission
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intends to remove Farmers Loop frontage parcels from the rezone. Mr. Jaffa explained that the request would go before the Assembly as written along with the commission’s recommendation and the Assembly could go with the recommendation or they could go with the original request or they could determine a different zone as being more appropriate. Mr. Jaffa explained that if the commission chose to remove certain parcels there would need to be specific factual findings different from findings in the staff report that are written in support of the rezone.

ROLL CALL

Zero (0) in Favor:

Five (5) Opposed: Guinn, Whitaker, Presler, Sims, and O’Neall

MOTION FAILED

MOTION: To recommend disapproval of the rezone (RZ2019-001) of Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR), and adopt one (1) Finding of Fact in support of the recommendation of disapproval by Commissioner Sims, seconded by Commissioner Presler.

FINDING OF FACT

1. The proposed rezone of the Farmers Loop perimeter lots to Outdoor Recreational (OR) is not consistent with the FNSB Regional Comprehensive Plan designation of Perimeter Area.

Discussion on the Motion

Commissioner Guinn asked for clarification on the perimeter lots.

Chair O’Neall stated there are three.

Commissioner Whitaker clarified the process of the recommendation going forward to the Assembly.

ROLL CALL

Five (5) in Favor: Whitaker, Presler, Sims, Guinn, and O’Neall

Zero (0) Opposed:

MOTION PASSED

G. LEGISLATIVE HEARING

ORDINANCE NO. 2018-40: An Ordinance Amending FNSBC 18.108.040(A) To Allow Reconstruction Of A Nonconforming Building. Staff Contact: Christine Nelson

[Commissioner Muehling returned to the dais]
TWIN MOOSE, BLOCK: A, LOT: 03
Billings Henry S
PO BOX 51207
Fairbanks, AK 99708

SHUROS, BLOCK: 04, LOT: 11
Birkfeld Richard D Revocable Trust
PO BOX 82242
Fairbanks, AK 99708

SCENIC HEIGHTS, LOT: 08A
Blankenship Douglas L
Blankenship Vicki J
574 Grandview Ct
Fairbanks, AK 99709

LOUIS, LOT: 02
Bloemker David
1471 Ithaca Rd
Fairbanks, AK 99709

1N 1W, SEC: 29, TAXLOT: 17-1
Bodyfelt Cory and Dawnh
Family Trust
1616 Farmers Loop
Fairbanks, AK 99709

HUSKY GARDENS, LOT: UMB02
Bogacz Jozef R
Bogacz Irlanda Y
1500 Husky Way
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 02, LOT: 09
Boyle Scott R
Boyle Jamie J
1309 Overhill Dr
Fairbanks, AK 99709

LOUIS, LOT: 01
Br Holdings Llc
PO BOX 84001
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 03, LOT: 23
Bratthorn Wayne
Holtrust Stacy
725 Darrel Dr
Fairbanks, AK 99709

SCENIC HEIGHTS, LOT: 15
Brady Zachary
Brady Sheena
585 Hilltop Ave
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 02, LOT: 17
Brennen Georgiana
1314 Viewpointe Dr
Fairbanks, AK 99709

HUSKY GARDENS, LOT: UMB04
Brickley Richard D
Brickley Hao T
PO BOX 74525
Fairbanks, AK 99707

UNIVERSITY HEIG7, BLOCK: 08, LOT: 03
Brickley Richard
Brickley Hao
PO BOX 74525
Fairbanks, AK 99707

VIEWPOINTE, BLOCK: 02, LOT: 11
Brown David R
Baloh Brown Karen
1330 Crestline Dr
Fairbanks, AK 99712

SCENIC HEIGHTS, LOT: 02A
Brown Leonard J
Brown Frances J
1612 Scenic Loop
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 13
Burbank Winston S
Burbank Glenda J G
PO BOX 71109
Fairbanks, AK 99707

VIEWPOINTE, BLOCK: 03, LOT: 12
Burbank Winston S
Burbank Glenda J
PO BOX 71109
Fairbanks, AK 99707

SHUROS, BLOCK: 05, LOT: 06A
Burggraf Karl M
PO BOX 80405
Fairbanks, AK 99708

FIREWEED HILL, LOT: 08
Burke Sean M
PO BOX 823
Tok, AK 99780

SHUROS, BLOCK: 04, LOT: 19B
Bush Richard H
PO BOX 72344
Fairbanks, AK 99707

1N 1W, SEC: 29, TAXLOT: 17-5
Callouh Dale
1570 Farmers Loop Rd
Fairbanks, AK 99709

SHUROS, BLOCK: 04, LOT: 18
Campbell Blaise J
503 14th Ave
Fairbanks, AK 99701

HUSKY GARDENS, LOT: 12
Cardoza Roger A
1470 Husky Way
Fairbanks, AK 99709

TWIN MOOSE, BLOCK: A, LOT: 10
Carlson Erik R
PO BOX 81677
Fairbanks, AK 99708

1N 1W, SEC: 29, TAXLOT: 2951
Cartier Charles D
1491 Farmers Loop Rd
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 01, LOT: 16
Caspersen Kyle R
Caspersen Tara M
1255 Viewpointe Dr
Fairbanks, AK 99709

UNIVERSITY HEIG6, BLOCK: 06, LOT: 14
Cerney James
Cerney Mary Ann
1420 Ithaca Rd
Fairbanks, AK 99709

HUSKY GARDENS, LOT: 24
Chanler Karen
1506 Farmers Loop Rd
Fairbanks, AK 99709

1N 1W, SEC: 21, TAXLOT: 2124
Chavez Libby
1211 Grenac Rd
Fairbanks, AK 99709

UNIVERSITY HEIG6, BLOCK: 06, LOT: 21
Chernich Family Trust
1453 Holy Cross Dr
Fairbanks, AK 99709
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<td>Ebel Mark, 1541 Scenic Loop, Fairbanks, AK 99709</td>
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<td>Espinosa Jesus S, PO BOX 82208, Fairbanks, AK 99708</td>
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<td>Falcetta Carol A, 651 Constitution Dr, Fairbanks, AK 99709</td>
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<td>Garcia Joshua, Garcia Kerri N, 1272 Overhill Dr, Fairbanks, AK 99709</td>
<td>Gar-route Stephanie Lynne, 716 E Logan St, Caldwell, ID 83605</td>
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<td>Gehrke Evan, Ste B Pmb 272, 607 Old Steese Hwy, Fairbanks, AK 99701</td>
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<td>Getz Marty, PO BOX 81673, Fairbanks, AK 99708</td>
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<td>Jayne Emily Ann</td>
<td>Jennings James E</td>
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<td>Earp Paula A</td>
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<td>Jennings Dixie L</td>
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<td>422 Nra Ln</td>
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| Viewpointe, Block: 02, Lot: 10  | 1N 1W, Sec: 29, Taxlot: 26W&   | Viewpointe, Block: 02, Lot: 16  |
|---------------------------------| Jennings James Jr               | Jewel Stephen Carl               |
|                                 | 416 Nra Ln                      | Jewel Shirley Kay                |
|                                 | Fairbanks, AK 99709             | 1308 Viewpointe Dr               |
|                                 |                                 | Fairbanks, AK 99709             |

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<td>Johnson Janet Revocable Trst</td>
<td>Johnson Shoma K</td>
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<td>Johnon Jan L</td>
<td>613 Eton Blvd</td>
<td>1522 Farmers Loop Rd</td>
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<td>Johnston Skippy W</td>
<td>Johnston-fisher Amanda</td>
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<td>Johnston Lynn A</td>
<td>Johnston Linda K</td>
<td>PO BOX 70068</td>
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<td>Kelly Alonzo H lli</td>
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<td>Kelly Maria G</td>
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<td>Kelly Nora L</td>
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<td>1158 Walker Way</td>
<td>Kamuela, HI 96743</td>
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<td>Kurpakus Karen</td>
<td>1199 Viewpointe Dr</td>
<td>Lajiness Kathryn E</td>
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<td>1278 Viewpointe Dr</td>
<td>Anchorage, AK 99518</td>
<td>PO BOX 60685</td>
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<td>Tuttle Siri G</td>
<td>1336 Kimiklinick St</td>
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<td>Fairbanks, AK 99709</td>
<td>PO BOX 750247</td>
<td>Anchorage, AK 99508</td>
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<td>Fairbanks, AK 99775</td>
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SCENIC HEIGHTS, LOT: 05
Longson Christopher
Longson Sara
553 Grandview Ct
Fairbanks, AK 99709

UNIVERSITY HEIG4, BLOCK: 06, LOT: 04
Lundeen Stephen K
Lundeen Pamela Wilson
PO BOX 82476
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 01, LOT: 10
Machida Richard A
Machida Kathryn B
1301 Viewpointe Dr
Fairbanks, AK 99709

1N 1W, SEC: 28, TAXLOT: 17-7
Maki Corp
PO BOX 94233
Fairbanks, AK 99708

1N 1W, SEC: 29, TAXLOT: 2908
Marlow Patrick E
Collins Richard L
PO BOX 83683
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 03, LOT: 18
Marschner Bernard W
Marschner Jamie J
PO BOX 74632
Fairbanks, AK 99707

VIEWPOINTE, BLOCK: 03, LOT: 24
Martellaro Brent J
Martellaro Keitha A
733 Darrell Dr
Fairbanks, AK 99709

SCENIC HEIGHTS, LOT: 09
Martines Sean J
552 Grandview Ct
Fairbanks, AK 99709

SCENIC HEIGHTS 1, LOT: 33
Martinson Norma E
1536 Scenic Loop
Fairbanks, AK 99709

UNIVERSITY HEIG8, BLOCK: 03, LOT: 15
Marvin Peter M and Rachel E
Revocable Living Trust
1416 Holy Cross Dr
Fairbanks, AK 99709

UNIVERSITY HEIG8, BLOCK: 03, LOT: 13
Mavencamp Michael J
Mavencamp Meredith R
1462 Holy Cross Dr
Fairbanks, AK 99709

1N 1W, SEC: 29, TAXLOT: 2821
Mcdermott Brian D
Cannon Jeanne F
PO BOX 80812
Fairbanks, AK 99708

FIREWEED HILL, LOT: 03
Mcgee Jim
Mcgee Karen
2383 Nugget Lp
Fairbanks, AK 99709

1N 1W, SEC: 29, TAXLOT: 2941
Mease J W Estate Of
Cio Mease Steven J
1001 Dolly Varden Ln
Fairbanks, AK 99709

CANDAMAR, LOT: 07
Mercer Paul E Jr
McDonald Patricia A
425 Fairbanks St
Fairbanks, AK 99709

UNIVERSITY HEIG8, BLOCK: 03, LOT: 03
Meritt Patricia A
Meritt Robert P
620 Eton Blvd
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 08
Meroney David
Meroney Peggy
1316 Overhill Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 02, LOT: 08
Mery James Q
Mery Rikke Laurelsten
1317 Overhill Dr
Fairbanks, AK 99709

GOLF COURSE HOME, LOT: 06
Mesina Virgilio Lee B
Mesina Jonie B
PO BOX 81621
Fairbanks, AK 99708

1N 1W, SEC: 28, TAXLOT: 2816
Michalski Joseph
Michalski Christine
1201 Farmers Loop Rd
Fairbanks, AK 99709

UNIVERSITY HEIG7, BLOCK: 08, LOT: 04
Miller Patrick Daniel
Miller Patricia Dalley
PO BOX 81458
Fairbanks, AK 99708

UNIVERSITY HEIG4, BLOCK: 06, LOT: 02
Mitman Oliver B
PO BOX 74897
Fairbanks, AK 99707

NORDIN, LOT: 04
Mongold James L
3926 W Woodridge Dr
Glendale, AZ 85308

HUSKY GARDENS, LOT: UMB01
Mowery Charles B
Mowery Margaret C
546 Wild Horse Ln
Fairbanks, AK 99709

VIEWPOINTE 1, BLOCK: 02, LOT: 21
Muelhing Eric R
Miller Susan D
PO BOX 84415
Fairbanks, AK 99708

1N 1W, SEC: 29, TAXLOT: 03
Muelhing Eric R
Nature Cabins A Llc
PO BOX 84415
Fairbanks, AK 99708

1N 1W, SEC: 29, TAXLOT: 09
Muelhing Eric R
PO BOX 84415
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 02, LOT: 21
Muelhing Eric
PO BOX 84415
Fairbanks, AK 99708

HUSKY GARDENS, LOT: 15A
Murrell Heather
454 Buillon Dr
Fairbanks, AK 99712

1N 1W, SEC: 29, TAXLOT: 07B
Muelhing Eric
PO BOX 84415
Fairbanks, AK 99708

SCENIC HEIGHTS 1, LOT: 22
Musser Wayne A
Musser Kendall R
1568 Scenic Loop
Fairbanks, AK 99709

277
1N 1W, SEC: 29, TAXLOT: 14
Nature Cabins A LLC
Muehling Eric R
PO BOX 84415
Fairbanks, AK 99708

1N 1W, SEC: 29, TAXLOT: 11
Nature Cabins A LLC
PO BOX 84415
Fairbanks, AK 99708

1N 1W, SEC: 29, TAXLOT: 15
Nature Cabins B LLC
PO BOX 84415
Fairbanks, AK 99708

SCHROEDER PROPER, LOT: D
Nature Cabins C LLC
PO BOX 84415
Fairbanks, AK 99708

W B HEWETT, LOT: 01
Nava Faith R
Goals Thomas E
1605 Farmers Loop Rd
Fairbanks, AK 99709

FAIRBANKS GOLF & COUNTRY CLUB, LOT: NENW
Nava Joe
469 Nira Ln
Fairbanks, AK 99709

HUSKY GARDENS, LOT: 05
Neldahl Katherine F
PO BOX 80364
Fairbanks, AK 99708

HUSKY GARDENS, LOT: UMB03
Neldahl Shira Katherine F
PO BOX 80364
Fairbanks, AK 99708

UNIVERSITY HEIGHTS, BLOCK: 06, LOT: 13
Nelson Leslie L
Nelson Timothy E
1436 Ithaca Rd
Fairbanks, AK 99709

1N 1W, SEC: 28, TAXLOT: 2823
Nickel Judy A
Feldmann Brian D
2011 Central Ave
Fairbanks, AK 99709

SCENIC HEIGHTS 1, LOT: 23
Nelson David
Nelson Amanda
1558 Scenic Loop
Fairbanks, AK 99709

HEWETT 2, LOT: 20B
Northern Shelter LLC
2476 Lawlor Rd
Fairbanks, AK 99709

FIREWEED HILL, LOT: 01
Norum Joshua D
Norum Jayme S
PO BOX 83413
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 03, LOT: 22
Obrien Kristin M
711 Darrell Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 01, LOT: 18
Olsen Garrick A
Olsen Lisa M
1235 Viewpointe Dr
Fairbanks, AK 99709

SCENIC HEIGHTS 1, LOT: 17A
Obrien Diane M
Wooller Matthew J
1557 Baylor Blvd
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 01, LOT: 01
Otto Antonius
1352 Shuros Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 01, LOT: 01
Owen Adam H
Owen Bonnie B W
1235 Viewpointe Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 25
Paison Jacqueline C
Paison Kenneth A
730 Darrell Dr
Fairbanks, AK 99709

STEPHEN KERNER, LOT: 1
Palmer Bruce V
Palmer Jamie L
PO BOX 1770
Big Timber, MT 59011

HUSKY GARDENS, LOT: 03A
Papp Kenneth
Papp Kristin
1524 Husky Way
Fairbanks, AK 99709

SHUROS, BLOCK: 04, LOT: 07
Pappas Nandas
Dimou John
540 Huse Rd
Manchester, NH 03103

HEWETT 2, LOT: 20A
Parker Meredith
Parker Joseph
PO BOX 80360
Fairbanks, AK 99706

SHUROS, BLOCK: 04, LOT: 16
Pauling Brianna Leigh
1338 Farmers Loop Apt 4
Fairbanks, AK 99709

1N 1W, SEC: 29, TAXLOT: 2822
Pearson Glenn M
3875 Geist Rd Ste E PMB 190
Fairbanks, AK 99709

CANDAMAR, LOT: 08
Pennrich Thomas A
3875 Geist Rd Ste 270
Fairbanks, AK 99709

UNIVERSITY HEIGHTS, BLOCK: 06, LOT: 18
Pendergrass Phyllis L
1407 Holy Cross Dr
Fairbanks, AK 99709
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VIEWPOINTE, BLOCK: 02, LOT: 01
Stanton Trust
1371 Overhill Dr
Fairbanks, AK 99709

SCENIC HEIGHTS, LOT: 14
Steeber Tobias
113 Ina St
Fairbanks, AK 99701

HUSKY GARDENS, LOT: 16A
Tanner William D
PO BOX 82582
Fairbanks, AK 99708

CANDEMAR, LOT: 10
Therrell Sue E
PO BOX 66772
Houston, TX 77266

VIEWPOINTE, BLOCK: 03, LOT: 14-A
Thompson Nichole
PO BOX 74651
Fairbanks, AK 99707

UNIVERSITY HEIG5, BLOCK: 03, LOT: 19
Thurston-hicks Elisabeth Ann
1443 Jollet Dr
Fairbanks, AK 99709

1N 1W, SEC: 33, TAXLOT: 3300
University of Alaska
C/o Univ Facuty & Land Mgmt
1815 Bragaw St Ste 101
Anchorage, AK 99508

1N 1W, SEC: 29, TAXLOT: 2919
Vournas George Trust Agreement
4370 NW Crescent Valley Dr
Corvallis, OR 97330

