

COMMITTEE OF THE WHOLE WORKSESSION AGENDA

February 5, 2015

* Immediately following Finance Committee *
Mona Lisa Drexler Assembly Chambers
Fairbanks North Star Borough Administrative Center
809 Pioneer Road
Fairbanks, Alaska

1. MEMORANDA/REPORTS/PRESENTATIONS

NONE

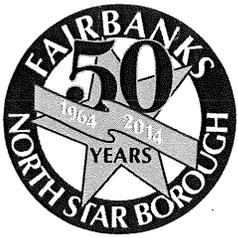
2. ADVANCED ORDINANCES AND RESOLUTIONS

- a. ORDINANCE NO. 2015-03. An Ordinance Rezoning Approximately 26,552 Square Feet From Multiple-Family Residential (MF) To General Commercial (GC) Or Other Appropriate Zone. The Property Is Described As Lots 1 And 2 Of Halvorson Subdivision. (Located at 3690 Widener Lane On The Corner Of University Avenue, Widener Lane And Halvorson Road) (RZ2015-004) (Sponsor: Mayor Hopkins) **(Page 2)**
- b. ORDINANCE NO. 2015-08. An Ordinance Amending FNSBC 8.21.035 Regarding The PM2.5 Enhanced Voluntary Removal Replacement And Repair Program To Provide For Priority Ranking Based On Income Level And Availability Of Other Adequate Source Of Heat. (Sponsors: Assemblymembers Davies and Dodge) **(Page 65)**

3. BRIEFINGS FROM THE BOROUGH MAYOR

4. ASSEMBLY BUSINESS/COMMENTS

5. ADJOURNMENT



FAIRBANKS NORTH STAR BOROUGH

809 Pioneer Road ☆ P.O. Box 71267 ☆ Fairbanks, Alaska 99707-1267

(907) 459-1260 ☆ FAX (907) 459-1255

MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Luke Hopkins, Mayor
 Jeff Jacobson, Chief of Staff *[Signature]*

FROM: Christine Nelson, Director
 Department of Community Planning *[Signature]*

DATE: January 15, 2015

SUBJECT: ORDINANCE NO. 2015- 03 (RZ2015-004) May

RE: **RZ2015-004:** A request by Elizabeth & Mark May on behalf of GHVS, LLC to rezone Lots 1 & 2 of Halvorson Subdivision (approximately 26,552 square feet) from Multiple-Family Residential (MF) to General Commercial (GC). (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)

The attached ordinance will rezone approximately 26,552 square feet from MF to GC or other appropriate zone, described as Lots 1 & 2 of Halvorson Subdivision. (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)

On November 18, 2014, the Planning Commission of the Fairbanks North Star Borough held a public hearing to rezone the property described above.

After analysis of the request, the Department of Community Planning recommended **approval** of the requested rezone.

The Planning Commission concurred with the staff recommendation and voted 7 in favor, 0 opposed, to recommend **approval** of the request to the Borough Assembly. The Planning Commission adopted the following Findings of Fact in support of its decision.

1. The request is consistent with the goals and policies of the Comprehensive Plan. It is consistent with the Urban designation and meets the criteria set forth by **Goal 3, Strategy 6, Action B** which detail when it is appropriate to allow commercial facilities outside preferred commercial areas.
2. The proposed zone does not jeopardize public health, safety or welfare. There are adequate transportation, electricity (GVEA), and sewer and water utilities (College Utilities) to serve the subject properties.
3. The proposed zoning request will correct a spot zone created from a previous rezone action because it will now be contiguous with existing GC zoning.

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.

By: Luke T. Hopkins, Mayor
Introduced: January 15, 2015

FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2015 – 03

AN ORDINANCE REZONING APPROXIMATELY 26,552 SQUARE FEET FROM MULTIPLE-FAMILY RESIDENTIAL (MF) TO GENERAL COMMERCIAL (GC) OR OTHER APPROPRIATE ZONE. THE PROPERTY IS DESCRIBED AS LOTS 1 AND 2 OF HALVORSON SUBDIVISION. (LOCATED AT 3690 WIDENER LANE ON THE CORNER OF UNIVERSITY AVENUE, WIDENER LANE AND HALVORSON ROAD)

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 Multiple-Family Residential (MF) to General Commercial (GC) or other appropriate zone:

LOTS 1 & 2 OF HALVORSON SUBDIVISION

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.

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

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

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PASSED AND APPROVED THIS _____ DAY OF _____, 2014.

Karl Kassel
Presiding Officer

ATTEST:

APPROVED:

Nanci Ashford-Bingham, MMC
Municipal Borough Clerk


for A. René Broker
Borough Attorney

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be *added* is underlined
Text to be *deleted* is [BRACKETED AND CAPITALIZED]



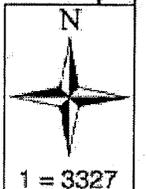
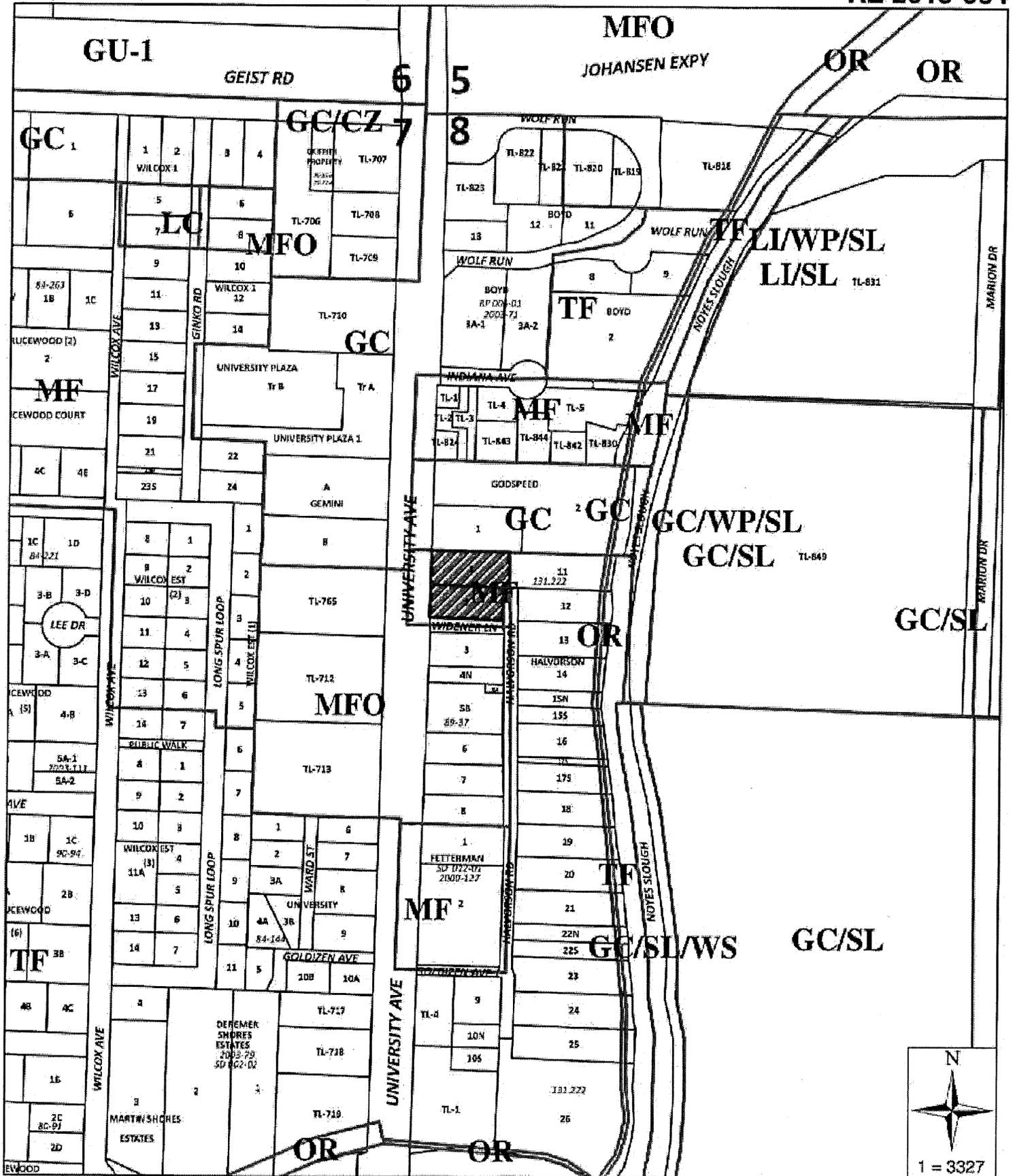
FNSB Dept. Of Community Planning

Planning Commission

Printed on: Oct 14, 2014

ORD 2015-03

RZ 2015-004



Fairbanks North Star Borough
Fiscal Impact Statement (FIS) (FNSBC 2.09.035 C.)