SCENIC HEIGHTS, LOT: 16
Wakefield Rodney V
562 Hilltop Ave
Fairbanks, AK 99709

SCENIC HEIGHTS, LOT: 02B
Stickel Timothy P
1614 Scenic Loop
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 09
Stringer Richard W
Stringer Beverly J
1308 Overhill Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 02, LOT: 12
Stupe Mark A
Stupe Joni W
1285 Overhill Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 01, LOT: 06
Taylor James R
Taylor Corlis Y
1338 Viewpointe Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 02, LOT: 07
Taylor Jonathon M
Taylor Deena K
712 Darrell Dr
Fairbanks, AK 99709

SCENIC HEIGHTS, LOT: 04
Tellep Gary J
Tellep Patricia P
PO BOX 61213
Fairbanks, AK 99706

VIEWPOINTE, BLOCK: 03, LOT: 13
Thomas Angela R
1581 Scenic Loop
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 27
Thomas Jonathon M
Thomas Deena K
712 Darrell Dr
Fairbanks, AK 99709

SHUROS, BLOCK: 04, LOT: UMB01
Twęgood Arthur S
Twęgood Vanessa L
1348 Farmers Loop Rd
Fairbanks, AK 99709

SHUROS, BLOCK: 04, LOT: 15E&
Twogood Linda Estate Of
2081 Van Horn Rd Spc 3
Fairbanks, AK 99701

1N 1W, SEC: 28, TAXLOT: 2804
Van Buren Jeanette L
L Paquette Cmfrt Hill Kennel
90 Comfort Hl
Vergennes, VT 05491

1N 1W, SEC: 09, LOT: 01
Waite Justin K
921 Eton Blvd
Fairbanks, AK 99709

SCENIC HEIGHTS, LOT: 18A
Vreeman Frederick L
1554 Scenic Loop
Fairbanks, AK 99709

LOUIS, LOT: 03
Weaver Randy L
Weaver Tamera Y
1449 Ilhaca Rd
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 11
Watson Adam T
Watson Bridget J
PO BOX 83441
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 01, LOT: 15
Wells Denner A
Wells Linda M
1261 Viewpointe Dr
Fairbanks, AK 99709

UNIVERSITY HEIGH, BLOCK: 02, LOT: 02
Wendler Gerd
Wendler Ruth
635 De Pauw Dr
Fairbanks, AK 99709

HERINO, LOT: 2
Webber Dennis J
Webber Deborah H
4611 Timber Wolf Trl
Colorado Spgs, CO 80920
HUSKY GARDENS, LOT: 08
Wenrick Everett
Wenrick Anne
1494 Husky Way
Fairbanks, AK 99709

FAIRBANKS GOLF & LOT: A
Wessel Henrik
PO BOX 701
Talkeetna, AK 99676

VIEWPOINTE, BLOCK: 02, LOT: 14
West Vivian G
1277 Overhill Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 05
Westlake Theodore
1340 Overhill Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 02, LOT: 03
Westphal Carl F
Westphal Martha M
PO BOX 115
Ester, AK 99726

FIREWEED HILL, LOT: 06
Whatley Janet Elizabeth
Whatley Terry Glenn
1212 Viewpointe Dr
Fairbanks, AK 99709

NORDIN, LOT: 01
Whiteside Gregory V
1249 Nordin Dr # C
Fairbanks, AK 99709

1N 1W, SEC: 29, TAXLOT: 2901
Wilde Damien R
1464 Farmers Loop Rd
Fairbanks, AK 99709

HUSKY GARDENS, LOT: 28B
Williams Patrick D
1520 Farmers Rd Loop
Fairbanks, AK 99709

CANDAMAR, LOT: 17
Wyman William J
Wyman Amanda M
1130 Walker Way
Fairbanks, AK 99709

SCENIC HEIGHTS 1, LOT: A2&
Yarie John A Trust
PO BOX 81266
Fairbanks, AK 99708

VIEWPOINTE, BLOCK: 01, LOT: 13
Yatsyla Peter B
Yatsyla Cheryl L
1275 Viewpointe Dr
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 03, LOT: 15-A
Young Ashly Y
Young Chad B
1274 Overhill Dr
Fairbanks, AK 99709

SCENIC HEIGHTS 1, LOT: 32
Zahare Andrew G
1528 Scenic Loop
Fairbanks, AK 99709

VIEWPOINTE, BLOCK: 01, LOT: 17
Zaverl Adam J
Zaverl Rebecca M
1245 Viewpointe Dr
Fairbanks, AK 99709

GOLF COURSE HOME, LOT: 05
Zito Family Trust
4925 Forecastle Dr
New Pt Rchy, FL 34652
REVISED FOR INTRODUCTION

FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018-40

AN ORDINANCE AMENDING FNSB TITLE 18 TO ALLOW RECONSTRUCTION OF A NONCONFORMING BUILDING AND ADDING A DEFINITION OF PERMANENT FOUNDATION

WHEREAS, Permanent foundations and the structures built on them both have significant value; and

WHEREAS, The useful life of a permanent foundation often is substantially longer than that of the structure built on it; and

WHEREAS, Permanent foundations cannot be easily or inexpensively moved or substantially altered; and

WHEREAS, A property owner may wish to rebuild a structure that was built on a permanent foundation if it was significantly damaged due to fire or natural disaster or simply in a state of decay due to old age and or deferred maintenance; and

WHEREAS, Current FNSB code has been interpreted to say that a property owner with grandfather rights on a structure with a permanent foundation cannot rebuild a structure on that permanent foundation without abandoning the grandfather rights associated with the structure; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
WHEREAS, A property owner with grandfather rights on a structure with a permanent foundation should be able to retain them should the structure built on the foundation be demolished and rebuilt in a timely fashion.

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

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

Section 2. FNSBC 18.04.010(B) Definitions, is hereby amended to add the following definition [the Clerk shall add or amend the definitions in alphabetical order]:

"Foundation, permanent" means a supporting substructure of a building permanently affixed to the ground such as a concrete or masonry foundation, thickened edge slab-on-grade, driven or drilled piles, spread footings, and continuous footing. This definition excludes skids or other non-permanent, moveable support substructures.

Section 3. FNSBC 18.108.040(A) Restrictions, is hereby amended as follows:

Except for agricultural buildings and livestock, and any other agricultural activities, any nonconforming building, use or lot which does not conform with the regulations of the zoning district in which it is located shall be subject to the following restrictions which shall be interpreted to the extent allowable by law in a manner that ensures that property owners are not deprived of reasonable use of their property:

A. Nonconforming Buildings.

1. A nonconforming building may be enlarged [OR], altered, or reconstructed on an existing permanent foundation as long as [THE ENLARGEMENT OR ALTERATION] this does not create a new nonconformity of this code, except that expansion is
permitted within the standards that were in place when the zone changed.

Reconstruction of the exterior of the building must be complete within a period of 36 months of the building being damaged or destroyed. The director of community planning, with the concurrence of the borough assembly, may extend this 36-month period to allow relief from emergencies or other extenuating circumstances which are outside the control of the landowner.

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

PASSED AND APPROVED THIS _____ DAY OF __________, 2018.

__________________________
Matt Cooper  
Presiding Officer

ATTEST:

APPROVED:

__________________________
April Trickey, CMC  
Borough Clerk

__________________________
Jill S. Dolan  
Borough Attorney

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward
Jim Williams, Chief of Staff

FROM: D. Christine Nelson, AICP
Community Planning Director

DATE: December 13, 2018

SUBJECT: ORDINANCE NO. 2018-40

RE: An Ordinance Amending FNSBC 18.108.040(A) To Allow Reconstruction Of A Nonconforming Building.

Ordinance 2018-40 sponsored by Assemblyman Lojewski, was referred to the Planning Commission on September 27, 2018 for review and recommendation. This ordinance proposes to amend Title 18 to allow reconstruction of a nonconforming building.

After analysis of the request, the Department of Community Planning recommended that the Planning Commission recommend approval of the proposed ordinance with two amendments to clarify language to assist in the interpretation and administration of this code provision.

On November 13, 2018, the Fairbanks North Star Borough Planning Commission held a public hearing regarding the ordinance and voted unanimously (5 in favor, 0 opposed) to recommend approval of the proposed ordinance to the Borough Assembly with the following two amendments:

Planning Commission Amendment 1: Add the following definition to FNSBC 18.04.010(B):

"Foundation permanent" means a supporting substructure of a building permanently affixed to the ground such as a concrete or masonry foundation, thickened edge slab-on-grade, driven or drilled piles, spread footings, and continuous footing. This definition excludes skids or other non-permanent moveable support substructure.

The Planning Commission recommended this amendment in order to clarify what constituted a permanent foundation.

Planning Commission Amendment 2: Amend FNSBC 18.108040(A)(1) to:

a. Add the phrase “of the exterior structure” after the word “Reconstruction” on Line 53; and
b. Replace the word “occur” with the words “be complete” on Line 53.
The Planning Commission recommended this amendment in order to clarify the parameters and timeline within which reconstruction must occur.

Attached is a packet with further details of the Planning Commission's recommendation.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018-40

AN ORDINANCE AMENDING FNSBC 18.108.040(A) TO ALLOW RECONSTRUCTION OF A NONCONFORMING BUILDING

WHEREAS, Permanent foundations and the structures built on them both have significant value; and

WHEREAS, The useful life of a permanent foundation often is substantially longer than that of the structure built on it; and

WHEREAS, Permanent foundations cannot be easily or inexpensively moved or substantially altered; and

WHEREAS, A property owner may wish to rebuild a structure that was built on a permanent foundation if it was significantly damaged due to fire or natural disaster or simply in a state of decay due to old age and or deferred maintenance; and

WHEREAS, Current FNSB code has been interpreted to say that a property owner with grandfather rights on a structure with a permanent foundation cannot rebuild a structure on that permanent foundation without abandoning the grandfather rights associated with the structure; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
WHEREAS, A property owner with grandfather rights on a structure with a permanent foundation should be able to retain them should the structure built on the foundation be demolished and rebuilt in a timely fashion.

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

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

Section 2. FNSBC 18.108.040(A) Restrictions, is hereby amended as follows:

Except for agricultural buildings and livestock, and any other agricultural activities, any nonconforming building, use or lot which does not conform with the regulations of the zoning district in which it is located shall be subject to the following restrictions which shall be interpreted to the extent allowable by law in a manner that ensures that property owners are not deprived of reasonable use of their property:

A. Nonconforming Buildings.

1. A nonconforming building may be enlarged [OR], altered, or reconstructed on an existing permanent foundation as long as [THE ENLARGEMENT OR ALTERATION] this does not create a new nonconformity of this code, except that expansion is permitted within the standards that were in place when the zone changed. Reconstruction must occur within a period of 36 months of a building being damaged or destroyed. The director of community planning, with the concurrence of the borough assembly, may extend this 36-month period to allow relief from emergencies or other extenuating circumstances which are outside the control of the landowner.
PASSED AND APPROVED THIS _____ DAY OF ________, 2018.

______________________________
Kathryn Dodge
Presiding Officer

______________________________
APPROVED:
Jill S. Dolan
Borough Attorney

______________________________
ATTEST:
April Trickey, CMC
Borough Clerk
MEMORANDUM

TO: Fairbanks North Star Borough Planning Commission
FROM: D. Christine Nelson, Director
      Department of Community Planning
DATE: November 9, 2018
SUBJECT: ORDINANCE NO. 2018-40: An Ordinance Amending FNSBC 18.108.040(A) To Allow
         Reconstruction Of A Nonconforming Building.

Purpose and Intent

The attached ordinance was referred by the FNSB Assembly. The intention of this amendment to the
FNSB zoning code is to expand the options for how a nonconforming building can be changed,
specifically to allow a nonconforming building to be reconstructed if an existing permanent foundation
still remains.

Background

The general purpose and intent of having a nonconforming section in a zoning code is to eliminate
nonconformities over time. Some communities are more concerned about reducing nonconformities
than other communities, which is generally reflected in their code with more stringent regulations.
These regulations typically include restrictions on what changes are allowed to be made to
nonconforming uses or structures, shorter timelines for bringing a property into compliance when
discontinued, and prohibitions against replacement or reconstruction except under very limited
circumstances. Many communities only allow reconstruction or replacement if damaged or destroyed
by fire, natural disaster, or other ‘act of god’; and only to a specific limit such as “no more than 50% of
the value of the structure”. Some communities also amortize certain types of nonconformities, such
as signs, over a set period of time to further accelerate achieving the community vision.

The history of zoning in the borough involves repeated rezones in some areas that resulted in yard
setbacks changing significantly and frequently. These repetitive rezone actions with such a wide
variety of different setback standards occurred so often that property owners likely did not know what
their setbacks requirements were over time and many structures became nonconforming more than
once, at various times.

In the last several years, the Community Planning Department has received a number of grandfather
rights applications that the property owner wishes to replace or reconstruct a structure, or complete
construction of a partial building. The zoning code does not currently address these situations and
therefore, in most cases, grandfather rights had to be denied. This proposed ordinance would give
property owners more flexibility with improvement and redevelopment of their property. However, the
proposed ordinance does not address and enable reconstruction of all potential structures because of
the Title 18 definition of “structure” which refers to the definition of “building”. Nonconforming
structures, such as telecommunications towers, retaining walls, bleachers, and other structures that do not "support, shelter, or enclosure of persons, animals, chattel or property of any kind" do not appear to be eligible for reconstruction under the proposed ordinance.

**Proposed Ordinance**

Ordinance No. 2018-40 is proposing to add the phrase "reconstructed on an existing permanent foundation" to Section 18.108.040(A)(1) Nonconforming Buildings (lines 49-50).

Lines 53-56 states the time period within which the reconstruction is required to occur.

**Consistency with the FNSB Regional Comprehensive Plan**

Land Use Goal 1 of the FNSB Regional Comprehensive Plan is to “recognize that the foremost aspect of land use involving private property is the retention and maintenance of private property rights”, and Strategy 2 is to “work for community end goals with a minimum impact and disruption of individual private property rights.”

This goal and strategy recognizes private property rights of all property owners but does not prioritize the property rights of one owner over another. Strategy 2 addresses community end goals with minimal impacts on private property rights. Reducing and eliminating nonconformities is a community end goal implemented by putting restrictions on the continuance of nonconformities in Title 18. Allowing for the reconstruction of nonconforming buildings is a community decision on how to balance the individual private property rights of adjacent land owners as well as the community vision of how the community should look and function.

Land Use Goal 4 is “To enhance development opportunities while minimizing land use conflicts” with Strategy 10 to “Attract and support development that is compatible with and enhances existing land use.” Action B directs to “Develop a pattern of compatible land uses and either separate, transition or buffer incompatible land uses”

This goal and strategy emphasizes the need to attract and enable development opportunities while avoiding land use conflicts. Reducing and eliminating nonconformities is one method of minimizing land use conflicts. Strategy 10 and Action B focus on compatibility of existing and future land uses. Achieving compatible land uses is a community goal that can be impacted by the restrictions placed on nonconformities and the limitations on the continuance of nonconformities in Title 18. Allowing for the reconstruction of nonconforming buildings is a community decision on how to balance land use compatibility and the community vision.

The proposed ordinance appears to be consistent with the FNSB Regional Comprehensive Plan.

**Analysis**

FNSB Community Planning supports the purpose and intent of Ordinance No. 2018-40 to clarify when a nonconforming building may be replaced or reconstructed and within what time period.
The ordinance appears not to make a distinction between whether the damage or destruction occurs as the result of circumstances outside of the property owner’s control such as fire or natural disaster or as the result of a deliberate choice of the property owner to demolish or replace a building. The Planning Commission should consider whether the same requirements should apply to these very different circumstances. The Planning Commission should also consider the issue of community vision and intent as it applies to non-conforming buildings. Does the community want all nonconforming buildings to continue indefinitely or do they want to limit the circumstances and timelines in which nonconforming buildings may continue; and whether that includes unrestricted reconstruction and replacement of nonconforming buildings.

In addition, Community Planning has several concerns about the interpretation and administration of language in the proposed ordinance. More clarification may be needed in order to better administer the nonconforming building requirements. Those concerns are (1) a lack of a definition of “permanent foundation” and (2) whether reconstruction must be completed or merely begun within the proposed three year deadline for reconstruction.

Community Planning is proposing two amendments to further clarify the concept of and parameters of “reconstruction” of a non-conforming building.

These concerns and proposed amendments are as follows:

**DEFINITION OF “PERMANENT FOUNDATION”**

In the past, structures in the Fairbanks North Star Borough have been constructed with “post and pier” foundations, on skids, and other types of foundations that may not be considered to be permanent. To minimize interpretation issues with the public, Community Planning recommends that a definition of a permanent foundation be adopted as part of this ordinance.

**Amendment #1:**

Amend FNSBC 18.04.010 (B) to add:

“Foundation, permanent” means a closed perimeter, supporting substructure of a building permanently affixed to the ground such as a full, poured concrete or masonry foundation. This definition excludes post and pier foundations, slab foundations, skids, and other non-permanent or movable support substructure.

**TIME LINE FOR RECONSTRUCTION**

The draft ordinance currently is unclear and appears to be open ended on how long reconstruction would be allowed to continue. While it may not be frequent, there are situations where construction can stretch out for years. That timeline should be finite, particularly for the reconstruction of nonconforming buildings. Community Planning recommends clarifying the timeline when construction must be completed, rather than merely “occur”, and also to limit the length of potential time extension.

**Amendment #2:** (Recommended changes by Community Planning are shown in red)

Amend FNSBC 18.108.040(A)(1) to state:
A. Nonconforming Buildings

1. A nonconforming building may be enlarged [OR], altered, reconstructed on an existing permanent foundation as long as [THE ENLARGEMENT OR ALTERATION] this does not create a new nonconformity of this code, except that expansion is permitted within the standards that were in place when the zone changed. Reconstruction must be completed [OCCUR] within a period of 36 months of a building being damaged or destroyed. The director of community planning, with the concurrence of the borough assembly, may extend this 36-month period, not to exceed a period of two additional years, to allow relief from emergencies or other extenuating circumstances which are outside of the control of the land owner.

Recommendation

The Community Planning Department recommends that the FNSB Planning Commission recommend that the FNSB Assembly adopt Ordinance No. 2018-40 with two amendments.

Attachments
Attachment A: FNSB Ordinance No. 2018-40
FAIRBANKS NORTH STAR BOROUGH PLANNING COMMISSION

MINUTES
November 13, 2018

A regular meeting of the Fairbanks North Star Borough Planning Commission was held in the Mona Lisa Drexler Assembly Chambers, Juanita Helms Administration Center, 907 Terminal Street, Fairbanks, Alaska. The meeting was called to order at 6:21 p.m. by Mindy O’Neall, Chairman.

MEMBERS PRESENT: Wendy Presler
                      Doug Sims
                      David Brandt
                      Chris Guinn
                      Charles Whitaker
                      Eric Muehling

MEMBERS EXCUSED: Mike Stepovich
                    Patricia Thayer
                    John Perreault

MEMBERS ABSENT: Robert Peterson

OTHERS PRESENT: Christine Nelson, Director of Community Planning
                Manish Singh, Planner III
                Ben Jaffa, Asst. Borough Attorney
                Michelle Gutierrez, Administrative Assistant III

A. ROLL CALL

B. MESSAGES

1. Chairperson’s Comments

Chair O’Neall stated she will need to be excused from the meeting at 10pm to catch a flight.

2. Commissioner’s Comments

3. Communications to the Planning Commission

4. Citizen’s Comments – limited to three (3) minutes

a. Agenda items not scheduled for public hearing

b. Items other than those appearing on the agenda

5. Disclosure & Statement of Conflict of Interest

Chair O’Neall determined Commissioner Muehling will be excused from RZ2019-001.

C. * APPROVAL OF AGENDA AND CONSENT AGENDA

Approval of Consent Agenda passes all routine items indicated by asterisk (*) on agenda. Consent Agenda items are not considered separately unless any Planning Commission member or citizen so requests. In the event of such request, the item is returned to the general agenda.
intends to remove Farmers Loop frontage parcels from the rezone. Mr. Jaffa explained that the request would go before the Assembly as written along with the commission’s recommendation and the Assembly could go with the recommendation or they could go with the original request or they could determine a different zone as being more appropriate. Mr. Jaffa explained that if the commission chose to remove certain parcels there would need to be specific factual findings different from findings in the staff report that are written in support of the rezone.

ROLL CALL

Zero (0) in Favor:

Five (5) Opposed:  Guinn, Whitaker, Presler, Sims, and O’Neill

MOTION FAILED

MOTION:  To recommend disapproval of the rezone (RZ2019-001) of Shuros Subdivision – Block 2, Schroeder Property Waiver – Tract B and Tract C, Section 28 T1N R1W F.M. – TL-2805, Section 29 T1N R1W F.M. – TL-2914 and GL-16 from Rural Residential (RR) to Outdoor Recreational (OR), and adopt one (1) Finding of Fact in support of the recommendation of disapproval by Commissioner Sims, seconded by Commissioner Presler.

FINDING OF FACT

1. The proposed rezone of the Farmers Loop perimeter lots to Outdoor Recreational (OR) is not consistent with the FNSB Regional Comprehensive Plan designation of Perimeter Area.

Discussion on the Motion

Commissioner Guinn asked for clarification on the perimeter lots.

Chair O’Neill stated there are three.

Commissioner Whitaker clarified the process of the recommendation going forward to the Assembly.

ROLL CALL

Five (5) in Favor:  Whitaker, Presler, Sims, Guinn, and O’Neill

Zero (0) Opposed:

MOTION PASSED

G. LEGISLATIVE HEARING

ORDINANCE NO. 2018-40: An Ordinance Amending FNSBC 18.108.040(A) To Allow Reconstruction Of A Nonconforming Building. Staff Contact: Christine Nelson

[Commissioner Muehling returned to the dais]
Ms. Nelson provided her staff report on behalf of the Borough’s Planning Department in support of the purpose and intent of the Ordinance. She expressed some concerns about the lack of a definition for a permanent foundation and recommended several amendments to clarify administration of this code section.

Questions by Commissioners

Commissioner Muehling asked where it was appropriate to start listing all types of foundations that would not be considered permanent and can a list be complete.

Ms. Nelson stated it gives better direction about those ends of the spectrum of what is and is not a permanent foundation, and it narrows the gray area that has to be interpreted by the public. Since the FNSB doesn’t have building codes, we can’t refer to any foundation that meets IBC residential codes. The list will further clarify what a permanent foundation is.

Commissioner Sims asked what the difference is between a full poured concrete or masonry foundation and a slab foundation; excluding slab confused him.

Ms. Nelson said closed perimeter; the difference is that there actually is a perimeter versus a slab that is flat. Ms. Nelson also stated this contrasts with a post and pier foundation. You would have to have a continuous edge, you don’t have to have a complete poured foundation that covers all the dirt but you would have to have a perimeter and a slab doesn’t have a perimeter, it goes from edge to edge but there is no enclosure.

Commissioner Presler stated a slab does have a thickened edge if it is a foundation.

Ms. Nelson explained that a number of foundation definitions were reviewed which many referred to building codes and asked for clarity and direction from the commission.

Commissioner Sims asked if the builders association was spoken to.

Chair O’Neall asked for clarification that it was brought to the attention by a couple of Assembly members.

Ms. Nelson stated the ordinance as it currently is written was and the amendments came from the Department of Community Planning because they don’t know what they meant by an existing permanent foundation.

Ms. Nelson further discussed the amendment put forth by the Department of Community Planning.

Commissioner Muehling asked what happens if the building is not completed in the timeline.

Ms. Nelson stated it would be a code violation and if the commission doesn’t want to put a timeline on an extension then they would have to come back and explain to the Assembly why they can’t get it done in 3 years and the Community Planning Director along with the Assembly have the option of giving them no extension up to an indefinite amount of time and stated that 5 years is a long time to work on a building even if constructed out of pocket. Ms. Nelson stated the general purpose of having nonconforming language in the code is to eventually comply with the community vision of what they want to see in the future.
Commissioner Muehling stated the nonconforming timeline is liberal and reasonable.

Discussion ensued between Commissioner Muehling and Ms. Nelson in regards to potentially adding a definition to another section of code because the ordinance title is very limited to referencing about one section of the code.

[Chair O’Neall recused herself and left the dais]

[Commissioner Muehling proceeded as acting chair]

Public Testimony Opened

None

Public Testimony Closed

MOTION: To recommend that the FNSB Assembly approve Ordinance No. 2018-40 with two (2) amendments by Commissioner Presler, seconded by Commissioner Sims.

MOTION TO AMEND: To amend amendment #1 to read “Foundation permanent” means a supporting substructure of a building permanently affixed to the ground such as a concrete or masonry foundation, thickened edge slab-on-grade, driven or drilled piles, spread footings, and continuous footing. This definition excludes skids or other non-permanent moveable support substructure by Commissioner Presler, seconded by Commissioner Sims.

Discussion on the Motion

Chair Muehling asked if any of those definitions in the code.

Ms. Nelson stated there are no definitions of these foundation types in Title 18 but they are generally well understood terms in the construction industry and will give the Department of Community Planning considerable direction on what is and what is not considered a permanent foundation.

Commissioner Whitaker asked if a geodesic foundation would be considered spread footing.

Commissioner Presler said yes and explained what spread footings are.

ROLL CALL

Five (5) in Favor: Presler, Sims, Guinn, Whitaker, and Muehling

Zero (0) Opposed:

MOTION TO AMEND PASSED

Discussion on the Motion
Chair Muehling stated 3 years is a liberal time to build a foundation or to rebuild on top of an existing foundation.

Commissioner Guinn agreed.

Discussion ensued in regards to exterior shell.

**MOTION TO AMEND:** To amend line 53 of the ordinance to add "of the exterior structure" after the word "reconstruction" by Commissioner Muehling, seconded by Commissioner Sims.

Discussion on the Motion

Chair Muehling stated it better explains what is meant by reconstruction.

**ROLL CALL**

Four (4) in Favor: Sims, Guinn, Whitaker, and Muehling

One (1) Opposed: Presler

**MOTION TO AMEND PASSED**

Discussion ensued in regards to the word "occur" not being clearly understood.

**MOTION TO AMEND:** To amend line 53 of the ordinance to replace the word "occur" with the words "be complete" by Chair Muehling, seconded by Commissioner Guinn.

**ROLL CALL**

Five (5) in Favor: Guinn, Whitaker, Presler, Sims and Muehling

Zero (0) Opposed:

**MOTION TO AMEND PASSED**

Discussion ensued in regards to the extension period not necessarily needing to be defined which will allow flexibility in an unusual situation.

**MOTION AS AMENDED:** To recommend that the FNSB Assembly approve Ordinance No. 2018-40 with three (3) amendments by Commissioner Presler, seconded by Commissioner Sims.

**ROLL CALL**

Five (5) in Favor: Presler, Sims, Guinn, Whitaker, and Muehling

Zero (0) Opposed:

**MOTION AS AMENDED PASSED**

H. EXCUSE FUTURE ABSENCES
I. COMMISSIONER’S COMMENTS

1. FMATS

Chair Muehling relayed information regarding ongoing projects at FMATS.

2. Other

Commissioner Guinn stated the RR/RE Subcommittee plans to have a work session at the January 8, 2019 Planning Commission meeting.

J. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:21 p.m.
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce J Ward, Mayor
Ivar Halvarson, Director, Assessing

FROM: Sandra Mota, Land Manager

DATE: December 13, 2018
ORDINANCE NO. 2018-47
SUBJECT: AN ORDINANCE AUTHORIZING THE DIRECT SALE OF A PORTION OF SECTION 31, T.2N., R.1W., F.M., TO AN ADJOINING LAND OWNER (NORTH OF WOODBINE DR)

The attached ordinance requests authorization for the direct sale of a portion of Borough owned land to the sole adjoining landowner. The proposed 40 acre sale parcel is located north of Woodbine Dr. Having requested the sale as a means of increasing net profit of a significant investment made to date through subdivision of the adjoining property, Mr. Eugene West foresees incorporating the borough property in his subdivision plan, should the sale be approved.

FNSBC 20.20.090(A) allows the sale of borough land directly to those holding a land interest in borough land or land adjoining borough land. Mr. Eugene West holds a land interest in land adjoining borough land.

The sale price reflects the appraised fair market value (FMV) with an added ten percent of FMV as required by FNSBC 20.20.090(A). The sale would be contingent on surveying and platting of the property as required by FNSBC Title 17, by the buyer and at its sole expense, to establish an acceptable legal description for purposes of conveyance.

As required by FNSBC 20.20.020(A), Land Management has reviewed records for the property and there are no existing mining claims or other third-party interests known to Land Management within the proposed sale property which Land Management believes impact or are impacted by the proposed sale.

We support the ordinance and urge its adoption. Thank you.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018 - 47

AN ORDINANCE AUTHORIZING THE DIRECT SALE OF A PORTION OF SECTION 31,
T.2N., R.1W., F.M., TO AN ADJOINING LAND OWNER (NORTH OF WOODBINE DR)

WHEREAS, The Fairbanks North Star Borough is the owner of certain real
property known as the Southeast Quarter of the Southwest Quarter of Section 31,
T.2N., R.1W., F.M. as shown on Exhibit Map “A” attached hereto; and

WHEREAS, FNSBC 20.20.090 states that the Assembly may, by ordinance,
authorize the Mayor to sell Borough land directly to an owner of land adjoining Borough
land; and

WHEREAS, Mr. Eugene West owns land adjoining the intended sale parcel,
more specifically described as a portion of GL-3, Section 6, T.1N, R1W., F.M. as
evidenced by Warranty Deed executed on December 31, 1994, recorded in Book 892
Page 948 of the Fairbanks Recording District; and

WHEREAS, Said adjoining property owned by Mr. Eugene West was
approved for subdivision by the Fairbanks North Star Borough Platting Board on
September 21, 2016 as Preliminary Plat No. SD023-19, Far Westridge Estates
Subdivision; and

WHEREAS, Mr. Eugene West, being the sole adjoining landowner, wishes
to purchase from the borough the 40 acre parcel herein identified as the Southeast
Quarter of the Southwest Quarter of Section 31, T.2N., R.1W., F.M. as shown on
Exhibit Map “A” attached hereto; and

By: Bryce J. Ward, Mayor
Introduced: December 13, 2018

Fairbanks North Star Borough, Alaska

ORDINANCE NO. 2018 - 47
Page 1 of 3
WHEREAS, There is no foreseeable public use for the intended sale parcel; and

WHEREAS, Land Management has reviewed records for the property and there are no existing mining claims or other third-party interests known to Land Management within the proposed sale property which Land Management believes impact or are impacted by the proposed sale.

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. **Authorization.** The parcel proposed for sale meets the conditions of FNSBC 20.20.090 for a direct sale to the adjoining landowner. The Borough Mayor is authorized to take all actions and execute all documents necessary to convey the Borough’s interest in the Southeast Quarter of the Southwest Quarter of Section 31, T.2N., R.1W., F.M., to Mr. Eugene West. The parcel shall be conveyed by Deed at ten percent above fair market value. The Borough may offer financing terms requiring ten (10) percent of the sale price as down payment, and a 10 year deed of trust guarantee to the Borough as Beneficiary with interest set at 4.25 percentage points above the then Federal Discount Rate.

Section 3. **Condition to the Sale.** Conveyance is subject to surveying and platting of the sale parcel at the buyer’s sole expense.

Section 4. **Effective Date.** This ordinance shall be effective at 5:00 p.m. on the first Borough business day following its adoption.
PASSED AND APPROVED THIS _____ DAY OF __________, 2018.

Matt Cooper
Presiding Officer

ATTEST:
April Trickey, CMC
Borough Clerk

APPROVED:
Jill S. Dolan
Borough Attorney
AN ORDINANCE AUTHORIZING THE DIRECT SALE OF A PORTION OF SECTION 31, T.2N., R.1W., F.M., TO AN ADJOINING LAND OWNER (NORTH OF WOODBINE DR)
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018 - 46

AN ORDINANCE AMENDING FNSBC 7.12.020 REGARDING BUDGET SUBMISSIONS

WHEREAS, The Fairbanks North Star Borough (FNSB) has a multi-
hundreds of millions of dollars deferred maintenance backlog; and

WHEREAS, Previous FNSB Assemblies have not adequately saved money
for facility maintenance; and

WHEREAS, Facilities Maintenance Reserve (FMR) funds are intended to be
available for maintaining borough facilities; and

WHEREAS, The FNSB has $733,211,718 of property insurance for its
buildings in FY18-19 including those used by the School District but excluding those
used by the fire service areas. This number represents an estimate by industry experts
of the replacement value of the insured facilities; and

WHEREAS, It is commonly accepted that facilities require 2-4% of their
replacement value be spent on maintenance annually on average over time in order to
remain current on maintenance; and

WHEREAS, Suddenly budgeting the recommended 2-4% or $14,664,234
to $29,328,468 from current levels would cause a disruptive shock to existing borough
services; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
WHEREAS, The FY18-19 approved budget included a $7,461,635 contribution to the Facilities Maintenance Reserve account; and

WHEREAS, The FY18-19 approved budget calls for $108,547,751 of local revenue from the areawide sources of property tax, alcohol tax, bed tax, and marijuana tax, not including delinquent taxes, penalties or interest, which means for FY18-19 a total of 6.8741% of areawide tax revenue was designated to the FMR or 1.0177% of the insured replacement value of property; and

WHEREAS, The FNSB can reasonably budget in the next fiscal year 1% of the replacement value of its property or $7,332,117 or as a percent of FY18-19 expected areawide tax revenues 6.7547% and increase that over time to the recommended levels; and

WHEREAS, Budgeting a defined percentage of expected areawide tax revenues to the FMR is a clean, simple, and low risk way of setting money aside for maintaining borough facilities by defining future proposed contributions in the Mayor’s budget as a portion of a stable and predictable revenue source; and

WHEREAS, The Mayor writes and proposes the first draft in the annual budgeting process.