Check	Date
Version 1	
Version 2	
Version 3	
Version 4	

Originator's Name: Tanya Hughes **Department:** Community Planning

To Be Introduced/Sponsored By: Mayor Hopkins

Abbreviated Ordinance Title: Ordinance No. 2015-

Department(s)/Division(s) Affected: _____

Proposed Introduction Date: _____ **Ordinance No.:** 2015- 03

Does this ordinance authorize:

- 1) a new or expansion of services which entails additional costs beyond that approved in the current adopted budget? Yes ___ No *
- 2) a project that is capital in nature and increases operational costs of the Borough in the current or any future fiscal year? Yes ___ No *

Required Information/Estimates	FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE				
	Remainder of Current FY	1st Full FY of Operations	2nd Full FY of Operations	3rd Full FY of Operations	4th Full FY of Operations
	FY 20__ / __	FY 20__ / __	FY 20__ / __	FY 20__ / __	FY 20__ / __
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:

Extension:

Director(s) Signature(s):

Date:

Mayor's Office or Assembly Member Signature: 

Date: 12/3/14

Chief Financial Officer Signature:

Date:

DEPARTMENT OF COMMUNITY PLANNING
STAFF REPORT

RZ2015-004

TO: Fairbanks North Star Borough Planning Commission

RE: **RZ2015-004**: A request by Elizabeth & Mark May on behalf of GHVS, LLC to rezone Lots 1 & 2 of Halvorson Subdivision (approximately 26,552 square feet) from Multiple-Family Residential (MF) to General Commercial (GC). (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)

I. GENERAL INFORMATION

- A. Purpose To rezone approximately 26,552 square feet from MF to GC zoning.
- B. Location On the northwest corner of University Avenue, Widener Lane and Halvorson Road
- C. Access Widener Lane
- D. Size/PAN
- | Lot/TL | Sf. | PAN |
|--------|--------|---------|
| 1 | 13,522 | 0557692 |
| 2 | 13,019 | 0257362 |
- E. Existing Zone Multiple-Family Residential (MF)
-Minimum lot size 5,000 square feet for single-family detached dwelling
3,500 square feet per dwelling unit for two-family attached dwelling
2,000 square feet per dwelling unit for multiple-family dwelling
- F. Proposed Zone General Commercial (GC)
-Minimum lot size no minimum lot area
- G. Existing Land Use Residential
- H. Surrounding Land Use/Zoning
- North: Golden Heart Veterinary Services & other commercial/GC & vacant apartment complex/MF
- South: Residential, undeveloped land, & offices/MFO & residential/MF
- East: Apartment complex, office & residential/TF

	West:	University Dental Plaza/MFO, Attorney's Plaza/GC & residential/MF
I. Zoning History	1967:	Ord. No. 67-34 to RR
	1971:	Ord. No. 71-21 RR to R3-l
	1988:	Ord. No. 88-010 R3-1 to MF
J. Non-conforming Structures, Uses		None
K. Comprehensive Plan Designation		Urban Area
L. Community Facilities	Water/sewer:	Private/College Utilities
	Electricity:	GVEA
M. Code Violations		None
N. Soils		Urban Land
O. Flood Zone		X (100%)
P. Ownership		GHVS, LLC 3051 Dehmer Road North Pole, AK 99705
Q. Applicant		Elizabeth & Mark May 3051 Dehmer Road North Pole, AK 99705

II. ANALYSIS

The property owners applied to rezone the subject two parcels from Multiple-Family Residential (MF) to General Commercial (GC). The subject properties consist of 26,552 square feet and are located on University Avenue and the southwest corner of Halvorson Road and Widener Lane. The lots are currently developed with a residence. The applicants own the adjacent lot to the north (Lot 1 of Godspeed Subdivision) that is zoned GC and developed with their business, Golden Heart Veterinary Services.

The applicants request this rezone because the Alaska Department of Transportation and Public Facilities (ADOT&PF) has a proposed project scheduled for 2017 that will restrict access from University Avenue. "The overall objective of the University Rehabilitation & Widening Project is to reduce and consolidate access points (where practical) in order to maintain mobility as the primary function of the arterial."¹ This project will decrease the subject property's side- or rear-yard along University Avenue by approximately 24.2 feet and front-yard along Halvorson Road by 25.6 feet for Lot 1 (**Exhibits 1 & 2**). Due to the widening of University Avenue, the applicants will lose parking for their veterinary clinic located on Lot 1 of Godspeed Subdivision adjacent to the north. They currently have a total of fifteen (15) parking spaces: nine (9) in the rear of the lot (east side) and six (6) in the front of the lot (west side). The applicants would like to utilize the subject property to the south to provide

¹ Sarah E. Schacher email dated November 4, 2014

adequate parking for the clinic employees and patrons (see application narrative). This will allow them fifteen (15) parking spaces with the potential of more if needed. In addition, they would like to use a garage located on the subject properties for storage and to expand the veterinary business.

Zoning History

The subject properties were zoned Rural Residential (RR) through Ordinance Number 67-34 adopted on March 28, 1968. They were rezoned from RR to Multiple Residential I (R3-I) through Ordinance Number 71-21 adopted on September 9, 1971 (**Exhibit 3**). The zoning designation changed with the adoption of Ordinance Number 88-010 on April 19, 1988 from R3-1 to MF.

Ordinance Number 93-054 adopted on November 4, 1993 changed the zoning of Tax Lot 825 (now Lots 1 & 2 of Godspeed Subdivision adjacent to the subject properties on the north side) from MF to GC (**Exhibit 4**). This rezone separated the subject properties from the remaining R3-I (MF) zoning properties and left a remainder that may be considered a spot zone. Ordinance Number 94-019 adopted March 31, 1994 expanded the GC zoning in the surrounding area (**Exhibit 5**).

Surrounding Land Use and Zoning

The subject properties are zoned MF and are currently used as residential. The properties to the north and northwest across University Avenue are zoned GC and MF. The GC zoning is developed with different types of office buildings. The MF zoning is developed with an apartment complex that is boarded up and was acquired by ADOT&PF for the Widening Project. The adjacent properties to the east are zoned Two-Family Residential (TF). They are developed with an apartment complex, office building, single-family and two-family residential uses. The properties to the south and southwest, including lots across University Avenue, are zoned MF and Multiple-Family Residential / Professional Office (MFO). They consist of offices, single-family residences, apartment complexes, and undeveloped land. This rezone request is consistent with the mixed office and medium- to high-density residential uses and zoning of the area.

The surrounding properties to the south zoned MFO and used as offices and apartment complexes already create a buffer between the GC zoning and TF zoning. The adjacent properties to the east zoned TF are not being used as duplexes or single-family residences, but as an office and apartment complex. This area has evolved from residential with eight (8) properties zoned for offices in 1971 to more commercial and professional offices with the original widening of University Avenue (as shown in **Exhibits 3-5**).

Development Capability

The current MF zoning allows nine permitted uses and 11 conditional uses.² The GC zone allows for 87 permitted commercial uses, along with residential, office uses and parking along with 15 conditional uses.³

² FNSBC 18.26.020 Use Regulations.

³ FNSBC 18.34.020 Use Regulations & FNSBC 18.32.020 Use Regulations.

The subject properties are located on flat Urban Land with public water and sewer provided by College Utilities. They are in College Road service area in Flood Zone X.