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. Subsection C of FNSBC 7.12.020, Budget submission, is hereby amended as follows:

C. The borough mayor shall deliver to the assembly, on or before the first Thursday following April 1st of each year, the total proposed comprehensive budget of the borough, the recommended allocation of funds to each proposed expenditure category within the proposed budget, and appropriation ordinances in the form provided for in FNSBC 7.12.100(A). Included in this submission shall be:

1. The board of education’s budget as submitted to the mayor;

2. The assembly’s proposed budget as submitted to the mayor by the borough clerk;

3. The budgets of the various departments of the borough executive branch;

4. Each department identified and grouped according to whether it is a direct public service department, a support service department or a governance department, as provided in FNSBC 2.08.030 together with a subtotal for these three groupings;

5. The proposed capital improvement budget, including amounts proposed to be contributed to the facilities maintenance reserve fund as required by this section;

6. The proposed borough service area budgets accompanied by an estimate of unencumbered funds by service area;

7. The proposed budgets of each fund authorized by the borough, including special and enterprise funds;

8. The mayor’s recommendations on all the budgets;

9. A schedule of all revenues and grants expected to be received during the fiscal year;

10. A proposed appropriation ordinance implementing the mayor’s recommendations on the total budget;

11. The amount of local taxes required to fund the budget and the tax levies required by the area to generate the required taxes;
12. A proposed resolution implementing the mayor's recommendation for local
support to the board of education;

13. A proposed resolution implementing the mayor's recommendations for
local tax levies.

Section 3. A new subsection is hereby added to FNSBC 7.12.020 as
follows:

D. The borough mayor's total proposed comprehensive budget delivered to the
assembly must include a contribution to the facilities maintenance reserve fund of at
least 6.7547 percent of the estimate of areawide tax revenue included in that budget,
excluding penalties and interest and prior year's delinquent taxes. The proposed
contribution shall increase at a rate of 0.67547 percent per year until it reaches 13.5095
percent of the estimate of areawide tax revenues. If the general fund is below 50% of
its target reserve, the requirements of this subsection shall not apply in that fiscal year.

Section 4. Effective date. This ordinance shall be effective at 5:00 p.m.
of the first Borough business day following its adoption.

PASSED AND APPROVED THIS ____ DAY OF __________, 2018.

Matt Cooper
Presiding Officer

ATTEST:

APPROVED:

April Trickey, CMC
Borough Clerk

Jill S. Dolan
Borough Attorney

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018-20-10

AN ORDINANCE AMENDING THE FY 2018-19 BUDGET BY APPROPRIATING $2,329,787.62 FROM THE GENERAL FUND FUND BALANCE TO THE FACILITIES MAINTENANCE RESERVE FUND

WHEREAS, The Fairbanks North Star Borough has been in litigation with Corvias Air Force Living, LLC, the private housing contractor on Eielson Air Force Base, since 2014; and

WHEREAS, On Friday, October 26, 2018, the Fairbanks North Star Borough received a $2,583,253.25 payment in satisfaction of the judgment for Corvias Air Force Living LLC’s 2014 property taxes; and

WHEREAS, Of this amount, $2,329,787.62 was deposited into the General Fund; and

WHEREAS, Previous Fairbanks North Star Borough assemblies have not adequately saved money for facility maintenance; and

WHEREAS, The Fairbanks North Star Borough has a multi-hundreds of millions of dollars deferred maintenance backlog; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
WHEREAS, The Fairbanks North Star Borough Assembly has a Facilities Maintenance Reserve (FMR) Fund with $7,638,070.23 of unencumbered funds; and

WHEREAS, If the deferred maintenance problem is not addressed and continues to worsen it is only a matter of time before FNSB buildings, including those used by the school district, one by one become a safety risk to their occupants, and in the worst cases buildings will need to be condemned and eventually demolished, becoming an even greater financial burden to the FNSB; and

WHEREAS, FMR funds are intended to be used for major facilities maintenance, repair, and upgrade costs.

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

PASSED AND APPROVED THIS _____ DAY OF __________, 2018.

__________________________
Matt Cooper
Presiding Officer

ATTEST:

__________________________
April Trickey, CMC
Borough Clerk

APPROVED:

__________________________
Jill S. Dolan
Borough Attorney
FAIRBANKS NORTH STAR BOROUGH
FISCAL NOTE

I. Request

Ordinance No: 2018-20 - 10 Date Introduced: December 13, 2018

Abbreviated Title: Appropriating $2,329,787.62 from the General Fund Fund Balance to the Facilities Maintenance Reserve

II. Financial Detail

Department/Division Affected: Various

<table>
<thead>
<tr>
<th>EXPENDITURE</th>
<th>General Fund</th>
<th>Facilities Maintenance Reserve</th>
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<td></td>
<td>FY 18/19</td>
<td>FY 18/19</td>
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<td>Commodities</td>
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<td>Contractual Services</td>
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<tr>
<td>Contribution to Fund Balance</td>
<td></td>
<td>2,329,787.62</td>
</tr>
<tr>
<td>Contribution to Facilities Maintenance Reserve</td>
<td>2,329,787.62</td>
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</tr>
<tr>
<td>Total</td>
<td>2,329,787.62</td>
<td>2,329,787.62</td>
</tr>
</tbody>
</table>

SOURCE OF FUNDING

| Contribution from Fund Balance | 2,329,787.62 |
| Contribution From General Fund | 2,329,787.62 |
| Contribution From Capital Projects Fund | 2,329,787.62 |
| Total                          | 2,329,787.62 |

Specify Funding Sources: General Fund fund balance

OTHER FUNDING (PREVIOUSLY APPROPRIATED)

III. Project Purpose:

To appropriate funds to the Facilities Maintenance Reserve

IV. Analysis of Future Liabilities and Funding Sources:

None

V. Fund Certification: I certify that funding sources are available as detailed in II above.

Debra L. R. Brady
Chief Financial Officer

Date: 11/4/18
### Fairbanks North Star Borough Fiscal Impact Statement (FIS) (FNSBC 3.20.010 C.)

**Originator's Name:** Aaron Lojewski  
**Department:** Assembly

**To Be Introduced/Sponsored By:** Aaron Lojewski

**Abbreviated Ordinance Title:** $2,329,787.62 from the General Fund fund balance to the Facilities Maint. Reserve

**Department(s)/Division(s) Affected:** Various

**Proposed Introduction Date:** 12/13/2018  
**Ordinance No.:** 2018-20-10

**Does this ordinance authorize:**

1. a new or expansion of services which entails additional costs beyond that approved in the current adopted budget?  
   - [ ] Yes  
   - [x] 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  
   - [x] No

---

#### FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE

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

**Is backup attached?**  
- [ ] Yes  
- [x] No

**Contact Person's Name, for FIS questions:**  
**Extension:**

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

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

**Chief Financial Officer Signature:**  
**Date:** 11/14/18
MEMORANDUM

To: Fairbanks North Star Borough Assembly
Through: Bryce Ward, Borough Mayor
From: Michael Bork, Director, Parks and Recreation
Date: January 10, 2019
Subject: Resolution 2019 - 01

Department: Parks & Recreation
Submission Date: January 10, 2019
Funding Agency: Alaska Department of Transportation
Grant Amount or Range: Approximately $787,902 ($716,754 DOT / $71,148 FNSB)

Attached for your approval is a Resolution supporting a proposal to the State of Alaska Transportation Alternatives Program (ATAP). If awarded, project funds will be used to construct an eight-foot wide, asphalt, ADA accessible trail from the Chena Riverfront Path through Growden, Kiwanis and Ringstad Parks to Denali Elementary.

The Growden Area Accessibility Improvements Project will provide ADA access to multiple park facilities, connect the parks to existing sidewalks, and create a much-needed route between larger facilities like the Carlson Center, the Hatchery, Pioneer Park and surrounding neighborhoods. The new multi-use path increases the safety of park users by moving pedestrian and bicycle routes out of parking lots and onto a designated pathway.

The Parks and Recreation Department is actively pursuing funding sources to repair or replace several of the aging facilities within the Growden Area. Any future projects or renovations will require that access meet ADA standards. This project would provide that needed accessible infrastructure and would ultimately better serve users of all abilities.

Match Required: YES, 9.03% of project total. $71,148 Source: FNSB General Fund
I request your consideration, and urge your approval of this Resolution.

Attachments: Resolution
             Project Map
FAIRBANKS NORTH STAR BOROUGH

RESOLUTION NO. 2019–01

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN APPLICATION TO THE ALASKA TRANSPORTATION ALTERNATIVES PROGRAM FOR ACCESSIBILITY IMPROVEMENTS TO GROWDEN, KIWANIS, AND RINGSTAD PARKS

WHEREAS, The Alaska Department of Transportation and Public Facilities (AKDOT&PF) has issued a call for proposals under the Alaska Transportation Alternatives Program (ATAP) which provides for programs and projects defined as transportation alternatives; and

WHEREAS, The Fairbanks North Star Borough (Borough) is a qualified applicant for the ATAP program; and

WHEREAS, ATAP provides for construction of Americans with Disabilities Act (ADA) improvements and non-motorized transportation projects; and

WHEREAS, The proposed Growden Area Accessibility Improvements Project includes ADA accessible paths connecting Growden, Kiwanis, and Ringstad parks to the existing sidewalk system and nearby community facilities; and

WHEREAS, Pathways and ADA access within and between these parks and local attractions do not exist; and

WHEREAS, This proposal improves pedestrian safety and creates an east-west transportation corridor for park users, students, commuters, and visitors; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]

Fairbanks North Star Borough, Alaska

RESOLUTION NO. 2019–01
Page 1 of 3
WHEREAS, The Borough has received support for this project from the Fairbanks Metropolitan Area Transportation System (FMATS), AKDOT&PF, Denali Elementary School, Interior Baseball Leauge, Interior Girl’s Softball Association, Fairbanks Skatepark Coalition, Tanana Valley Watershed Association, and Pioneer Park; and

WHEREAS, This proposal meets several goals and objectives of the Borough Regional Comprehensive Plan, Borough Comprehensive Parks and Recreation Plan, FMATS Non-Motorized Transportation Plan, and the Chena Riverfront Plan; and

WHEREAS, ATAP requires a 9.03% local match of approximately $71,148 and a maintenance agreement with the AKDOT&PF; and

WHEREAS, the Borough has similar maintenance agreements with AKDOT&PF for projects conducted on Borough lands.

NOW THEREFORE BE IT RESOLVED that the Assembly of the Fairbanks North Star Borough hereby authorizes the Mayor to submit a proposal to the State of Alaska Department of Transportation, for an Alaska Transportation Alternatives Program project to construct an accessible pathway connecting Growden, Kiwanis, and Ringstad parks to the existing sidewalk system and nearby community facilities.

PASSED AND APPROVED THIS ___ DAY OF _____________, 2019.

________________________________________
Matt Cooper
Presiding Officer
ATTEST:

April Trickey, CMC
Borough Clerk

APPROVED:

Jill S. Dolan
Borough Attorney

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
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Alaska Transportation Alternatives Program (ATAP)

2019 Proposal - Growden Area Accessibility Improvements

rev. 12/17/2018  DRAFT
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FAIRBANKS NORTH STAR BOROUGH

RESOLUTION NO. 2019 – 02

A RESOLUTION REAFFIRMING THE ALASKA STATEHOOD ACT AND THE 90/10 PER CENTUM PROVISION REGARDING OIL AND GAS REVENUES PROVIDED FOR IN SECTION 28(A) OF SAID COMPACT

WHEREAS, The Alaska Statehood Act is a compact – a legally enforceable contract – between the citizens of Alaska and the United States; and

WHEREAS, The essential terms of Alaska Statehood Act cannot be unilaterally amended by either party to the compact (see *Beecher v. Wetherby*, 95 U.S. (5 Otto) 517, 523(1887)) as such grants are irrevocable and cannot be changed by a subsequent Congress; and

WHEREAS, Section 28(a) of the Alaska Statehood Act provides that ninety percent (90%) of certain net profits, bonuses, royalties and rental from resource development on Federal land in Alaska shall be deposited with the State of Alaska; and

WHEREAS, This provision was included in the Alaska Statehood Act specifically for the purpose of providing Alaska with a solid economic foundation; and

WHEREAS, Congress is now considering congressional budget bills that will unilaterally amend Alaska’s ninety percent share of such proceeds to fifty percent, in violation of the Alaska Statehood Act; and
WHEREAS, Alaska is contractually entitled to ninety percent of the certain
net profits, bonuses, royalties and rental from the development of resources on Federal
lands in Alaska, including but not limited to the lands designated in Section 1002 of the
Alaska National Interest Lands Conservation Act (ANILCA) within the coastal plain of the
North Slope, upon Congressional acceptance as a "new" state joining the Union of
States; and

WHEREAS, Any changes or amendments to the Alaska Statehood Act can
only be made upon the agreement of both the State of Alaska and the United States; and

WHEREAS, Congress cannot unilaterally enact legislation in conflict with
the Alaska Statehood Act provisions which would violate the United States and Alaska
State Constitutions.

NOW THEREFORE BE IT RESOLVED by the Fairbanks North Star Borough
Assembly that on behalf of the citizens of the Borough, the Assembly requests that
Alaska's Congressional Delegation, its Governor, and other elected State officials take
immediate action to uphold and affirm the ninety percent provision of Section 28(a) of
the Alaska Statehood Act, and that in the event any legislation be passed by Congress
to reduce Alaska's share of oil and gas revenues guaranteed to its citizens by the
Statehood Act that the State of Alaska require a referendum to the people of the State
before agreeing to change Section 28(a) of the Statehood Act.

NOW THEREFORE BE IT FURTHER RESOLVED that copies of this
Resolution be sent to United States Senators Lisa Murkowski and Dan Sullivan;
Congressman Don Young; the Honorable Mike Dunleavy, Governor of the State of
Alaska; Kevin Clarkson, the Attorney General for the State of Alaska; Corri A. Feige, the
Commissioner of the Alaska Department of Natural Resources; and, all members of the
Alaska State Legislature.
PASSED AND APPROVED THIS ___ DAY OF____________ 2019.

Matt Cooper
Presiding Officer

ATTEST:

April Trickey, CMC
Borough Clerk
RESOLUTION NO. 95-078

A RESOLUTION SUPPORTING THE ALASKA STATEHOOD ACT AND ITS 90-10 PROVISIONS REGARDING OIL ROYALTIES

WHEREAS, the United States Congress in the passage of the Alaska National Interest Lands Conservation Act (ANILCA) reserved the right to permit further oil and gas exploration, development, and production within the coastal plain of ANWR; and

WHEREAS, Alaska is entitled to receive 90 percent of the oil and gas royalties in ANWR, as well as on other federal oil and gas leases in accordance with the compact provisions of the Alaska Statehood Act; and

WHEREAS, Congress is now considering, with the support of many Alaska elected officials, congressional budget bills reducing Alaska’s 90 percent share of federal oil and gas royalties in violation of the Alaska Statehood Act; and

WHEREAS, it is our view that Congress cannot enact legislation in conflict with the compact provisions of the Alaska Statehood Act, unless there is an amendment to the Constitution of the State of Alaska; and

WHEREAS, any changes to the Alaska Statehood Act can only be made by the people of the State of Alaska in a referendum vote and not by the Alaska Legislature:

NOW, THEREFORE, BE IT RESOLVED that citizens of the Fairbanks North Star Borough encourage our Congressional Delegation, Governor, and other state elected officials to support the compact provisions of the Alaska Statehood Act, and that should any legislation be passed by Congress to reduce Alaska’s share of oil
and gas revenue guaranteed to its citizens by the Statehood Act, that such legislation include provisions that it must be approved by a vote of the people of Alaska.

BE IT FURTHER RESOLVED that copies of this resolution shall be sent to the Honorable Ted Stevens and the Honorable Frank Murkowski, U. S. Senators, and the Honorable Don Young, U. S. Representative, members of the Alaskan delegation in Congress; the Honorable Tony Knowles, Governor of the State of Alaska; Bruce Botelho, Attorney General for the State of Alaska; John Shively, Commissioner, Alaska Department of Natural Resources; The Honorable Gail Phillips, Speaker of the House, Alaska State Legislature; the Honorable Drue Pearce, President of the Senate, Alaska State Legislature; and to all other members of the Alaska State Legislature.

PASSED AND APPROVED THIS 16TH DAY OF NOVEMBER, 1995.

Cheryl Kilgore
Presiding Officer

ATTEST:

Mona Lisa Drexler, CMC/AAE
Municipal Borough Clerk

Ayes: Logan, McBride, Hackenmiller, Hove, Quakenbush, Parr, St. John, LaSota, Chizmar, Kilgore, Bartos

Noes: None
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce J. Ward, Borough Mayor
Jim Williams, Chief of Staff

FROM: Christine Nelson, Director
Community Planning

DATE: January 10, 2019

SUBJECT: ORDINANCE NO. 2019-01N ORDINANCE AMENDING FNSBC TITLE 17 REGARDING LEGAL AND CONSTRUCTED ROAD ACCESS FOR SUBDIVISIONS

The attached ordinance will amend Title 17 of the Code of Ordinances to simplify and ensure legal road access and road construction standards for subdivision development. The ordinance also establishes an "exemptions to road construction" section of Title 17 and reduces the number of allowable exemptions.

The Department of Community Planning recommends referral of this ordinance to the Platting Board with a referral period of 10 weeks to accommodate two Platting Board meetings and other public outreach activities.

The Platting Board of the Fairbanks North Star Borough is tentatively scheduled to hold a work session on this ordinance immediately following its regularly scheduled meeting on February 20, 2019 and make a recommendation to the Assembly at a public hearing on March 20, 2019.