Comprehensive Plan

The Comprehensive Plan designates the subject properties and surrounding area as Urban Land. Urban Land is "Area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial, and industrial development."⁴

The proposed GC zoning for the subject properties provides for adequate off street parking and small expansion of an existing professional veterinarian office located adjacent to the north. This is consistent with the Comprehensive Plan as it relates to **Goal 3**, to have a variety of land uses that fit the diverse needs of the community; specifically, it is consistent with **Strategy 6**, to provide a variety of commercial land uses in both urban and non-urban areas. **Action B** of this strategy provides criteria to consider whether to allow commercial facilities outside preferred commercial areas:

1. *A need is served that cannot be met elsewhere in the preferred commercial areas.*

This area is located along a major arterial, less than a mile from a major corridor (University Avenue/Geist Road/Johansen Expressway). This corridor consists of offices, clinics, banks, restaurants, a school and residential uses. Rezoning these two properties would expand on the commercial nature of the existing veterinary clinic.

2. *Traffic flow and safety impacts are addressed.*

The University Avenue Rehabilitation and Widening project that the ADOT&PF is proposing will change the access point to Lot 1 of the Godspeed Subdivision. Additional right-of-way will be acquired on all lots with no direct lot access allowed onto University Avenue. Indiana Avenue (north of the subject properties) is proposed to be relocated south of its current location. It is proposed to be parallel of the north lot line of Lot 2 of Godspeed Subdivision. Halvorson Road is proposed to be expanded to connect to the new proposed Indiana Avenue.

Traffic flow will primarily access the veterinary clinic and subject properties by using Indiana Avenue then Halvorson Avenue since there is an intersection to cross University Avenue at Indiana Avenue. Vehicles will no longer be able to cross University Avenue at Widener Lane.

3. *Use is compatible with other development and sensitive to natural systems in the area.*

The expansion of the existing veterinary clinic into the subject properties is compatible with development in the surrounding area because of all the existing professional offices in the surrounding area.

The subject properties are located in the College Utility Corporation Service Area for water and sewer.

⁴ Fairbanks North Star Borough Regional Comprehensive Plan. Adopted 1984, updated 2005.

4. Adequate landscaping and buffering is provided to minimize adverse impacts on surrounding land uses.

University Avenue, Widener Lane, and Halvorson Road create front yards for the subject properties on the west, south and east, requiring twenty-foot (20') setbacks if the rezone to GC is approved. However, when University Avenue is designated by ADOT&PF as a controlled access facility, the west lot line becomes a side or rear lot line. The side- and rear-yard setback requirements in GC vary depending on what the adjacent zoning is. In this case, the adjacent zoning to the west of all of Lot 2 and the south half of Lot 1 is MFO, requiring a setback of 10 feet. This distance maybe reduced to five feet if a sight obscuring screen⁵, not less than six feet in height, is provided⁶.

5. Adequate parking space is available.

Due to the widening of University Avenue, the applicants will lose parking for their veterinary clinic located on Lot 1 of Godspeed Subdivision adjacent to the north. They currently have a total of fifteen (15) parking spaces: nine (9) in the rear of the lot (east side) and six (6) in the front of the lot (west side). The applicants would like to utilize the subject properties to the south to provide adequate parking for the clinic employees and patrons. This will allow them fifteen (15) parking spaces with the potential of more if needed. The approval of this rezone request will allow for adequate parking.

Under FNSBC 18.50.060(c)(12) the animal hospital is required to have eight (8) to nine (9) on-site parking spaces depending on number of employees. According to the applicant there are fifteen (15) existing parking spaces on the property with potential to add additional spaces on the adjacent zone lot that currently has a single-family residence. It is not known at this time how many spaces will be lost as an effect of the right-of-way acquisition, but it would be the responsibility of the ADOT&PF to apply for any necessary variances per FNSBC 18.54.045 Procedures for Highway Project Variances. At this time there are six (6) or seven (7) spaces above what is required in FNSBC 18.50.060.

Under GC zoning, parking lots are permitted as a principal use on a property. Parking lots are permitted in MF as an accessory use and require conditional use approval as a principal use. Veterinary clinics are permitted uses in GC zoning, but not MF zoning. The applicants cannot expand their business into the subject properties without this rezone. The subject properties are a zone lot⁷ because the existing building was constructed across lot lines.

6. Adequate fire protection/suppression and hazardous materials response is available.

The rezone area is located within the University Fire Service Area. Adequate emergency services are available.

7. Public transit is available.

Public transit is available to the rezone area. The Blue Line, Yellow Line, and Red Line provide routes along University Avenue with bus stops at Indiana Avenue approximately 350 feet to the north and Goldizen Avenue approximately 713 feet to the south.

⁵ FNSBC 18.06.010 Screen, Sight-Obscuring Definition

⁶ FNSBC 18.34.030(B)(2) Required Yard Standards

⁷ FNSBC 18.06.010 Lot, Zoning Definition

Spot Zoning

A spot zone has been previously defined before the Planning Commission as “a zoning amendment which reclassifies a small parcel in a manner inconsistent with existing zoning patterns for the benefit of the owner and without any substantial public purpose.”⁸

Spot zoning is determined by:

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.

The existing Multiple-Family Residential zoning on the subject properties totaling 26,552 square feet could be construed as a spot zone due to their small lot area and not being directly adjacent to MF zoning. As described earlier, these parcels were previously part of a larger area zoned MF that was fragmented by the rezone of Godspeed Lots 1 and 2 to GC (Ord. No. 93-054). Ten tax lots north of the Godspeed lots totaling 76,375 square feet also remain in the MF zone. Adjacent zoning is GC to the north and west, MFO to the south and west, and TF to the east.

Rezoning the subject properties to GC will remove the possible MF spot zone and be contiguous with the adjacent zoning to the north and northwest. It will correct the past rezoning action of RZ003-94 (**Exhibit 4**) by removing one spot zone in the area. The request is consistent with the Comprehensive Plan designation of Urban Area (see “Comprehensive Plan,” above). The request will allow an existing business to provide adequate parking along with the potential expansion of an existing veterinary clinic and prevent negative impacts from the widening of University Avenue.

Traffic

The proposed rezone of Lot 1 and Lot 2 of Halvorson Subdivision from MF to GC has little potential to negatively affect the transportation network. The potential for trips generating from allowed uses in the GC zone is increased even if the maximum number of dwelling units were constructed under MF zoning, but the proximity of a major arterial (University Avenue) will have ample capacity to accommodate the increases. The University Avenue Rehabilitation & Widening project that the ADOT&PF is proposing will control the access points to Lot 1 of the Godspeed Subdivision by providing alternate access via Halvorson Road, a short distance off of University Avenue. Additional right-of-way will be acquired on all lots with no direct lot access allowed onto University Avenue. Any development that generates over 100 vehicle trips per peak hour will be required to complete a traffic impact analysis. (**Exhibit 6**)

III. RECOMMENDATION

Based on the staff analysis above, the Department of Community Planning recommends **approval** of the requested zone with the following condition:

⁸ Department of Community Planning, RZ010-2003 Staff Report. February 4, 2003.

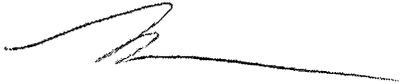
1. A ten feet (10') in width setback [or five feet (5') if a sight-obscuring screen, not less than six feet (6') in height, is provided] is required along University Avenue from the new proposed property line (right-of-way acquisition from ADOT&PF).

IV. FINDINGS OF FACT

The Department of Community Planning further recommends adoption of the following Findings of Fact in support of **approval**:

1. The request is consistent with the goals and policies of the Comprehensive Plan. It is consistent with the Urban designation and meets the criteria set forth by **Goal 3, Strategy 6, Action B** which detail when it is appropriate to allow commercial facilities outside preferred commercial areas.
2. The proposed zone does not jeopardize public health, safety or welfare. There are adequate transportation, electricity (GVEA), and sewer and water utilities (College Utilities) to serve the subject properties.
3. The proposed zoning request will correct a spot zone created from a previous rezone action because it will now be contiguous with existing GC zoning.

Respectfully submitted,



Nancy Durham, MURP, CFM, Planner III
Division of Planning and Zoning

for

Christine Nelson, Director
Department of Community Planning

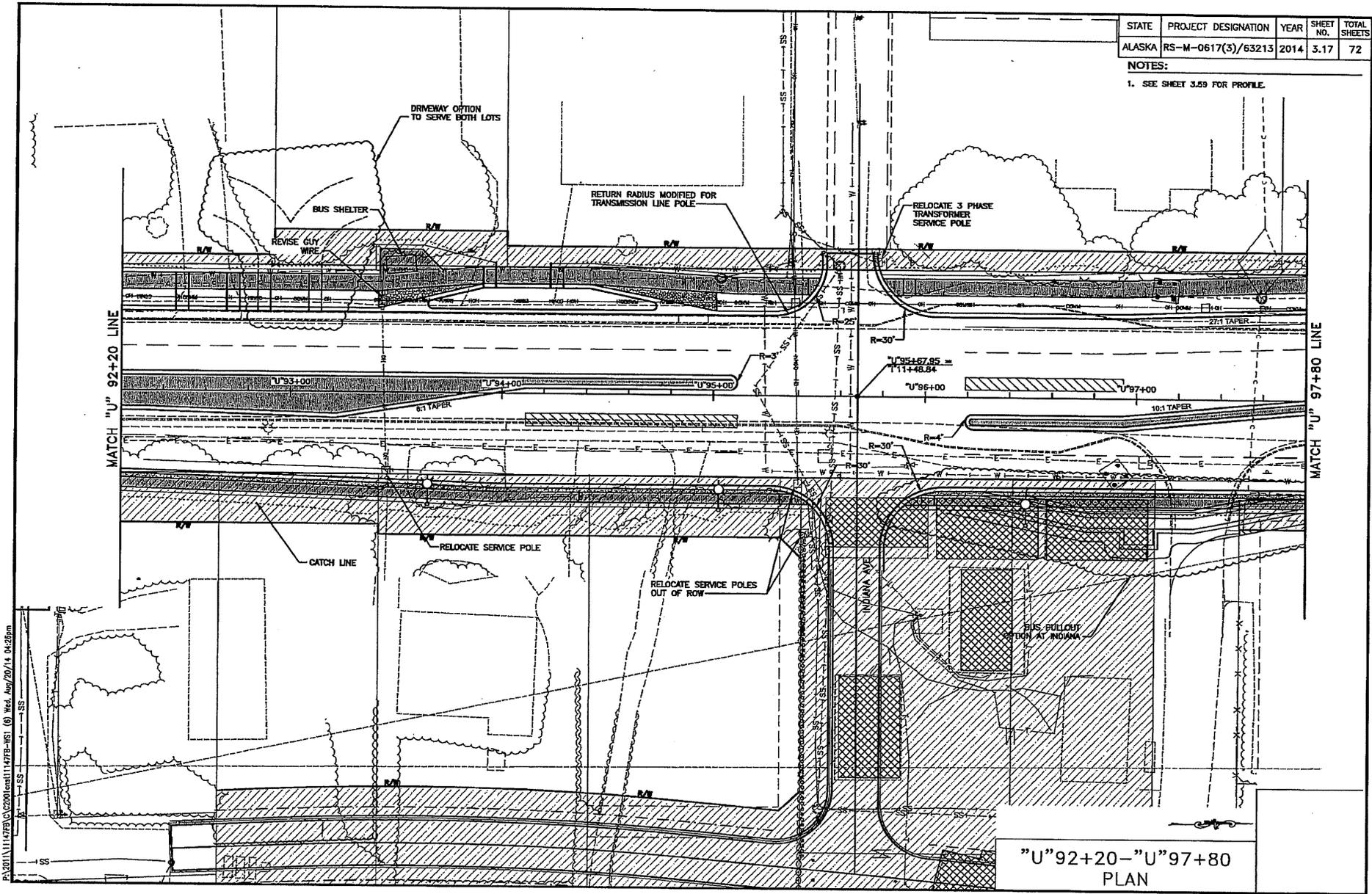
Attachment

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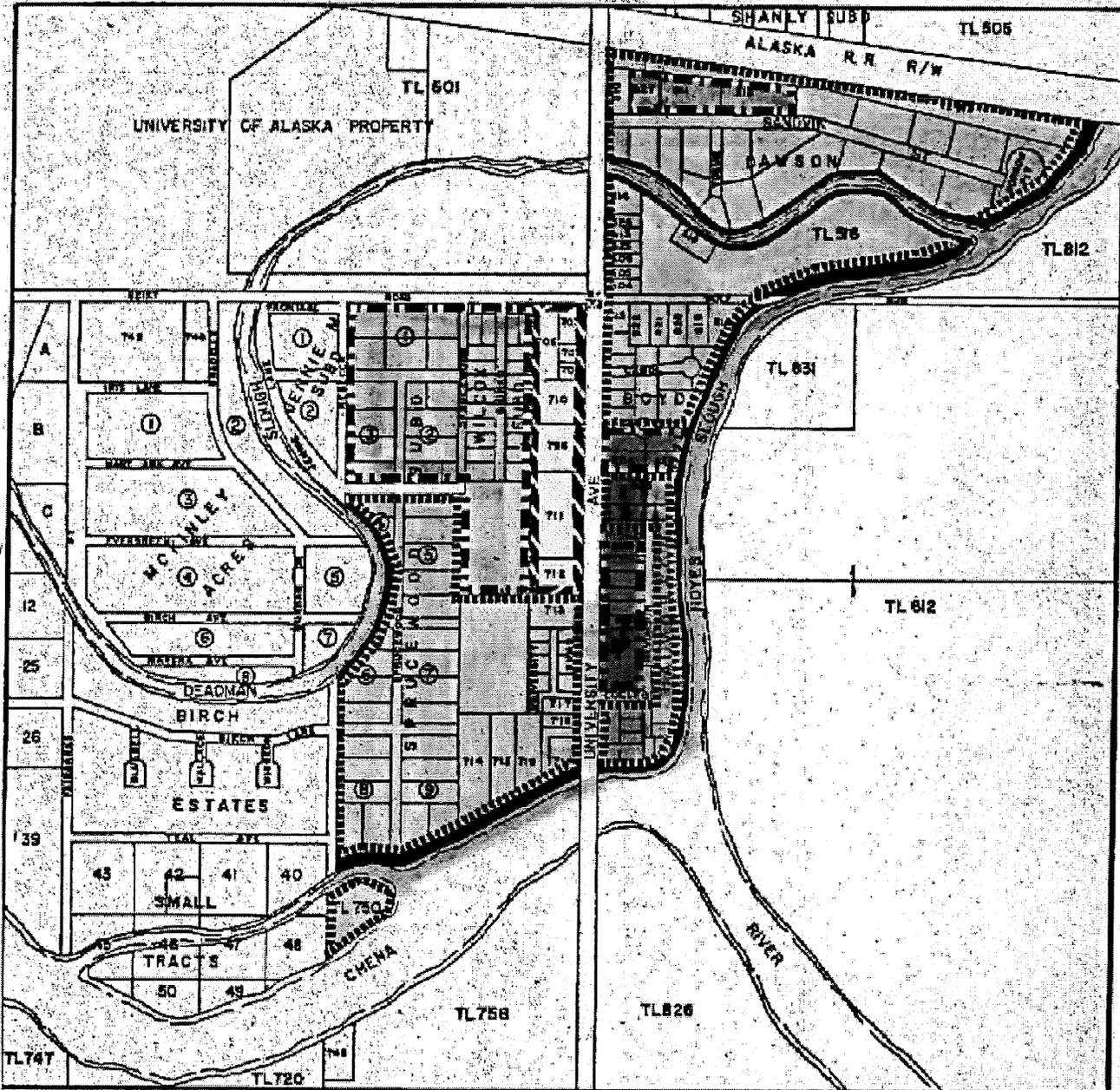
STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
ALASKA	RS-M-0617(3)/63213	2014	3.17	72

NOTES:
 1. SEE SHEET 3.59 FOR PROFILE.