Please refer this ordinance to the Platting Board for review and recommendation.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2019-01

AN ORDINANCE AMENDING FNSBC TITLE 17 REGARDING LEGAL AND CONSTRUCTED ROAD ACCESS FOR SUBDIVISIONS

WHEREAS, State law authorizes the Borough, as part of its platting powers, to implement road construction requirements, and the Assembly has the discretion to decide whether road construction should be included in the Borough’s subdivision requirements; and

WHEREAS, Current FNSBC Title 17 subdivision regulations allow for exemptions to road construction based on three ordinances adopted by the Assembly between June 2012 and April 2013; and

WHEREAS, The current sections contained within FNSBC Title 17 allowing for exemptions to road construction are contained in different sections of the Title, making review and application very difficult for the public; and

WHEREAS, From the time the first road construction exemption was adopted, approximately 13% of subdivision applications have used the exemption, resulting in over 65 exempted roads; and

WHEREAS, Approximately 76% of the exempted roads are within a Fire Service Area and approximately 27% are within a Road Service Area; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
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WHEREAS, An estimated 88% of the exempted roads have some type of drivable surface, but do not meet current FNSBC Title 17 standards; and

WHEREAS, The FNSB Regional Comprehensive Plan, Land Use Goal 1, Strategy 3 states “To work to reduce to the fullest extent possible the natural conflict that develops between private property right and community needs and interests”; and

WHEREAS, The FNSB Regional Comprehensive Plan, Transportation and Infrastructure Goal 1, Strategy 1, Action B is:

Revise Title 17 to:

- Improve road standards.
- Ensure access for emergency service vehicles to new developments.
- Include the pedestrian element in the subdivision platting process.
- Require public and private developers to provide adequate rights-of-way and road construction in conformance with Borough road standards; and

WHEREAS, It is difficult to develop a constructed road system in line with the FNSB Comprehensive Road Plan when sections can be exempted from construction; and

WHEREAS, One of the stated purposes of FNSBC Title 17 is to “Promote and provide for adequate and efficient street and road systems” and the existing exemptions to road construction do not accomplish this purpose; and

WHEREAS, Subdivision plats utilizing one of the existing road construction exemptions shall contain a plat note stating “Roads in and to this subdivision were not required to and may not meet the borough’s minimum standards for materials and construction. To the extent these road standards have not been met, fire protection,
ambulance and other public services may not be available year-around or their
availability may be severely limited”; and

WHEREAS, One consequence of the adopted road construction exemption
ordinances is that physical road access to the new subdivision boundary is not
necessarily located within legal access to the new subdivision boundary.

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 17.04.010, Definitions, is hereby amended to add the
following definition [the Clerk shall add the definition in alphabetical order]:
"Borough engineer" means the director of public works or designee.

Section 3. FNSBC 17.16.010(A), Quick Plat Criteria, is hereby amended
as follows:
A. Subject to subsection (C) of this section, a hearing officer may, using the
procedures set forth in this division, consider and approve plat applications requesting
the following:
1. A movement or elimination of lot lines resulting in no more than four lots.
2. A subdivision resulting in four or fewer tracts or lots meeting the access
standards of Chapter 17.56 FNSBC[ 17.56.020].
3. A subdivision of a communication site or utility site which requires no legal
road access as defined in Chapter 17.56 FNSBC[ 17.56.020(E)].
4. Modification, elimination or reservation of a public utility easement.

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
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Section 4. FNSBC 17.20.010, Subdivisions by waiver of a plat, is hereby amended as follows:

A. The platting board shall approve the subdivision and waive the preparation, approval, and recording of a final plat upon showing by the applicant that the subdivision meets all the following requirements:

1. Each tract or parcel of land created will have [ADEQUATE]legal and constructed access to a public highway or street;

2. Each parcel created is nominally five acres in size or larger and the land is divided into four or fewer parcels;

3. No dedication of a street, alley, thoroughfare or other public area is involved or required. [FOR THE PURPOSES OF THIS SUBSECTION, EASEMENTS FOR TRAILS REQUIRED TO BE DEDICATED IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE RECREATIONAL TRAIL PLAN MAY BE RESERVED BY A WRITTEN DEED OF DEDICATION.]

B. FOR THE PURPOSE OF SUBSECTION (A)(1) OF THIS SECTION, THE REQUIREMENT OF "ADEQUATE ACCESS" TO A PUBLIC HIGHWAY OR STREET MAY BE MET BY ACCESS MEETING THE STANDARDS SET FORTH IN FNSBC 17.56.020.

1. IF THE ACCESS IS PROVIDED BY AN EASEMENT AS DESCRIBED IN FNSBC 17.56.020(C)(5) OR (6) LYING WITHIN THE PARCEL BEING SUBDIVIDED, THE ACREAGE OCCUPIED BY THE EASEMENT MAY BE INCLUDED IN THE ACREAGE OF THE PARCEL FOR PURPOSES OF APPLYING SUBSECTION (A)(2) OF THIS SECTION.

2. RIGHT-OF-WAY WIDTH WITHIN THE SUBDIVISION BOUNDARY MUST CONFORM TO STANDARDS PRESCRIBED IN FNSBC 17.56.080. IF THIS QUALIFICATION IS NOT MET, A DEDICATION IS REQUIRED.]

[C]B. A waiver under this chapter is a waiver of the final plat only. All other requirements of this title must be met.
Section 5. FNSBC 17.56.020 is hereby repealed and reenacted as follows:

17.56.020 Legal Access.

A. Except as otherwise allowed in this section, there shall be legal access originating from a state-maintained roadway available for year-round public use to the boundary of the subdivision.

B. The applicant shall show to the satisfaction of the platting authority that legal access exists, providing for construction, improvements, and maintenance of a trafficway up to a width and standard required by this title, to the boundary of the subdivision.

C. All lots within the subdivision shall have legal access.

   1. All road rights-of-way within the subdivision shall be dedicated to the public.

   2. Exterior boundary right-of-way width may be shared with the adjoining property owner if the shared right-of-way is existing and public.

D. Communication sites and utility sites do not require legal access. At a minimum, an easement allowing ingress and egress from legal access as defined in this section to the communication site or utility site is required.

E. The platting board may accept alternate means of access to the subdivision in lieu of road access upon an application and findings by the platting board that:

   1. There is no practical means of providing usable road access to the proposed subdivision.

   2. Permanent public access by air, water, or railroad is both practical and feasible.

   3. The primary mode of access shall be noted on the plat.

F. “Legal access” may be established by one of the following means:

   1. The applicant dedicates sufficient land to provide access between the subdivision and the existing public road.
2. A dedicated right-of-way exists for access to the land.

3. Legal access is established by judicial decree.

4. An access easement exists which meets all the following requirements:
   a. It is public.
   b. It is perpetual and irrevocable.
   c. It is recorded.
   d. It prohibits the use of any interest retained by the grantor which
      would be incompatible with its use as a road easement to the parcel being subdivided.

5. It is a verified section line easement.

6. A private access easement exists which meets all of the following
   requirements:
   a. It is an easement appurtenant without limits on transferability to
      future subdivided parcels.
   b. It is perpetual and irrevocable.
   c. It is recorded.
   d. It prohibits the use of any interest retained by the grantor which
      would be incompatible with its use as a road easement to the parcel being subdivided.
   e. It serves a subdivision not within a road service area and the
      subdivision does not rely on roads maintained by a service area for its only access.

Section 6. FNSBC 17.56.060 is hereby repealed and reenacted as
follows:

17.56.060 General road requirements.

A. There shall be constructed road access originating from a state-maintained
roadway or a roadway previously approved for access under criteria established by this
or prior titles to the boundary of the subdivision. The constructed road shall be within
legal access as defined in this chapter. For the purposes of this title, if an established
road exists and is proposed for access to the subdivision, it will be deemed constructed.
if it is a state maintained roadway; if the roadway has been previously approved by the
borough engineer in accordance with this or former titles; or if it meets the
requirements of this subsection.

1. Roads originally approved as pioneer roads will be subject to upgrade to
the width of trafficway standards contained in this section.

2. If an established road exists and has not been previously approved by the
borough engineer, it will be deemed constructed if it meets all of the following:
   a. In the professional opinion of the borough engineer, it is
      adequately drained;
   b. In the professional opinion of the borough engineer, the road bed
      is of stable material;
   c. All grades comply with FNSB 17.56.100(B)(1) and (B)(3);
   d. The width of the trafficway and right-of-way comply with FNSBC
      17.56.080(B) as follows:

      i. Subdivisions with the potential for serving 10 or fewer
         residential lots – meet local road 1 standards,
      ii. Subdivisions with the potential for serving 11 to 40 lots –
          meet local road 2 standards,
      iii. Subdivisions with the potential for serving over 40 lots –
          meet minor collector road standards;

3. If no constructed road exists to the subdivision or if the road to the
subdivision does not meet the requirements of this section, all new construction must
comply with the standards required in this chapter for minor collectors.

B. All lots within the subdivision shall have road access constructed to the standards
required by this title and shall be constructed within a public right-of-way or public
easement, unless exempted in this chapter.

C. The platting board may require higher minimum standards within Fairbanks
North Star Borough road service areas provided the higher standard is commensurate

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
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with that of the majority of roads constructed within the service area in which the
subdivision is being developed.

D. Road construction must be built taking into account the
conclusions/recommendations based on the typical roadway cross-sections.

E. If the standards as contained herein are impractical because of terrain, soil
characteristics, or drainage, the borough engineer may recommend to the platting
board alternate designs when substantiated by a design analysis prepared, signed and
sealed by the applicant’s registered professional. Any alternate geometric design shall
be in accordance with sound engineering principles and meet AASHTO/ITE guidelines or
applicable federal, state or local standards.

F. Any certification documents of public improvements submitted by the applicant
shall be certified by a registered professional.

G. The owner shall warrant and guarantee that the required improvements will
remain within the specifications of this title for a period of two years after final plat
approval or approval by the borough engineer, whichever is later, and agrees to make
all repairs necessary to meet those requirements during that two-year period. This
guarantee shall be enforceable by municipal action or by private action by any lot
owner within the subdivision.

1. The warranty and guarantee required by this section include defects in
design, workmanship, materials, and any damage to required improvements caused by
the subdivider, or his or her agents.

2. The duration of the warranty period may be extended for up to one year
after completion of repairs or modifications made during the warranty period.

3. A surety in the amount of five percent of the borough engineer’s cost
estimate of the required improvements shall be provided at the time of final plat and
shall be in effect through the warranty period, and, if necessary, for additional time for
repairs necessary to meet the specifications of this title.
4. If defects or damage are discovered during the two-year period beginning from the date of final plat approval, or engineer approval as applicable, the borough shall notify the subdivider of the deficiencies to be corrected. In the event the subdivider fails to correct such deficiencies within 60 days or if the deficiencies constitute a public health and safety hazard, the borough may take the following remedial actions:

a. Seek an equitable order requiring the subdivider to correct the deficiencies;

b. Draw on the surety to correct the deficiencies, reserving the right to proceed against the subdivider for any insufficiency in the amount of the surety;

c. Make any repairs or corrections deemed by the borough to be essential to public health and safety and to proceed separately against the subdivider and/or the surety for the cost of the repairs or corrections;

d. The remedies set forth in this subsection are cumulative; provided, that it shall not be construed to allow the borough to recover more than the cost of curing the deficiencies, together with such costs, attorneys’ fees and penalties as may be imposed through the court system.

5. If, at the end of the two-year warranty period, the borough has found no deficiencies in the improvements, the borough shall release the surety. If at the expiration of such period there are one or more outstanding notices to the subdivider, the borough may retain the surety until the deficiencies identified in the notice(s) have been corrected.

Section 7. FNSBC 17.56.065 is hereby added as follows:

17.56.065 Exemptions to road construction.

A. Lots over 40 acres or 1/16 section in size do not require constructed road access to or within the subdivision. The applicant is required to demonstrate to the borough

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
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engineer that the proposed access can be constructed practically and economically
within the legal access.

B. An applicant for a subdivision may apply for and may be exempted from the
minimum road materials and construction standards of this title, provided all of the
following requirements are met:

1. The proposed subdivision:
   a. Creates five or fewer lots;
   b. Is not in the city of Fairbanks or the city of North Pole;
   c. Is not in a fire service area;
   d. Is not in a road service area;
   e. Does not rely on roads maintained by a service area for its only
      access; and,
   f. Does not rely on roads maintained by a service area for access that
      is required by the subdivision plat or by other regulation or ordinance.

2. The applicant shall provide to the platting authority a road design which
   meets the requirements of Chapter 17.48 FNSBC and Chapter 17.56 FNSBC,
   demonstrating that the subdivision roads have been designed to allow future
   construction that meets the standards of this title in effect at the time of the preliminary
   approval.

3. If an established road exists and does not meet the definition of
   constructed road and is proposed for access to or within the subdivision, the following
   shall apply:
   a. In the professional opinion of the borough engineer, the road is
      adequately drained and the roadbed is of stable material,
   b. The trafficway width meets or exceeds the minimum requirements
      of a pioneer access road,
   c. The road is within legal access.
4. If no established road exists for access to or within the subdivision, a road or roads shall be constructed to meet or exceed the minimum requirements of pioneer access roads.

5. A subdivision which is approved pursuant to this exemption is subject to all of the following requirements:

   a. It shall not be eligible for inclusion in a road service area until a registered professional certifies that the roads sought to be included meet the minimum design, materials and construction standards in effect when the subdivision was preliminarily approved.

   b. It shall contain a plat note with the disclosure containing essentially the following language:

      Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited.

   c. Where exempted roads intersect or connect with existing constructed roadways, landings shall be constructed with a minimum of a 30-foot length meeting the minimum standards for road materials and construction of this title.

   d. A lot created under this subsection may not be further subdivided until such time as legal, constructed road access meeting the standards of this title is available to the boundary of the lot proposed to be further subdivided.

Section 8. Effective Date. This ordinance shall be effective at 5:00 p.m. on the first borough business day following its adoption.
PASSED AND APPROVED THIS ____ DAY OF __________, 2019.

Matt Cooper
Presiding Officer

ATTEST:

APPROVED:

April Trickey, CMC
Borough Clerk

Jill S. Dolan
Borough Attorney
Fairbanks North Star Borough Fiscal
Impact Statement (FIS) (FNSBC 3.20.010 C.)

Originator's Name: Kellen Spillman

Department: Community Planning

To Be Introduced/Sponsored By: Mayor Ward

Abbreviated Ordinance Title: Amending T. 17 Regarding Legal and Constructed Road Access for Subdivisions

Department(s)/Division(s) Affected: FNSB Community Planning and Public Works

Proposed Introduction Date: Jan 10, 2019

Ordinance No.: 2019-01

FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE

<table>
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<tr>
<th>Required Information/Estimates</th>
<th>1st Full FY</th>
<th>2nd Full FY</th>
<th>3rd Full FY</th>
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<td>Remainder of</td>
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<td>FY 20</td>
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<td>1. Timeline inclusive of all phases</td>
<td>Current FY</td>
<td>Operations</td>
<td>Operations</td>
<td>Operations</td>
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<tr>
<td>2. Number and type of new positions which may be required</td>
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<td>3. Cost of operations and maintenance</td>
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<td>4. Future costs to complete capital assets</td>
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<td>5. Estimated revenue impact</td>
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<tr>
<td>6. Estimated non-Borough funds that may be received:</td>
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<tr>
<td>a. to fund the ordinance</td>
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<td>b. to fund future phases</td>
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<tr>
<td>c. to fund future operations and maintenance costs</td>
<td></td>
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</tbody>
</table>

7. Anticipated annual tax subsidy

Is backup attached? Yes ☒ No ☐

Contact Person's Name, for FIS questions: Kellen Spillman

Extension: 1266

Director(s) Signature(s): [Signature]

Date: 12-19-18

Mayor's Office or Assembly Member Signature:

Date:

Chief Financial Officer Signature:

Date:

\tundra2\workgrps\Financial services\FS Ordinances & Resolutions\ORDINANC\Fiscal Impact Statement\Fiscal Impact Statement 9-5-2017
Revision - code.xlsx  FIS
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Page 1 of 2

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MEMORANDUM

TO: Fairbanks North Star Borough Assembly
THROUGH: Bryce Ward, Borough Mayor
FROM: Glenn Miller, Transportation Director
DATE: January 10, 2019
SUBJECT: Ordinance No. 2019-02 
Amending Section 21.28.040 of the FNSB Code of Ordinances Regarding the PM2.5 Air Quality Control Program

Attached for your approval is an ordinance amending section 21.28.040 of the FNSB code of ordinances regarding the PM2.5 Air Quality Control Program. This ordinance addresses changes required to be consistent with the 2017 EPA TAS Grant work plan.

I request your consideration and urge your approval of this ordinance.

Attachment
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2019-02

AN ORDINANCE TO AMEND FNSBC 21.28.040 ENHANCED VOLUNTARY REMOVAL, REPLACEMENT AND REPAIR (WOOD STOVE CHANGE-OUT) PROGRAM TO BE CONSISTENT WITH FEDERAL GRANT REQUIREMENTS

WHEREAS, The Borough operates the Enhanced Voluntary Removal, Replacement and Repair Program (known as the wood stove change-out program); and

WHEREAS, The Borough has been awarded Environmental Protection Agency (EPA) Targeted Air Shed (TAS) grant funding for the wood stove change out program; and

WHEREAS, Modifications to the local change out program are needed to be consistent with the TAS grant work plan in order to accept funding.

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

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

Section 2. FNSBC 21.28.040, Enhanced voluntary removal, replacement and repair program, is hereby amended as follows:

The Fairbanks North Star Borough shall, to the extent funds are available and appropriated by the assembly, offer an enhanced removal, replacement and repair program to help offset the costs of removing, replacing or repairing a solid fuel burning

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
appliance (SFBA) or fireplace. This program shall be subject to the following eligibility requirements, conditions, and criteria:

A. General Requirements.

1. Application. An application approved by the division and signed by all property owner(s) must be submitted along with any documentation required by the division. Applications for either the removal of a solid fuel burning appliance (SFBA), or replacement of a SFBA with an emergency power system, or an appliance designed to use natural gas, propane, or home heating oil, electricity, or hot water district heat shall include a signed recordable document restricting future installations of SFBAs and requiring appropriate notice to purchasers in the seller’s disclosure statement if required by the terms and conditions of the funding source. Applicants must fully comply with the division’s inspection process which shall verify the existence of a qualifying SFBA.