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 PLAN



RECOMMENDED ZONING

SCALE 1" = 500'

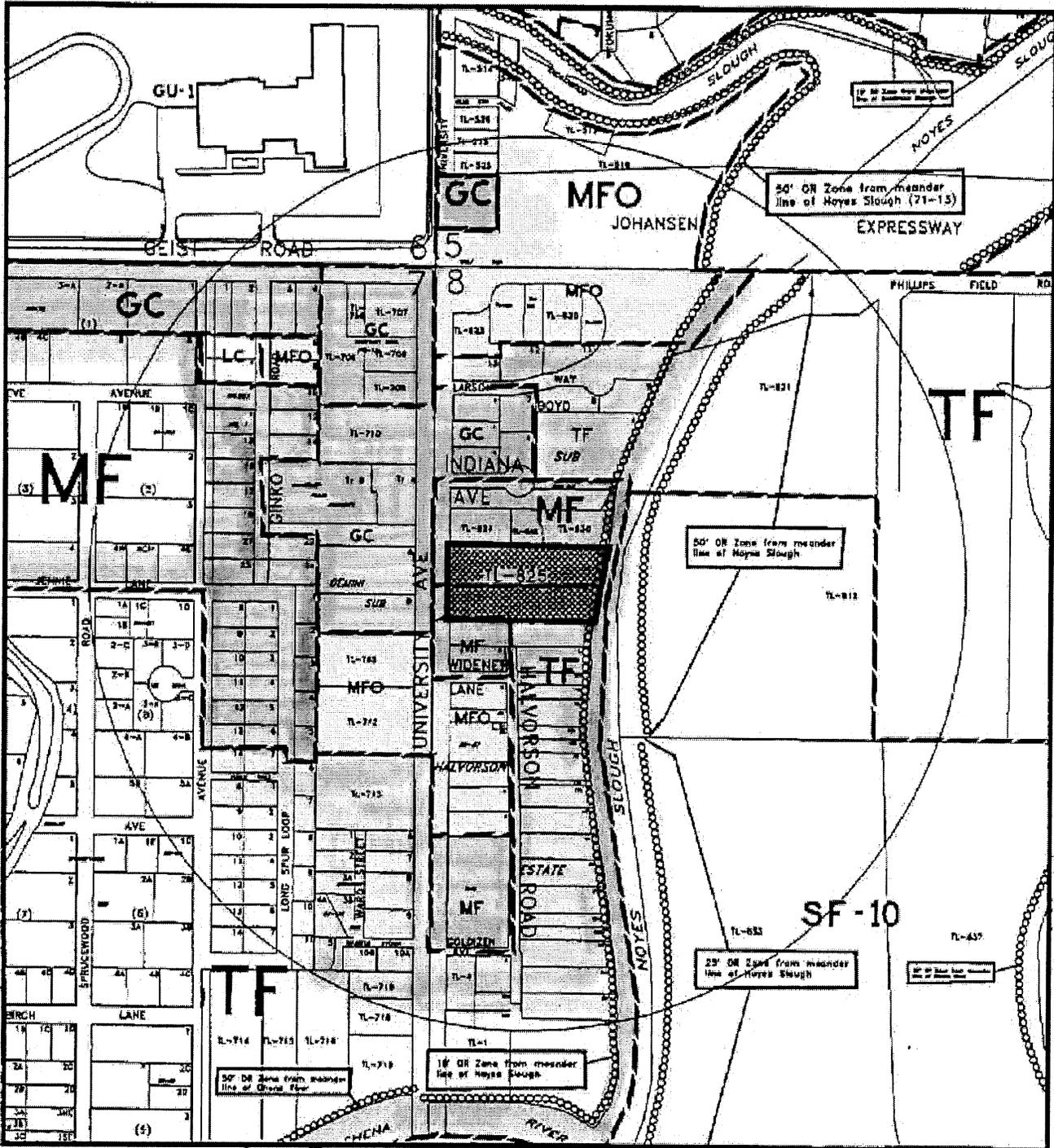


ORD No. 71-21

FNSB DEPT OF COMMUNITY PLANNING

RZ 003-94

Derived from Borough Base Maps
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RZ003-94

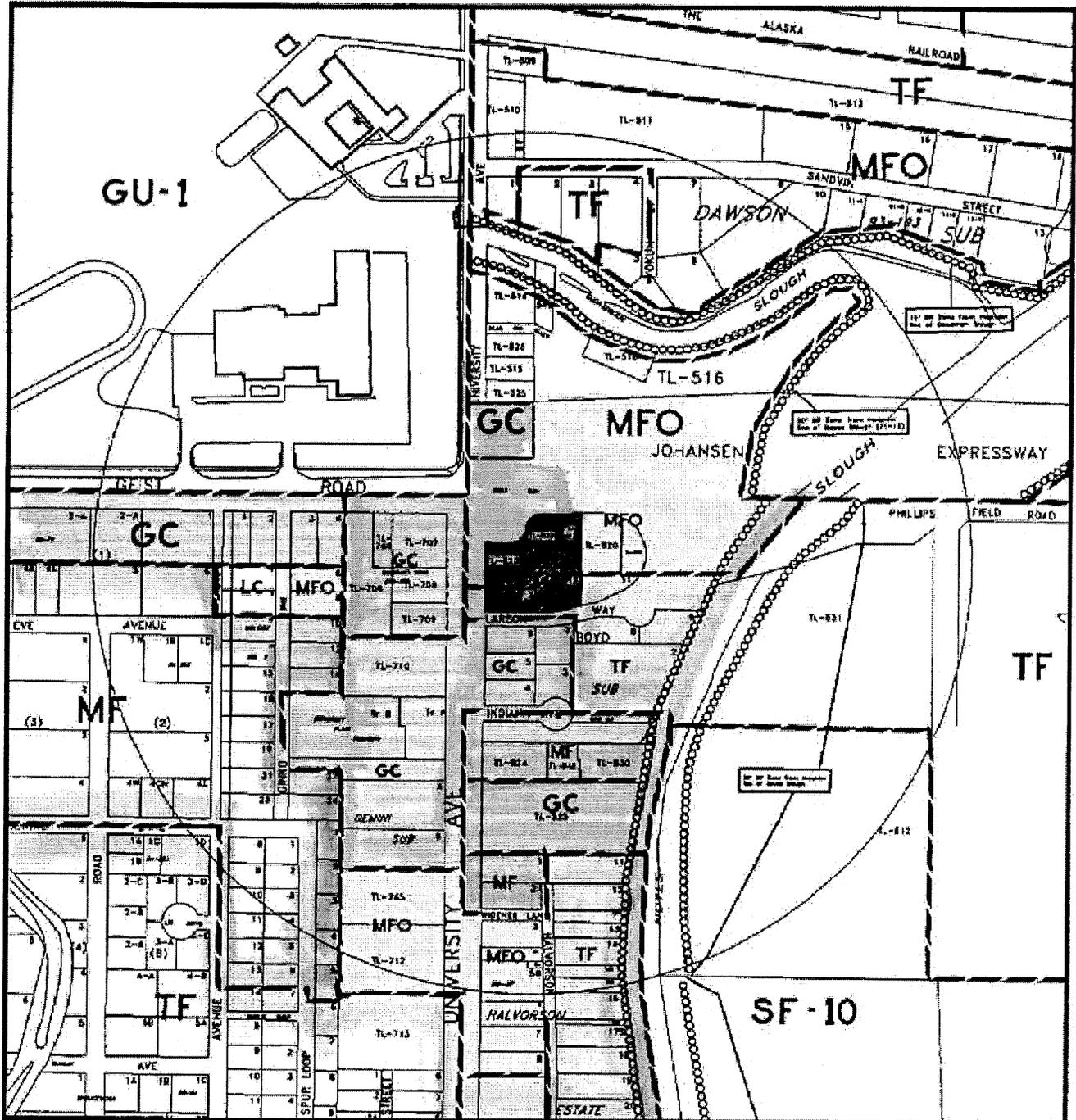
ORD NO. 1993-054

FNSB DEPT OF COMM. Y PLANNING

RZ 012-94



Derived from Borough Base Maps
311C31



RZ012-94

ORD No. 94-019

TRIP GENERATION ESTIMATION

*Current and Built Out Land Use
For RZ2015-004*

SUMMARY

The proposed rezone of Lot 1 and Lot 2 of Halvorson Subdivision from Multi-Family Residential (MF) to General Commercial (GC) has little potential to negatively affect the transportation network. The potential for trips generating from allowed uses in the GC zone is increased even if the maximum number of dwelling units were constructed under MF zoning, but the proximity of a major arterial (University Avenue) will have ample capacity to accommodate the increases. The University Avenue Rehabilitation & Widening project that the Alaska Department of Transportation and Public Facility is proposing will control the access points to Lot 1 of the Godspeed Subdivision by providing alternate access via Halvorson Road, a short distance off of University Avenue. Additional right-of-way will be acquired on all lots with no direct lot access allowed onto University Avenue. Any development that generates over 100 vehicle trips per peak hour will be required to complete a traffic impact analysis.

Calculations

The following trip generation rates were used for this analysis¹

LAND USE	PER	P.M. PEAK HOUR TRIP ENDS
Animal Hospital/Veterinary Clinic	1000 Sq. Ft. Gross Floor Area	4.72 Trip Ends
Single Family Detached Housing	Dwelling Units	1.02 Trip Ends
Apartment	Dwelling Units	0.67 Trip Ends
Gasoline/Service Station with Convenience Market	1000 Sq. Ft. Gross Floor Area	97.14 Trip Ends
Vacant	N/A	0 Trip Ends

CURRENT LAND USE TRIP GENERATION

The current land use displayed in RZ2015-004 consists of one single family detached dwelling unit, one Animal Hospital/Veterinary Clinic, and a vacant parcel. These aggregate land uses currently have a very low expected trip generation rate of approximately 6 trips per PM peak hour.

LAND USE	VARIABLE	P.M. PEAK HOUR TRIP ENDS
Animal Hospital/Veterinary Clinic (Lot 1 Godspeed)	2000 Sq. Ft. Gross Floor Area	4.72(2) = 9.44 Trip Ends
Single Family Detached Housing (Lot 1 Halvorson)	1 Dwelling Unit	1.02 Trip Ends
Vacant (Lot 2 Halvorson)	N/A	0 Trip Ends
Total		10.46 PM Peak Hour Trip Ends

¹ All calculation rates based on ITE Trip Generation, 9th Edition

TRIP GENERATION ESTIMATION

Exhibit 6

Current and Built Out Land Use For RZ2015-004

FUTURE TRIP GENERATION (ESTIMATION AT BUILDOUT) (MF)

The buildout land-use covered in RZ2015-004, under MF zoning vary significantly. The most likely use that would develop under MF zoning, that would generate the maximum trip ends, would be multi-family dwelling unit. The three lots in questions comprise roughly 26,552 square feet and it would be realistic to assume that an eight - ten unit development could be developed on that parcel.

LAND USE	VARIABLE	P.M. PEAK HOUR TRIP ENDS
Apartment	10 Dwelling Units	0.67(10) = 6.7 Trip Ends
Animal Hospital/Veterinary Clinic	2000 Sq. Ft. Gross Floor Area	4.72(2) = 9.44 Trip Ends
Total		16.14 PM Peak Hour Trip Ends

FUTURE TRIP GENERATION (PROPOSED DEVELOPMENT) (GC)²

If the owners of the parcels covered in this re-zone were to develop their intended uses and expand the Animal Hospital/Veterinary Clinic the traffic generation would be very insignificant, totaling approximately five trips per 1,000 square feet of expansion.

LAND USE	VARIABLE	P.M. PEAK HOUR TRIP ENDS
Animal Hospital/Veterinary Clinic (Lot 1 Godspeed)	3,000 Sq. Ft. Gross Floor Area	4.72(3) = 14.16 Trip Ends
Single Family Detached Housing (Lot 1 Halvorson)	1 Dwelling Unit	1.02 Trip Ends
Vacant (Lot 2 Halvorson)	N/A	0 Trip Ends
Total		15.18 PM Peak Hour Trip Ends

FUTURE TRIP GENERATION (ESTIMATION AT BUILDOUT) (GC)

In addition to every permitted use in the MF zone the GC zone allows for certain commercial uses that can generate high amounts of trips. A very traffic intensive use that could develop on the parcels in question, if rezoned to GC, would be a gasoline/service station with convenience market. If such a use were to develop the trips generated within the PM peak hour could increase to approximately 200 trips.³

² Future land use assumes that the Animal Hospital/Veterinary Clinic expands by 1,000 square feet.

³ Any land use development that is projected to generate greater than 100 trip ends per peak hour will be required by the Alaska Department of Transportation and Public Facilities to complete a traffic impact analysis showing no significant impact or proposing mitigation strategies/improvements to offset any negative impacts.

TRIP GENERATION ESTIMATION

*Current and Built Out Land Use
For RZ2015-004*

LAND USE	VARIABLE	P.M. PEAK HOUR TRIP ENDS
Animal Hospital/Veterinary Clinic (Lot 1 Godspeed)	3,000 Sq. Ft. Gross Floor Area	4.72(3) = 14.16 Trip Ends
Gasoline/Service Station with Convenience Market	2000 Sq. Ft. Gross Floor Area	97.14(2) = 194.28 Trip Ends
Total		194.28 PM Peak Hour Trip Ends

STAFF ANALYSIS

It is very unlikely that this proposed rezone would have a negative effect on the transportation network in the area. If these parcels were to be zoned GC there is the potential that a very high generating use, such as a gasoline/service station with convenience market, could develop in the area, but from a transportation perspective this could be an appropriate area for such a use. University Avenue is a major thoroughfare that has the capacity to accommodate high levels of traffic and will be increasing that capacity when the roadway is widened. After the University Avenue Rehabilitation & Widening project is completed the access for the parcels covered in this re-zone will be off of Halvorson Road, which is a local type roadway serving a small amount of residences and businesses. Halvorson Road would be an appropriate roadway to act as an access road into even a large traffic generating business without directing large volumes of traffic through an already established neighborhood.



**Fairbanks North Star Borough
Department of Community Planning Comm. Planning Dept**

P.O. Box 71267
Fairbanks, Alaska 99707-1267
(907) 459-1260 Fax: (907) 459-1255
planning@co.fairbanks.ak.us

OCT 13 2014

RECEIVED

PUBLIC HEARING APPLICATION

File No. R22015-004

Application is for Rezone (\$400) Variance (\$300) Conditional Use Approval (\$300)

Property Owner:	Owner's Representative (if any):
Name: <u>CHYS, LLC</u>	Name: <u>Elizabeth + Mark May</u>
Mailing Address: <u>3051 Dehmer Road</u>	Mailing Address: <u>3051 Dehmer Road</u>
<u>North Pole, Alaska 99705</u>	<u>North Pole, Alaska 99705</u>
Phone: <u>907-488-3906</u>	Phone: <u>907-488-3906</u>
Fax: <u>907-479-4795</u>	Fax:
E-mail: <u>emay@gei.net</u>	E-mail: <u>emay@gei.net</u>

Property Information:	
Legal Description: <u>Lots 1+2 Halvorson Subdivision Fairbanks Alaska</u> ⁹⁹⁷⁰⁹	
Street Address: <u>605 University Ave</u>	Size: <u>189.40' x 150.00'</u> ^{approx} <input type="checkbox"/> acres <input checked="" type="checkbox"/> square feet
Parcel Account Numbers (PAN): <u>Parent = 0257354 Lot 1 = 557692 Lot 2 = 257362</u> ^{26552² (FNSB #) 9}	
Existing Zone: <u>MF</u>	Existing Use: <u>Rental</u>
Existing Water/Wastewater Providers: <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Public: <u>College Utilities (sewer)</u> (name of provider)	
For Rezones: Proposed Zone: <u>CC</u>	For Variances: <input type="checkbox"/> Lot Size <input type="checkbox"/> Setback <input type="checkbox"/> Parking <input type="checkbox"/> Other: _____
For Conditional Uses: Requested Use:	Description:

I hereby certify that (I am) (I am authorized to act for) the owner of the property. I understand that payment of the application fee helps to cover the costs associated with processing this application, and that payment of the fee does not assure approval of the application.