2. Priority Ranking. Applications may be prioritized and may be limited by the division in its discretion based on geographical location, the overall air quality benefit and the type of SFBA or fireplace being removed, replaced or repaired.

3. Eligibility. The program is limited to properties within the air quality control zone boundary in which a qualifying SFBA or fireplace is installed. If an application is approved for the program, the applicant will be given up to 90 days to meet all of the requirements. Applicants must have no delinquent property tax or penalty or interest owing at the time of application and at completion of the program requirements.

4. Additional Requirements. In addition to the general requirements set forth in this section, applicants must also meet the following requirements:

   a. Fully comply with the inspection process required by the division that shall ensure that the existence of the qualifying appliance to be removed, replaced or repaired is properly documented.

   b. Removal of appliance.

   c. Delivery of appliance to an authorized decommission station.

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
d. Certificate of destruction delivered to the division, if applicable.

e. Final installation of a qualified appliance visually verified.

f. The qualified appliance must be properly installed by a borough
listed [VENDOR/]installer attesting to proper installation of the device based on
manufacturer’s installation manual, compliance with any building code requirements,
and that the device is properly sized for the building in question.

g. The applicant will be required to demonstrate proper wood storage,
if applicable.

h. The applicant will be required to complete training with the vendor,
ensuring that they understand how their particular device operates, including education
on proper wood burning techniques, if applicable.

i. All aspects of this section may be performed by borough-approved
personnel or a borough-approved vendor.

5. Payments. Applicants will be eligible for reimbursements or, at the option
of the applicant, payment may be made directly to a borough-approved vendor.
Reimbursements and payments shall be available as follows:

a. Replacement of a hydronic heater:

i. With either an EPA certified wood or pellet stove with an
emission rate less than or equal to two grams of PM2.5 per hour, or an EPA [PHASE II]
certified pellet burning hydronic heater with an emission rate equal to or less than 0.1
pounds per million BTU, or an emergency power system, up to $10,000 for purchase
and installation of the new appliance.

ii. With an appliance designed to use home heating oil
(excluding waste or used oil) or a masonry heater (including parts, labor and any costs
associated with upgrading the chimney to the extent required by the manufacturer of
the appliance for proper installation), up to $12,000 per eligible hydronic heater
replaced for purchase and installation of the new appliance.

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
iii. With an appliance designed to use natural gas, propane, hot water district heat, or electricity, up to $14,000 per eligible hydronic heater replaced for purchase and installation of the new appliance.

b. Replacement of a non-borough-listed SFBA:

i. With either an EPA certified wood stove, or fireplace insert that has an emission rate less than or equal to two grams of PM$_{2.5}$ per hour, or in the case of an EPA certified wood stove, PM$_{2.5}$ emissions must be reduced by 50 percent and emit two grams of PM$_{2.5}$ per hour or less, up to $4,000 for purchase and installation of the new appliance.

ii. With an EPA certified pellet stove that has an emission rate less than or equal to two grams of PM2.5 per hour, up to $5,000 for purchase and installation of the new appliance.

iii. With an appliance designed to use home heating oil (excluding waste oil), hot water district heat, electricity, or a masonry heater (including parts, labor and any costs associated with upgrading the chimney to the extent required by the manufacturer of the appliance for proper installation), or an emergency power system, up to $6,000 per eligible non-borough-listed SFBA replaced for the purchase and installation of the new appliance.

iv. With an appliance designed to use natural gas or propane, up to $10,000 [PER] per eligible non-borough-listed SFBA replaced for the purchase and installation of the new appliance. [MULTIPLE NON-BOROUGH-LISTED SOLID FUEL BURNING APPLIANCES OR FIREPLACES, OR COMBINATIONS THEREOF, MAY BE REPLACED WITH A SINGLE HEATING DEVICE THAT MEETS THE REQUIREMENTS ABOVE, EXCEPT FOR THOSE THAT ARE FIRED BY SOLID FUELS. PAYMENT WILL BE BASED ON THE NUMBER OF DEVICES REMOVED, UP TO A MAXIMUM OF THREE, AND MAY NOT EXCEED THE REPLACEMENT COST.]

c. Replacement of a borough-listed SFBA:
i. With an appliance designed to use home heating oil (excluding waste oil), hot water district heat, electricity or an emergency power system, up to $6000 per eligible borough-listed SFBA replaced for the purchase and installation of the new appliance.

ii. With an appliance designed to use natural gas or propane, up to $10,000 per eligible borough-listed SFBA replaced for the purchase and installation of the new appliance.

d. Up to a maximum of three solid fuel burning appliances or fireplaces, or combinations thereof, may be replaced with a single non-solid fuel heating device or emergency power system that meets the requirements above. The reimbursement schedule for each individual device being replaced will be combined to determine the maximum possible final reimbursement amount, with final reimbursement not to exceed the actual purchase and installation cost of the new appliance.

c].e. Removal of a SFBA (limited to a one-time participation in this program per property).

i. Removal of a hydronic heater through a one-time payment of $5,000.

ii. Removal of other SFBAs through a one-time payment of $2,000.

[d]f. Repair Program.

i. The repair program will pay for the:

(A) Replacement of a wood stove’s catalytic converter that has exceeded its life span through the one-time payment of up to $750.00.

(B) Replacement of any emissions-reducing component of an EPA certified wood stove up to the maximum amount of $750.00.
In addition to the general requirements set forth in this section, applicants must fully comply with any inspection process required by the division, which may be performed by a borough-approved vendor.

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

PASSED AND APPROVED THIS ___ DAY OF __________, 2019.

__________________________
Matt Cooper
Presiding Officer

ATTEST:

April Trickey, CMC
Borough Clerk

APPROVED:

__________________________
Jill S. Dolan
Borough Attorney

*AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT*
Text to be *added* is underlined
Text to be *deleted* is [BRACKETED, CAPITALIZED]
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, Borough Mayor

FROM: Glenn Miller, Transportation Director

DATE: January 10, 2019

SUBJECT: Ordinance No. 2018-20-1P
AN ORDINANCE AMENDING THE 2018-19 BUDGET BY
APPROPRIATING $3,781,265 IN U.S. ENVIRONMENTAL
PROTECTION AGENCY (EPA) TARGETED AIR SHED
GRANT (TAS) FUNDING TO THE TRANSIT ENTERPRISE
PROJECTS FUND FOR THE VOLUNTARY CONVERSION
AND REMOVAL PROGRAM

Attached for your approval is a proposed ordinance, amending the 2018-
19 budget by appropriating $3,781,265 in U.S. Environmental Protection
Agency (EPA) Targeted Air Shed (TAS) grant funding to the transit
enterprise projects fund for the voluntary removal, replacement and repair
(wood stove change-out) program.

As you are well aware the Fairbanks North Star Borough is dealing with a
serious PM$_{2.5}$ air pollution issue. Control measures are necessary to
reduce PM$_{2.5}$ pollution. The most effective control measures incorporate
quantifiable reductions of direct PM$_{2.5}$ emissions along with broad public
support, and the solid fuel burning appliance conversion or removal
program incorporates both of those attributes. By approving the proposed
ordinance you are enabling the Fairbanks North Star Borough to take
another step towards solving the PM$_{2.5}$ air pollution issue.

I request your consideration and urge your approval of this ordinance.

Attachment
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018-20- 1P

AN ORDINANCE AMENDING THE FY 2018-19 BUDGET BY APPROPRIATING $3,781,265 IN FEDERAL PASS-THROUGH GRANT FUNDING TO THE TRANSIT ENTERPRISE PROJECTS FUND FOR THE VOLUNTARY CONVERSION OR REMOVAL (WOOD STOVE CHANGE-OUT) PROGRAM

WHEREAS, The U.S. Environmental Protection Agency (EPA) has made $4,000,000 available to the State of Alaska Department of Environmental Conservation (DEC); and

WHEREAS, The Fairbanks North Star Borough (Borough) operates a voluntary Wood Stove Change-Out Program with elements that are consistent with the requirements of the 2017 Targeted Air Shed (TAS) grant "Solid Fuel Burning Appliance (SFBA) Conversion or Removal Program"; and

WHEREAS, DEC has partnered with another state agency, the Alaska Department of Commerce, Community, and Economic Development (DCCED) in order to sub-award funding to the Borough; and

WHEREAS, DCCED intends to pass through federal grant funds totaling $3,781,265 to the Borough to be used solely for the Borough's Voluntary Removal, Replacement and Repair Program (FNSBC 21.28.040 and commonly referred to as the Wood Stove Change-Out Program) as part of the EPA's TAS grant; and

WHEREAS, The Borough will contribute the staff time to develop the work products and implement the proposed conversion and removal program; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
WHEREAS, The 2017 TAS grant funding is restricted to converting SFBAs used as sole, primary, secondary, or emergency backup heating sources to non-SFBAs; and

WHEREAS, The EPA, in December 2009, declared part of the Borough a non-attainment area for fine particulate pollution (PM\(_{2.5}\)); and

WHEREAS, In the winter, PM\(_{2.5}\) concentrations in the non-attainment area routinely exceed the allowable limit, thereby violating the federal health-based standards; and

WHEREAS, Air quality issues could impact the large scale economic development, including military expansion; and

WHEREAS, Studies have identified wood burning as the largest contributor of PM\(_{2.5}\); and

WHEREAS, Significant PM\(_{2.5}\) emission reductions will result from removal and/or replacement of SFBAs with non-SFBA alternatives; and

WHEREAS, If the Borough is unable to implement the program, DEC will operate the program independently.

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

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
Section 1. Classification. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. Acceptance of EPA TAS Grant Funds from the State of Alaska. The Borough formally accepts an estimated $3,781,265 in EPA TAS funds from the State of Alaska for the Borough’s Voluntary Removal, Replacement and Repair Program (commonly referred to as the Wood Stove Change-Out Program).


Section 4. Contingency. This appropriation is contingent upon the receipt of a signed grant agreement from DCCED.

Section 5. Eligible Expenditure Period. Expenditures subsequent to the effective date of the grant within the specified performance period are eligible for reimbursement.

Section 6. Provisions for Grants. This appropriation is for an estimated amount. The actual amount will be appropriated contingent, and based upon, the signed grant agreement. Any material differences, as determined by the Chief Financial Officer, will be communicated to the Assembly.
Section 7. Effective date. This ordinance shall be effective at 5:00 p.m. on the first borough business day following its adoption.

PASSED AND APPROVED THIS _____ DAY OF __________, 2019.

______________________________
Matt Cooper
Presiding Officer

ATTEST:

______________________________
April Trickey, CMC
Borough Clerk

APPROVED:

______________________________
Jill S. Dolan
Borough Attorney
FAIRBANKS NORTH STAR BOROUGH
FISCAL NOTE

I. Request

Ordinance No: 2018-20-1P Date Introduced: January 10, 2019

Abbreviated Title: $3,781,265 in Federal Pass-Through Grant Funding for the Voluntary Conversion and/or Removal (Wood Stove Change-Out) Program

II. Financial Detail

Department/Division Affected: Transportation/Air Quality

<table>
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<th>Transit Enterprise Projects Fund FY 18/19</th>
<th>Capital Projects Fund FY 18/19</th>
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<td>Total</td>
<td></td>
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<td>3,781,265</td>
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</table>

SOURCE OF FUNDING

Federal Grants

Federal Pass-Through Grants: 3,781,265

State Grants

Total: 3,781,265

Specify Funding Sources: U.S. Environmental Protection Agency passed through the State of Alaska

OTHER FUNDING (PREVIOUSLY APPROPRIATED)

Cash Match:

In-Kind Match:

III. Project Purpose:

To fund the Borough’s Voluntary Conversion and Removal (Wood Stove Change-Out) Program

IV. Analysis of Future Liabilities and Funding Sources:

None

V. Fund Certification: I certify that funding sources are available as detailed in II above.

Debra L. R. Brady
Chief Financial Officer

12/18/18

\TUNDRA2\Workgroups\Financial services\FS Ordinances & Resolutions\ORDINANCE\FY19\20351AS Grant 1-10-19\TAS Grant fiscal note 12-6-18 v3.docx
Fairbanks North Star Borough
Fiscal Impact Statement (FIS) (FNSBC 2.09.035 C.)

Originator's Name: Nick Czarnecki  Department: Transportation
To Be Introduced/Sponsored By: Bryce Ward, Mayor
Abbreviated Ordinance Title: TAS Appropriating Ordinance
Department(s)/Division(s) Affected: Transportation/Air Quality

Proposed Introduction Date: January 10, 2019  Ordinance No.: 2018-20-1P

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 √ *

<table>
<thead>
<tr>
<th>Required Information/Estimates</th>
<th>FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE</th>
</tr>
</thead>
</table>

1. Timeline inclusive of all phases

2. Number and type of new positions which may be required
   - 0 0 0 0 0

3. Cost of operations and maintenance
   - $0.00 $0.00 $47,636.00 $95,272.00 $95,272.00

4. Future costs to complete capital assets
   - $0.00 $0.00 $0.00 $0.00 $0.00

5. Estimated revenue impact
   - $0.00 $0.00 $0.00 $0.00 $0.00

6. Estimated non-Borough funds that may be received:
   a. to fund the ordinance
      - $0.00 $0.00 $0.00 $0.00 $0.00
   b. to fund future phases
      - $0.00 $0.00 $0.00 $0.00 $0.00
   c. to fund future operations and maintenance costs
      - $0.00 $0.00 $0.00 $0.00 $0.00

7. Anticipated annual tax subsidy
   - $0.00 $0.00 $0.00 $0.00 $0.00

Is backup attached? Yes √ No ___

Contact Person's Name, for FIS questions: Nick Czarnecki, Air Quality Mngr.  Extension: 1001

Director(s) Signature(s):  

Mayor's Office or Assembly Member Signature:  

Chief Financial Officer Signature:  

W:\Financial services\IFS Ordinances & Resolutions\ORDINANCI\Fiscal Impact Statement\Fiscal Impact Statement to Assembly for 07-26-12 revision2.xlsx  FIS
8/2/2012 3:30 PM
### Estimated Cost to Administer 2017 TAS Program

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<th>Projected TAS Annual Cost</th>
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<td>PM2.5 Coordinator</td>
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</table>

$86,219.60 Annual Subtotal
$9,053.06 Overhead & Supplies\(^2\)

**$95,272.65 Projected Annual Cost to Administer TAS Grant**

### Task Descriptions

- Task 1: Front counter
- Task 2: Pre-verification
- Task 3: Stove drops
- Task 4: Database management
- Task 5: Mapping
- Task 6: Archiving
- Task 7: Outreach/education
- Task 8: Other duties
- Task 9: Purchase Orders
- Task 10: Payments

### Assumptions

1. Staff total includes salary and fringe. Fringe estimated at 63.9% of salary.
2. Overhead & Supplies includes computer services, periodic database updates, official mail responses, etc. Estimated at 10.5% of cost.
3. Annual cost based on 300 change outs per year
4. Projected annual cost based on an average of 100 change outs per year
The proposed ordinance would amend Title 20, adding language specifically addressing those situations where the Borough grants exclusive or non-exclusive use of its facilities for non-continuous periods of time. In so doing, primarily to not-for-profit community organizations and government agencies, the Borough partners in programs of great importance to the community, such as The Interior Girls' Softball Association, The Golden Heart Softball Association, and The Interior Baseball League; programs which it would not otherwise be equipped to offer as a borough service.

Title 20 currently provides only the ability to grant exclusive possession or use of Borough land by lease. In many instances, the Borough shares use of its property and costs related to utilities and/or maintenance. Where a leasing action occurs with a term of five or more years, FNSBC 17.04.010 requires that the lease area be treated as a subdivision, namely that it be surveyed and platted. In a non-exclusive and non-continuous use scenario, such as with Borough facilities used by local groups in Pioneer Park, subdivision would be both impractical and undesirable. For the reasons as stated above, a leasing action is an inappropriate means to contract for non-exclusive and non-continuous use of Borough land.

Use agreements with community organizations and government agencies foster the growth of key programs in our community, maximizing the use of existing resources. We support the Ordinance and urge its adoption. Thank you.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2019-03

AN ORDINANCE AMENDING FNSBC TITLE 8 TO ADD WAIVER OF USE AGREEMENT FEES BY THE BOROUGH MAYOR, AMENDING FNSBC TITLE 20 BY ADDING A SECTION AUTHORIZING USE AGREEMENTS ON BOROUGH LAND AND AMENDING THE DEFINITION OF TEMPORARY USE, AND AMENDING APPENDIX E-USER FEE SCHEDULE/ASSESSING/LAND MANAGEMENT FEES AND ATTACHMENT C OF ORDINANCE NO. 2018-20 (FY 2018-19) TO ADD FEES FOR USE AGREEMENTS

WHEREAS, The Borough routinely grants exclusive and non-exclusive use of its facilities for non-continuous periods of time by means of use agreements; and

WHEREAS, Certain not-for-profit community organizations, such as The Interior Girls’ Softball Association, The Golden Heart Softball Association, and The Interior Baseball League, seasonally use portions of borough facilities, befitting the definition of use agreement as herein contemplated; and

WHEREAS, The granting of exclusive and non-exclusive use of Borough facilities for non-continuous periods of time by use agreement is not currently addressed in Borough Code; and

WHEREAS, A lease, as authorized in FNSBC 20.16.020, grants exclusive possession or use of Borough land, is inappropriate as a means to establish a contractual relationship for non-exclusive and/or non-continuous possession or use of Borough facilities; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
WHEREAS, Leases with a term of five years or more are subdivisions requiring platting action as defined in FNSBC 17.04.010, and said platting action would be impractical where non-exclusive use of Borough facilities occurs.