APPLICANT SIGNATURE: Elizabeth May DATE: 10-13-14
OWNER SIGNATURE (if different): _____ DATE: _____

Received By: <u>MO</u>	Fee: <u>\$400</u>	Receipt No. <u>493047</u>	Proposed Meeting Date: <u>Nov. 18, 2014</u>	Sign Issued? <input checked="" type="checkbox"/> Yes Sign #: <u>C</u>
Date: <u>10-13-14</u>				

File No. R22015-004

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. Revised 7/2014

October 13, 2014

Elizabeth and Mark May, **Owners**
615 University Ave and **605 University Ave**
Fairbanks, Alaska 99709

Regarding Rezone of 605 University Ave

To Whom it May Concern,

We, Dr. Mark May and Elizabeth May, are the owners of Golden Heart Veterinary Services at 615 University Ave, Fairbanks Alaska. We also own 605 University Ave, which is the lot next to the clinic. We would like to have 605 University Ave rezoned to General Commercial for a couple of reasons.

The first, and most important, is that University Ave is slated to undergo a widening project in 2017. During this widening project of University Ave, 615 and 605 will have property taken from our current lots, in both the front and back. This will cause a hardship in regards to parking for our clinic employees and clients. We are currently using the back and front of 615 University Ave for parking and having the land, in the back especially, will have a tremendous impact on our business. We have very limited amount of parking now, but with the land taken for the widening project, we won't have sufficient parking for clients or employees. By rezoning to General Commercial, we have the option of making some more parking between the existing buildings, thus relieving some of the current parking stress and also relieve some of the stress when the widening project gets underway. I have enclosed the current plot plan for the University Ave Widening Project showing the planned acquisition regarding our two pieces of properties. Even though the project is not slated until 2017, there is rumor that they will be acquiring property soon.

Regardless of the 2017 project though, we are currently short of parking. By rezoning 605 to General Commercial, we would like to work next summer on expanding the current parking to include some of the land at 605 University, thus relieving some of the current parking shortage. That would be a big help.

Also, we would like the option of using the garage at 605 University for clinic use. Possibly storage for retail dog food or expanding our veterinary business into that building/garage. Therefore it would again be advantageous for us to have it rezoned General Commercial use.

Please consider our request to have 605 University Ave rezoned to General Commercial Use.

Thank you,

Elizabeth May

From: Sarah E Schacher sarah.schacher@alaska.gov
Subject: FW: University Ave Project
Date: October 13, 2014 at 8:30 AM
To: Liz May emay@gci.net

From: Schacher, Sarah E (DOT)
Sent: Wednesday, September 3, 2014 4:14 PM
To: Liz May
Subject: RE: University Ave Project

Hi Elizabeth,

We are looking at construction in 2017 at this point. I estimate we would be approaching you with a plat and offer within the next 9 months or so. I've attached a page of the drawing showing the area around 615 University. I've also attached a brochure that discusses what to expect during the appraisal/acquisition process.

I can send you other pages—but I'm not familiar with where 695 University is? Can you give me a legal description or other reference location/business?

I don't know what plan you were shown a few years ago, but I don't believe the overall plan from changing access to the back of 615 so it's accessed from Halvorson Road/Indiana Avenue. The hatched area in the drawing shows where new Right of Way is proposed (on both the front and back of your lot).

I know this isn't a lot of information, but I'd be happy to meet with you if you want to discuss anything in more detail. I hope that was of some help--please let me know if you have other questions.

Sarah Schacher, P.E.
Engineering Manager, Northern Region Preconstruction
Alaska Dept. of Transportation & Public Facilities
(: 907.451.5361 | *: sarah.schacher@alaska.gov

<http://dot.alaska.gov/>

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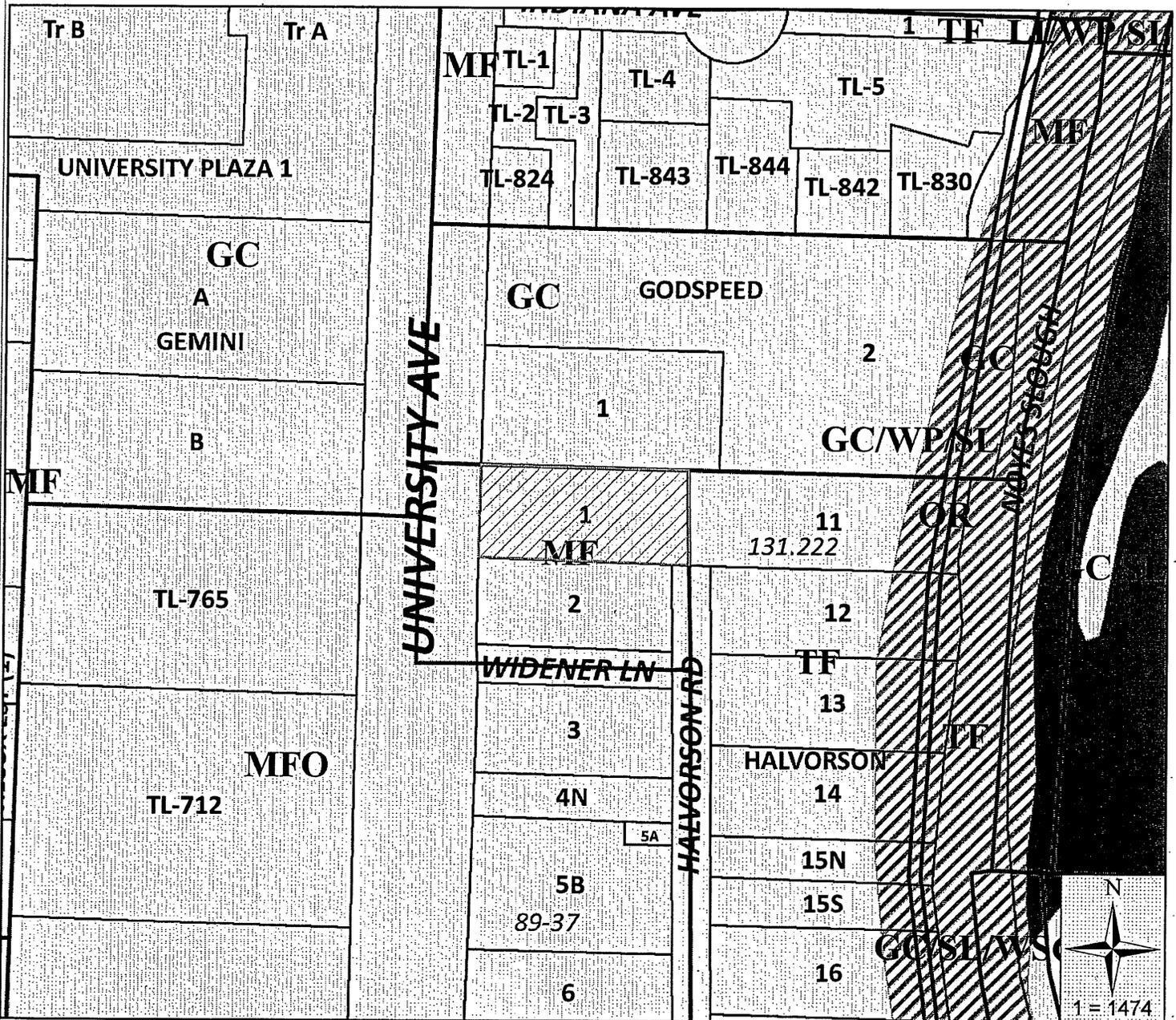


Fairbanks North Star Borough

Zoning Report

PAN# 0557692

Printed on: 10/13/2014



Property Information for PAN#: 0557692

PROPERTY DESCRIPTION: HALVORSON, LOT: 01
 OWNER: Ghvs Llc
 BILLING ADDRESS: 3051 Dehmer Rd North Pole, AK 99705 5237
 SITUS ADDRESS: N/A
 PARCEL SIZE: 13533 SF
 FLOOD ZONE: X (100%)
 SPECIAL REG. AREAS: None
 ZONING: MF (100%)
 COMP PLAN: Urban Area (100%), Urban Boundary (100%)
 PLANNING DISTRICT: Fairbanks (100%)
 ROAD SERVICE AREA: College (100%)
 FIRE SERVICE AREA: University (100%)
 FIRE RESPONSE AGENCY: University Alaska Fairbanks Fire Department (100%)
 STRUCTURES: N/A
 COMMUNITY PLANNING PERMITS: NONE

Controlled Access Roads	FEMA Flood Zones (March 17, 2014 dFIRM)
ARTERIAL - CONTROLLED ACCESS	A
Special Regulatory Areas	AE
CHENA RIVER CENTERLINE 200 FT BUFFER	AE, FLOODWAY
LEVEE 250FT BUFFER	AH
SALCHAKET HEIGHTS EROSION CONTROL	AO
	X