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 8.60.010, Establishment and waiver of user fees, is hereby amended as follows:
The mayor shall examine the services provided by the borough and shall determine which services confer benefits on individuals or specific user groups which are not conferred on the borough population at large. The mayor, with assembly concurrence, shall update said survey annually and set user fees as appropriate. The mayor may waive some or all of said fees when the person using or benefiting from the service is an agency or instrumentality of the United States, or of the state of Alaska or a municipality or other political subdivision thereof. The mayor may waive fees for temporary use of borough land, use agreements on borough land, and use of parks and recreation facilities for community-based nonprofit organizations engaged in charitable, educational or civic pursuits. The mayor may waive fees related to impoundment of an animal, other than cost of rabies vaccination, if the animal was released from restraint to preserve the animal’s life or due to the criminal act of a person other than the owner or caretaker. The mayor shall notify the assembly of all said waivers and fees dealing with this section.
Section 3. FNSBC 20.16.050(A), Temporary use of borough land, is hereby amended as follows:

A. "Temporary use" means a use of borough land that is exclusive, but the use is not pursuant to an authorized lease, use agreement, easement, extraction license, or commercial sale of borough sand, gravel or greenwood timber resources. [NONINCLUSIVE EXAMPLES OF A TEMPORARY USE ARE THE USE OF BOROUGH LAND FOR ACCESS TO A FIREWOOD CUTTING AREA OR A TEMPORARY CONSTRUCTION EASEMENT.]

Section 4. Chapter 20.16 FNSBC, Land Management, is amended to add a new Section 20.16.100 as follows:

20.16.100 Use agreements on borough Land.

A. "Use Agreement" means an agreement granting exclusive or non-exclusive use of borough land for non-continuous periods of time pursuant to a schedule or other terms specified in the agreement, but excluding mobile concession uses.

B. A person seeking exclusive or non-exclusive use of borough land for non-continuous periods of time may apply to the mayor for a use agreement. The applicant shall pay to the borough the use agreement fees as required by the established user fee schedule. A use agreement may contain a provision allowing for its renewal.

Section 5. Appendix E- User Fee Schedule of the FY 2018-19 budget is hereby amended to add the following to the Assessing-Land Management User Fee Schedule:

<table>
<thead>
<tr>
<th>Use Agreement</th>
<th>Application Fee</th>
<th>Processing Fee</th>
<th>Monthly Use Fee</th>
<th>6-Month Use Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Profit User</td>
<td>$100.00 (r, s)</td>
<td>$250.00 (r, s)</td>
<td>$100.00 (r, s)</td>
<td>$450.00 (r, s)</td>
</tr>
<tr>
<td>All Other Users</td>
<td>$100.00 (r, s)</td>
<td>$250.00 (r, s)</td>
<td>$200.00 (r, s)</td>
<td>$900.00 (r, s)</td>
</tr>
</tbody>
</table>

r. The use agreement fee is for borough land not otherwise specified in Appendix E- User Fee Schedule.
s. The Land Manager may negotiate payment of use-related utility and maintenance costs
if such costs are expected to be in excess of those incurred by a typical facility user. All for-
profit commercial uses are subject to a charge of 15% of gross revenue received by the
user.

Section 6. Effective Date. This ordinance shall be effective at 5:00 p.m. on
the first Borough business day following its adoption.

PASSED AND APPROVED THIS _____ DAY OF __________, 2019.

Matt Cooper
Presiding Officer

ATTEST:

APPROVED:

April Trickey, CMC
Borough Clerk

Jill S. Dolan
Borough Attorney
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
THROUGH: Mayor Bryce Ward
FROM: Melissa Harter, Library Director
SUBJECT: Ordinance No. 2018-20-1Q
Appropriating Ordinance for Funding a Space Plan Study for the Noel Wien Library

DATE: January 10, 2019

Noel Wien Library is 41 years old this year. Aside from an addition and a bit of upkeep in the 1990s, the main public area has remained untouched. Meanwhile, technology and the delivery of library services have almost completely changed. It has become clear in the past few years the need for basic renovation and updating for Noel Wien Library, the main branch of our library system. An average of 30,000 library users visit each month – meaning over 7.5 million people have used Noel Wien Library since the last major renovation. Needless to say, this amount of use would be wearing on any facility.

Recently a group of stakeholders gathered to create a Strategic Plan for the libraries. In attendance were members of staff and representatives from the Library Commission, Fairbanks Library Foundation and Friends of the North Pole Library. Together we crafted a road map for us to follow for the next few years. That process made it even more clear how the current layout of Noel Wien Library is not conducive to serving our patrons as we would like to, and as we should.

This ordinance provides funding for the selection of a Library Consultant through a Request for Proposal process to assist the Library Services department in analyzing information from the recent community-wide survey, the Strategic Plan, and library staff input to design a new layout for the public areas of Noel Wien Library. In addition to a conceptual design layout, the consultant will be asked to provide cost estimates for re-designing the layout and any other changes to technology infrastructure, furniture, shelving, flooring, etc. needed to make the library more effective in providing services to the community.

The Library Commission and Fairbanks Library Foundation (Foundation) are in support of this study. The Foundation has authorized a donation of $35,000 to match the use of $35,000 from the Library Special Revenue Fund.

This ordinance appropriates $70,000 from these two sources to hire a consultant to complete a space study.

I urge its adoption.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2018-20-1Q

AN ORDINANCE AMENDING THE FY 2018-19 BUDGET BY APPROPRIATING $35,000 IN
FAIRBANKS LIBRARY FOUNDATION FUNDING AND $35,000 FROM THE LIBRARY SPECIAL
REVENUE FUND TO THE SPECIAL REVENUE PROJECTS FUND FOR A SPACE PLAN STUDY
FOR THE NOEL WIEN LIBRARY

WHEREAS, The Noel Wien Library (Library) has been serving the
community in the same basic configuration for the past 20 years even though
technology and community needs have evolved. The layout of the Library no longer
allows for the efficient delivery of service necessary for modern libraries; and

WHEREAS, The shelving, furniture, and flooring is dated and wearing out.
Electrical and technology needs have changed and need to be addressed; and

WHEREAS, Recently the Fairbanks Library Foundation paid for a strategic
planning facilitator to lead library staff, representatives from the Fairbanks Library
Foundation, the Library Commission, and the Friends of the North Pole Library through
the development of a five year strategic plan. The results of the discussions and plan
clearly indicate that the Library is in need of a library consultant to assist in the
development of a new space plan for the Library; and

WHEREAS, The Library’s VISTA volunteer recently completed a community
survey for which over 1,070 responses were received. These responses can be utilized
by the consultant to assist in the development of a space plan for the Library; and

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
WHEREAS, The Fairbanks Library Foundation and the Library Commission support the Library Services department in obtaining a library consultant to develop a space plan which includes an analysis of needs, designing a new conceptual layout for the main library to provide more effective services, and providing cost estimates and recommendations for a future capital project. In accordance with FNSBC 4.72.020(A), the Library Commission recommends the use of $35,000 from the Library Special Revenue Fund for the study and the Fairbanks Library Foundation has authorized and will donate an additional $35,000 towards this project once all authorizations and requests for proposals (RFPs) have been approved; and

WHEREAS, The balance in the Library Special Revenue Fund is $3,470,771.68 as of November 30, 2018; and

WHEREAS, Designated donations exceeding $1,000 but not exceeding $50,000 are accepted by the mayor and are automatically appropriated per FNSBC 7.04.030(D).

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. Library Special Revenue Fund Appropriation. The FY 2018-19 budget is hereby amended by appropriating $35,000 to the Library Special Revenue Fund budgetary guideline entitled “Contribution to Special Revenue Projects Fund” and by increasing Contribution from Fund Balance by a like amount.

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
Section 3. Special Revenue Projects Fund Appropriation. The FY 2018-19 budget is hereby amended by appropriating $70,000 to the Special Revenue Projects Fund budgetary guideline entitled "Noel Wien Library Space Plan" and by increasing estimated revenue from donations by $35,000 and by increasing Contribution from the Library Special Revenue Fund by $35,000.

Section 4. Waiver of Limited Purpose of the Library Fund. To the extent the requirement imposed in Ordinance No. 2017-13, Section 4, that the funds "...be expended only for capital improvements to library facilities..." will not be met, then it is waived.

Section 5. Contingency. Appropriation of the donation from the Fairbanks Library Foundation is contingent upon receipt and the mayor's acceptance of the funding.

Section 6. Lapse of Funds. Upon completion or abandonment of the project, any unexpended, unencumbered funds will lapse back to the Fairbanks Library Foundation and the Library Special Revenue Fund by equal amounts.

Section 7. Effective Date. This ordinance is effective at 5:00 p.m. on the first Borough business day following its adoption.

PASSED AND APPROVED THIS _____ DAY OF __________, 2019

____________________________
Matt Cooper
Presiding Officer

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
ATTEST:

April Trickey, CMC
Borough Clerk

APPROVED:

Jill S. Dolan
Borough Attorney

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZED]
FAIRBANKS NORTH STAR BOROUGH
FISCAL NOTE

I. Request

Ordinance No: 2018-2010 Date Introduced: January 10, 2019
Abbreviated Title: Appropriate $35,000 from the Fairbanks Library Foundation and $35,000 from the Library Special Revenue Fund for a Space Plan Study for Noel Wien Library

II. Financial Detail

Department/Division Affected: Library Services/Administration

<table>
<thead>
<tr>
<th>EXPENDITURE</th>
<th>Library Special Revenue Fund</th>
<th>Special Revenue Projects Fund</th>
<th>Capital Projects Fund</th>
<th>Total</th>
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<tr>
<td>Professional Services FY 18/19</td>
<td>FY 18/19</td>
<td>FY 18/19</td>
<td>FY 18/19</td>
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<tr>
<td>Other Contractual Services</td>
<td></td>
<td>70,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contribution To Special Revenue Projects Fund</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indirect</td>
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<td></td>
</tr>
<tr>
<td>Total</td>
<td>35,000</td>
<td>70,000</td>
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<td></td>
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</table>

SOURCE OF FUNDING

<table>
<thead>
<tr>
<th>Contribution from Fund Balance</th>
<th>35,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution From Library Special Revenue Fund</td>
<td>35,000</td>
</tr>
<tr>
<td>Donations</td>
<td>35,000</td>
</tr>
<tr>
<td>Total</td>
<td>35,000</td>
</tr>
</tbody>
</table>

Specify Funding Source: Fairbanks Library Foundation donation & Library Special Revenue Fund fund balance

OTHER FUNDING (PREVIOUSLY APPROPRIATED)


III. Project Purpose:

To obtain consulting services for the development of a conceptual design space plan for the Noel Wien Library

IV. Analysis of Future Liabilities and Funding Sources:

None

V. Fund Certification: I certify that funding sources are available as detailed in II above.

Debra L. R. Brady
Chief Financial Officer

Date: 12/19/18
# Fairbanks North Star Borough Fiscal Impact Statement (FIS)

### FNSBC 3.20.010 C.

**Originator’s Name:** Renee Van Nort  
**Department:** Library Services

**To Be Introduced/Sponsored By:** Mayor Bryce Ward

**Abbreviated Ordinance Title:** Noel Wien Library Space Plan Study

**Department(s)/Division(s) Affected:** Library Services

---

**Proposed Introduction Date:** January 10, 2018  
**Ordinance No.:** 2018-20-10

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**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 ___ ✓ *

---

### FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>Remainder of Current FY</strong></td>
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<tr>
<td><strong>1st Full FY of Operations</strong></td>
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<tr>
<td><strong>2nd Full FY of Operations</strong></td>
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<tr>
<td><strong>3rd Full FY of Operations</strong></td>
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<tr>
<td><strong>4th Full FY of Operations</strong></td>
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</tbody>
</table>

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:** Renee Van Nort  
**Extension:** 1025

**Director(s) Signature(s):**  
**Date:** 12/5/18

**Mayor’s Office or Assembly Member Signature:**  
**Date:** 12/10/18

**Chief Financial Officer Signature:**  
**Date:** 12/19/18
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.
MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, FNSB Mayor

FROM: Library Commission
       Rex Nutter, Chair

DATE: December 3, 2018

SUBJECT: Advisement and Recommendation use up to $35,000 of Library Fund for Noel Wien Library Space Plan

At the Library Commission meeting on November 21, 2018, the Library Commission approved utilizing up to $35,000 of the Library Fund funds to match the $35,000 the Fairbanks Library Foundation committed and authorized to spend towards a Space Plan Study for Noel Wien Library.

The Library Commission duties include advising the mayor on the use of the Library Fund. Per Ordinance 2017-13 the Library Fund funds may be expended for capital improvements to library facilities. The utilization of library consultants to develop a conceptual layout and cost estimates to update the Noel Wien Library layout to provide more efficient delivery of service in a modern library setting is critical. This is the first step needed before any additional capital expenditures are considered.

The commitment and approval for the project from both the Fairbanks Library Foundation and the Library Commission reflect the importance of this project to the community.
November 29, 2018

To the Fairbanks North Star Borough:

At the Fairbanks Library Foundation’s November board meeting on November 13, 2018, the Board of Directors approved joining with the FNSB Library Commission to each provide $35,000.00 (for a total of $70,000.00) to go towards a Space Study of Noel Wien Library.

It is our understanding that any monies not spent for this purpose would be returned equally (split 50/50) to the Fairbanks Library Foundation and the FNSB Library Commission.

Please consider this a Letter of Authorization for the Fairbanks North Star Borough to collect $35,000.00 from the Fairbanks Library Foundation once all other authorizations, RFPs. etc. have been advanced and approved.

Thank you for your attention to this matter.

Sincerely,

Marie Angaiak
Co-President
Fairbanks Library Foundation

Mary Matthews
Co-President
Fairbanks Library Foundation
Dear Library Commission Members,

I have worked at FNSB Libraries for three years. I have held the positions of Casual Librarian, Reference Librarian, Digital Literacy Librarian, Automated Services Manager and now Director, and have therefore experienced this organization through many lenses. During my time here it has been clear how organically special and beloved our Libraries are to residents of this Borough. Library staff is dedicated, professional, and hardworking — they are a big reason for the public’s unwavering support for the Libraries. But deficits in our technology, programming and infrastructure became quickly evident, and so we set out to thoughtfully update various aspects of the operation in order to improve service delivery.

We created a new website, which we now consider our 4th branch, with over 9000 users a month — more than North Pole Branch. We upgraded our catalog to Enterprise, which allowed for library users to search for digital and physical materials simultaneously. Most recently, we joined the Alaska Library Catalog — increasing access to materials for our patrons from 300,000 to over 3 million items. Popular resources like Niche Academy, Hoopla and now Lynda.com have been added to our offerings, as well as lending iPads to patrons. Soon we will have a new reader’s advisory tool as well. All these improvements were made in a climate of reduction of staff, reduction of hours and the removal of on-site tech help, which make them even more remarkable.

The Library Foundation has recently made it possible for us to begin planning for the future of the Libraries. By providing us a Strategic Plan, they have helped us to focus on what we should accomplish next, and specifically, how we can adjust our offerings and physical layout to provide better service to the public. The Strategic plan allowed community and staff to come together and define what we want our Libraries to be and what our priorities will be.

What is needed and what the community would like us to provide will be better understood by analyzing data from the Strategic Plan and extensive Community Survey. Information gained from them will paint a fairly clear picture of what our near future should look like. Both of those tools are nearing completion, and so I am now turning my focus towards improvements needed for the physical infrastructure of Noel Wien Library.

It is unrealistic to think that we will be getting a new facility any time soon. Although the general condition of the building is sound, it is 40 years old. The last public area updates were made in the mid-1990s — more than 20 years ago. Undoubtedly the layout of our library no longer allows for the efficient delivery of service necessary for modern libraries. Our shelving is older, carpet worn, wiring and technology dated, and furniture is wearing out. Technology needs have completely changed in the last 20 years. It is time that we assess and modernize for the future.

The only next step in this Noel Wien Library improvement process is to hire a professional library space planner who can help us plan the best way forward. They will advise us on how to update and
redesign areas in the library according to current user needs. The planner will take into account our new Strategic Plan, along with data from our Community Survey, to redesign the space. When the Space Plan is complete we will be able to commence a special project to improve our infrastructure and therefore delivery of service.

In organizing for these next exciting steps we cannot move forward without funding for that initial one – the Space Study. I am hoping that this project can begin with a whole-community endorsement in the form of shared funding between The Library Foundation, and the Library Fund. Last week The Library Foundation agreed to provide up to half of the cost of this endeavor – up to $35,000.

I am now asking that the Library Commission endorse the use of monies from the Library Fund to make up the other half needed for the Space Study. I am requesting that your body agree that up to $35,000 from the Library Fund be made available for this purpose.

Library Fund Ordinance 2017-13 states that monies can only be used for capital expenditures. I believe this study, without which a capital project cannot happen, should rightfully be considered the first step, and therefore part of, a capital project to modernize and improve Noel Wien Library.

All of us have the same goal in mind – that of creating and maintaining the absolute best library system we can for our community. I, representing staff, the Commission, representing the people, and The Library Foundation, representing community support, together can move this project forward and reward our patrons with a modern, energizing and safe environment for all to gather and share ideas.

Our best estimate is that this space plan could cost $50,000-$70,000, but not to exceed the higher limit. If the bids come in under that amount, any unused funds will be returned in equal shares to The Library Foundation and the Special Library Fund. FNSB Public Works has advised us on the creation of our RFP for this project and shared past experiences with us. We reached out to FNSB General Services and FNSB Finance Departments for advice as well. We also researched what other libraries have done in this circumstance. When we achieve funding for this space plan we will be able to move ahead with ordinances to the Assembly and the rest of the process to start this exciting project.

I am asking for approval from the Library Commission to fund one half of the cost of a Space Study – up to 35,000. Your support, along with that of The Library Foundation, will symbolically demonstrate that, together, we all want to move towards a positive future for Noel Wien Library. Once we know the scope of what needs to be done, we can all think about the next steps. What I do know is that by all working together we will achieve more than individually. Thank you for all the work you do for our community and our libraries. I sincerely appreciate your consideration of this request.

Thank you,

Melissa Harter, Director
Melissa Harter, Director
FNSB Public Libraries
1215 Cowles Street
Fairbanks, AK 99701
November 8, 2018

The Library Foundation
PO Box 72363
Fairbanks, AK 99707

Dear Members,

I have worked at FNSB Libraries for three years. In that time I have held the positions of Casual Librarian, Reference Librarian, Digital Literacy Librarian, Automated Services Manager and now Director, and have therefore experienced this organization from many lenses. Throughout my time here it has been clear how organically special and beloved our Libraries are to residents of this Borough. Library staff is dedicated, professional, and hardworking – they are a big reason for the public’s unwavering support for the Libraries. But deficits in our technology, programming and infrastructure became quickly evident, and so we set out to thoughtfully update various aspects of the operation in order to improve service delivery.

We created a new website, which we now consider our 4th branch, with over 9000 users a month – more than North Pole Branch. We upgraded our catalog to Enterprise, which allowed for library users to search for digital and physical materials simultaneously. Most recently, we joined the Alaska Library Catalog – increasing access to materials for our patrons from 300,000 to over 3 million items. Popular resources like Niche Academy, Hoopla and now Lynda.com have been added to our offerings, as well as lending iPads to patrons. Soon we will have a new reader’s advisory tool as well. All these improvements were made in a climate of reduction of staff, reduction of hours and the removal of on-site tech help, which make them even more remarkable.

The Library Foundation has been a dedicated partner throughout these changes and challenges faced by the Libraries these last three years. You enabled us to begin offering coding and job skills classes with your gift of a mobile digital classroom. Shortly we will be able to engage teens more fully in the Libraries with further technology provided us by The Library Foundation. Without your support we would not have been able to initiate and begin to grow our program offerings. Now we are hard at work on an annual plan of programming that we hope our public will begin to count on.

More recently, The Library Foundation made it possible for us to begin planning for the future of the Libraries. By providing us a Strategic Plan, you have allowed us to focus on what we should accomplish next, and specifically, how we can adjust our offerings and physical layout to provide better service to the public. The Strategic plan allowed community and staff to come together and define what we want our Libraries to be and what our priorities should be.
With your help, and all the good work that is being done by talented staff on increasing programming, I am turning my focus towards improvements needed for the physical infrastructure of Noel Wien Library. It is unrealistic to think that we will be getting a new facility any time soon.

Although the general condition of the building is sound, it is 40 years old. The last updates were made in the mid-1990s – more than 20 years ago. Undoubtedly the layout of our library no longer allows for the efficient deliver the service necessary for modern libraries. Our shelving is older, carpet worn, wiring and technology dated, and furniture is wearing out every day. Technology needs have completely changed in the last 20 years. We simply are in need of improvement.

The only next step is to update the physical layout and content of our library. To do this we need a professional library space planner to come and help us plan the best way to update and redesign the areas in the library according to current user needs. The planner will take into account our new strategic plan, along with data from our community-wide survey, to redesign the space. With that plan we will be able to commence a special project to improve our infrastructure and therefore delivery of service.

In planning for these next exciting steps we cannot move forward without funding for that initial one – the space study. I am hoping that this project can begin with a whole-community endorsement in the form of shared funding between The Library Foundation, and the Special Library Fund as advised by the Library Commission. All of us have the same goal in mind – that of creating and maintaining the absolute best library system we can for our community. I, representing staff, the Commission, representing the people, and The Library Foundation, representing community support, together can move this project forward and reward our patrons with a modern, energizing and safe environment for all to gather and share ideas.

Our best estimate is that this space plan could cost $50,000-$75,000, but not to exceed the higher limit. FNSB Public Works has been advising us on the creation of our RFP for this project and has shared their past experiences with us. We have reached out to FNSB General Services and FNSB Finance Departments for advice as well. We have also researched what other libraries have done in this circumstance. When we achieve funding for this space plan we will be able to move ahead with ordinances to the Assembly and the rest of the process to start this exciting project.

I am asking for the support of The Library Foundation to fund one half of the cost of a space study. Please keep in mind that the cost estimate is just that, but it is generally felt that if The Library Foundation shares the cost with the Special Library Fund – each contributing $37,500, that we should be able to complete this phase of the project. Your support, along with that of the Library Commission, will symbolically demonstrate that, together, we all want to move towards a positive future for Noel Wien Library. Once we know the scope of what needs to be done, we can all think about the next steps. What I do know is that by all working together we will achieve more than individually. I am forever grateful for the continued support of The Library Foundation and I appreciate your consideration of my request.

Thank you,

Melissa Harter, Director
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
THROUGH: Bryce Ward, Borough Mayor
FROM: Dan Sloan, Director of Public Works
DATE: January 10, 2019
SUBJECT: Ordinance 2019-04 Election for Tax Cap Revision for Seavy Road Service Area

In August, service area commissions received tax cap election guidelines. In response, the Division of Rural Services received a request from Seavy Road Service Area to participate in the March 2019 tax cap election.

They requested that their revenue be increased by $11,780. This will add approximately .37 mills to their current rate of .35, giving them a new mill rate of approximately .72.

The Seavy Service Area held a public meeting to discuss budget issues. The commission submitted a request to increase their budget. The listed mill rates were calculated from the 2018 certified tax values.

I urge adoption of this ordinance.

Attachments: Ordinance
Service Area Map - Exhibit A
Staff Report
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2019 - 04

AN ORDINANCE PROVIDING FOR AN ELECTION FOR TAX REVENUE CAP REVISION TO THE SEAVY SERVICE AREA

WHEREAS, Chapter 8.04 FNSBC provides for revision of the amount of taxes that can be levied or imposed within taxing jurisdiction, if approved by the voters; and

WHEREAS, The Seavy Service Area Commission has indicated that its present tax revenue cap produces insufficient funds to provide maintenance and capital construction services; and

WHEREAS, An election is required to determine if the voters in a taxing jurisdiction authorize an increase to their mill levy in order to provide those services.

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. Election. Pursuant to FNSBC 5.04.050(C), an election shall be held on the fourth Tuesday of March, March 26, 2019, within the area shown on the map Exhibit A, attached hereto, to place before the registered voters residing within the Seavy Service Area the following question:

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
“Shall the Seavy Service Area be authorized to increase its annual property tax revenue in the amount of $11,780 in order to fund road maintenance and capital construction services?”

An increase of $11,780 will add approximately 0.37 mills to the rate allowed by the existing tax revenue cap.

Section 3. Effective date. This ordinance shall be effective at 5:00 p.m. on the first borough business day following its adoption.

PASSED AND APPROVED THIS _____ DAY OF _________, 2019.

Matt Cooper
Presiding Officer

ATTEST:

APPROVED:

April Trickey, CMC
Borough Clerk

Jill S. Dolan
Borough Attorney
STAFF REPORT

Ordinance for the Tax Cap Revision to the Seavy Road Service Area

NARRATIVE. Each year service areas are given the opportunity to participate in an election to adjust their tax cap Seavy Road Service Area commissioners initiated the Tax Cap Election Request on October 8, 2018.

The Seavy Road Service Area held a publicly noticed meeting on September 27, 2018 to discuss budget issues. Three residents attended the meeting including service area commissioners. Based on discussion, the commissioners decided in favor of a tax cap increase, the service area commission voted to participate in a tax cap election to increase their tax cap revenue. The meeting minutes reflect that the service area commissioners in attendance voted to hold an election to raise their tax cap to $24,000, an increase of $11,780.

2018 Service Area Taxable Assessment: $32,232,701
Current Tax Cap: $12,220
Current Mill Rate: .355
FY 18 Operating Budget: $7,760
Amount FY 18 Budget was supplemented From the Service Area Fund Balance: $8,000

Current Fund Balance: $35,782
FY 19 Expenditures as of 10/31/18: $0
Year Established: 1984
Initial Taxing Year: 1997
Number of Commissioners: 3
Road Miles Maintained: 4.12
FAIRBANKS NORTH STAR BOROUGH

TAX CAP ELECTION REQUEST

The Service Area is requesting inclusion in the spring election to increase the tax (revenue) cap. Please choose one of the following:

☐ The Service Area held a public meeting and attendees favored increasing the tax cap. Attached are meeting minutes and sign-in sheet.

☐ A survey of service area residents was conducted. Respondents favored increasing the tax cap. Attached is a copy of the survey and detailed results.

The Service Area would like to increase the current tax (revenue) cap by $12,000.

This would add approximately 0.3 mill(s) to the current mill rate.

New Service Area budget $24,000

Approximate total (new) mill rate 0.640

How was the meeting advertised or the survey taken? Newspaper, Road Signs, Facebook, Word of Mouth

Please include the service area in the upcoming election.

Thank you.

Commissioner signature

Commissioner signature

Commissioner signature

Date 9-27-18

Date 9-27-18

Date

Attachments: Service Area Public Meeting Minutes and Sign-in Sheet,
Or a copy of the Service Area Survey and the Survey Results

Return to: Fairbanks North Star Borough – Division of Rural Services
520 Fifth Avenue, First Floor, Ste. D
PO Box 71267
Fairbanks, AK 99707-1267

SERVICE AREAS NOT REQUESTING A TAX CAP ELECTION ARE NOT REQUIRED TO RETURN THIS FORM TO RURAL SERVICES
9/27/2018

Meeting Called to Order 701pm

Attendance:
Adolph Tallman, Chair Road Commissioner
April Smith, Road Commissioner
Heather Hampton, 2912 Seavy

Old Business:
Documents need transferred from old commissioner
New Commissioner applied
New Service Provider acquired

We have called for a grade, on waiting list

New Business
Seavy resident asks that we not pile snow at the end of Seavy and block her driveway, Adolph will convey this request to the new provider

Mrs. Hampton asks that the huge hole in front of her driveway get proper attention during the grading process, Adolph will convey that request

We discussed clearing the greenway and agree it is dependent on money. We will request a bid to clear it.

The MIL rate and election were explained

Financial report presented showing we have about $8000 to spend this year compared to a recommended $24000 so our maintenance will be poor, again, this winter.

Official Vote called to call for tax cap election this spring, YES calls for the election
Adolph Tallman-YES
April Smith-YES

April will email the request

Adjourned 735pm
MEMORANDUM

TO: Fairbanks North Star Borough Assembly
THROUGH: Bryce Ward, Borough Mayor
FROM: Dan Sloan, Director of Public Works
DATE: January 10, 2019
SUBJECT: Ordinance 2019-05
         Election for Tax Cap Revision for Pleasureland Service Area

In August, service area commissions received tax cap election guidelines. In response, the Division of Rural Services received a request from Pleasureland Service Area to participate in the March 2019 tax cap election.

They requested that their revenue be increased by $3,850. This will add approximately 0.50 mills to their current rate of 1.17, giving them a new mill rate of approximately 1.67.

The Pleasureland Service Area held a public meeting to discuss budget issues. The commission submitted a request to increase their budget. The listed mill rates were calculated from the 2018 certified tax values.

I urge adoption of this ordinance.

Attachments: Ordinance
             Service Area Map - Exhibit A
             Staff Report
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2019-05

AN ORDINANCE PROVIDING FOR AN ELECTION FOR TAX REVENUE CAP REVISION TO THE PLEASURELAND SERVICE AREA

WHEREAS, Chapter 8.04 FNSBC provides for revision of the amount of taxes that can be levied or imposed within taxing jurisdiction, if approved by the voters; and

WHEREAS, The Pleasureland Service Area Commission has indicated that its present tax revenue cap produces insufficient funds to provide maintenance and capital construction services; and

WHEREAS, An election is required to determine if the voters in a taxing jurisdiction authorize an increase to their mill levy in order to provide those services.

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. Election. Pursuant to FNSBC 5.04.050(C), an election shall be held on the fourth Tuesday of March, March 26, 2019, within the area shown on the map Exhibit A, attached hereto, to place before the registered voters residing within the Pleasureland Service Area the following question:

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED, CAPITALIZE]
“Shall the Pleasureland Service Area be authorized to increase its annual property tax revenue in the amount of $3,850 in order to fund road maintenance and capital construction services?”

An increase of $3,850 will add approximately 0.50 mills to the rate allowed by the existing tax revenue cap.

Section 3. **Effective date.** This ordinance shall be effective at 5:00 p.m. on the first borough business day following its adoption.

PASSED AND APPROVED THIS _____ DAY OF __________, 2019.

Matt Cooper
Presiding Officer

ATTEST:

April Trickey, CMC
Borough Clerk

APPROVED:

Jill S. Dolan
Borough Attorney
STAFF REPORT

Ordinance for the Tax Cap Revision to the Pleasureland Service Area

NARRATIVE. Each year service areas are given the opportunity to participate in an election to adjust their tax cap. Pleasureland Service Area commissioners initiated the Tax Cap Election Request on September 25, 2018.

The Pleasureland Service Area held a publicly noticed meeting on September 20, 2018 to discuss budget issues. Four residents attended the meeting including service area commissioners. Based on discussion, the commissioners decided in favor of a tax cap increase, the service area commission voted to participate in a tax cap election to increase their tax cap revenue. The meeting minutes reflect that the service area commissioners in attendance voted to hold an election to raise their tax cap to $13,000, an increase of $3,850.

2018 Service Area Taxable Assessment: $7,699,512
Current Tax Cap: $9,150
Current Mill Rate: 1.17
FY 18 Operating Budget: $8,070
Amount FY 18 Budget was supplemented
From the Service Area Fund Balance: $16,500
Current Fund Balance: $31,985
FY 19 Expenditures as of 10/31/18: $0
Year Established: 1983
Initial Taxing Year: 1993
Number of Commissioners: 4
Road Miles Maintained: 1.51
FAIRBANKS NORTH STAR BOROUGH

TAX CAP ELECTION REQUEST

The [Please (and)] Service Area is requesting inclusion in the spring election to increase the tax (revenue) cap. Please choose one of the following:

☐ The Service Area held a public meeting and attendees favored increasing the tax cap. Attached are meeting minutes and sign-in sheet.

☐ A survey of service area residents was conducted. Respondents favored increasing the tax cap. Attached is a copy of the survey and detailed results.

The Service Area would like to increase the current tax (revenue) cap by $3150.00.

This would add approximately 446 mill(s) to the current mill rate.

New Service Area budget $13,000.00

Approximate total (new) mill rate 1.621

How was the meeting advertised or the survey taken? ________________________________

Advertised by Rural Services In THE

NEWS MINER

Please include the service area in the upcoming election.

Thank you

[Signatures]

[Dates: 9-20-18 9-20-18 9-20-18]

Attachments: Service Area Public Meeting Minutes and Sign-in Sheet,
Or a copy of the Service Area Survey and the Survey Results

Return to: Fairbanks North Star Borough – Division of Rural Services
520 Fifth Avenue, First Floor, Ste. D
PO Box 71267
Fairbanks, AK 99707-1267

SERVICE AREAS NOT REQUESTING A TAX CAP ELECTION ARE NOT REQUIRED TO RETURN THIS FORM TO RURAL SERVICES

RS11 - Tax Cap Request form rev. 9-8-16
PleasureLand Road Service Minutes

Meeting Called to Order: 9-20-2018 7:00 P.M.

Commissioner Attendees: Carl Olson, Delmar Lashinski

Last Meetings Minutes Approved: Commissioners Delmar Lashinski & Carl Olson voted to approve last meeting minutes dated 1-17-17.

Old Business: There was no old business to discuss.

New Business: The agenda was read.

Commissioner Carl Olson voted to approve the agenda.
Commissioner Delmar Lashinski voted to approve the agenda.

The current financial position and budget for the service area was gone over.

It was discussed that there is a new maintenance contractor.

The current state of the road was discussed.
New summer maintenance work was discussed.
It was decided that this summer E1 would be added to the road where needed and culvert work would be done.
Money would be transferred as required for this work.

A motion was put forward to hold a tax cap election to increase the cap by $3150 per year which is .446 mills to $13,000 per year which is 1.621 mills.
Commissioner Carl Olson voted to approve this tax cap election increase.
Commissioner Delmar Lashinski voted to approve this tax cap election increase.

Meeting Adjourned: 7:15 P.M.

Secretary signature: [Signature]

RECEIVED
SEP 25 2018
FNSB Rural Service
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