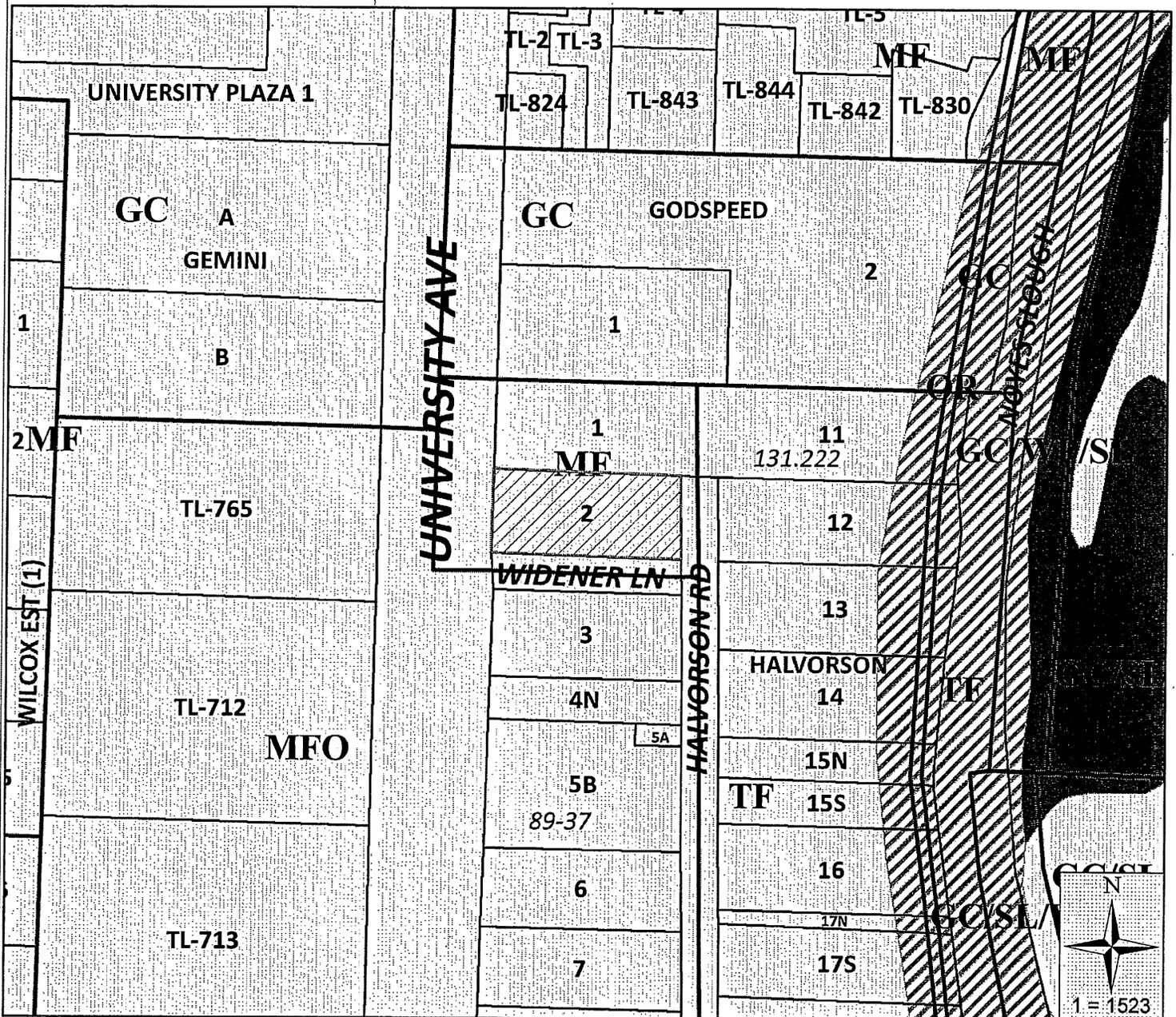


Fairbanks North Star Borough

Zoning Report

PAN# 0257362

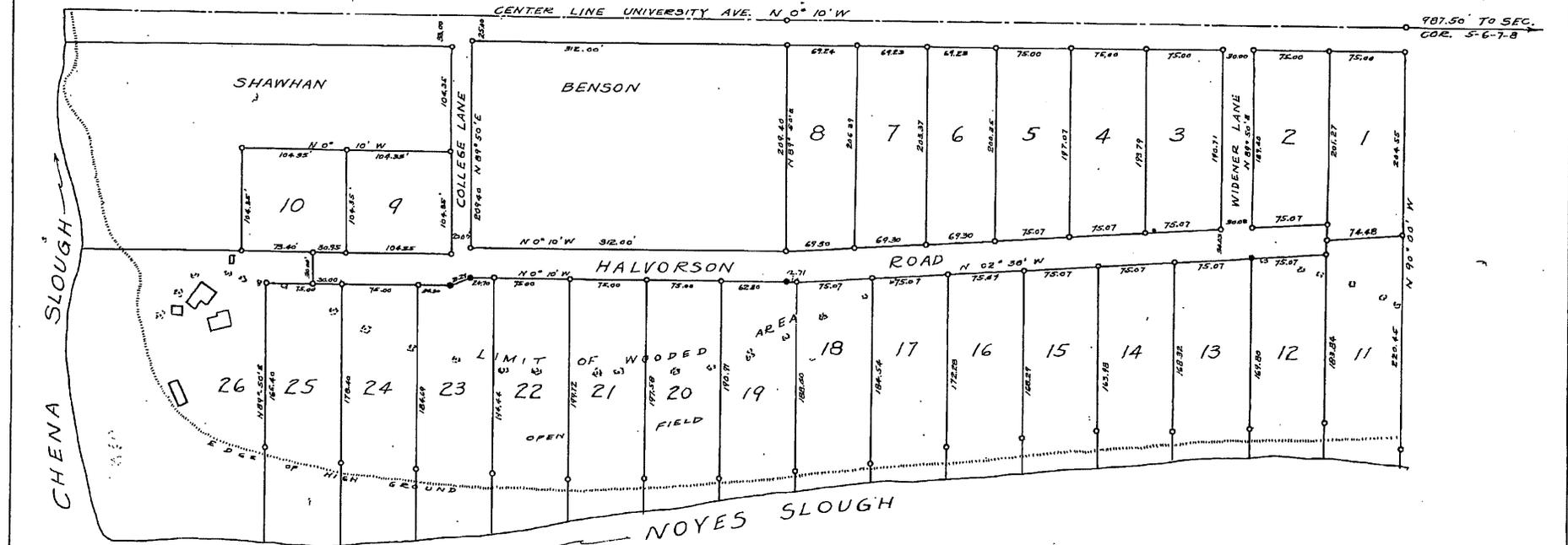
Printed on: 10/13/2014



Property Information for PAN#: 0257362

PROPERTY DESCRIPTION: HALVORSON, LOT: 02
 OWNER: Ghvs Llc
 BILLING ADDRESS: 3051 Dehmer Rd North Pole, AK 99705 5237
 SITUS ADDRESS: 3690 Widener Ln
 PARCEL SIZE: 13019 SF
 FLOOD ZONE: X (100%)
 SPECIAL REG. AREAS: None
 ZONING: MF (100%)
 COMP PLAN: Urban Area (100%), Urban Boundary (100%)
 PLANNING DISTRICT: Fairbanks (100%)
 ROAD SERVICE AREA: College (100%)
 FIRE SERVICE AREA: University (100%)
 FIRE RESPONSE AGENCY: University Alaska Fairbanks Fire Department (100%)
 STRUCTURES: N/A
 COMMUNITY PLANNING PERMITS: NONE

Controlled Access Roads	FEMA Flood Zones (March 17, 2014 dFIRM)
ARTERIAL - CONTROLLED ACCESS	A
Special Regulatory Areas	AE
CHENA RIVER CENTERLINE 200 ft BUFFER	AE, FLOODWAY
LEVEE 250ft BUFFER	AH
SALCHAKET HEIGHTS EROSION CONTROL	AO
	X



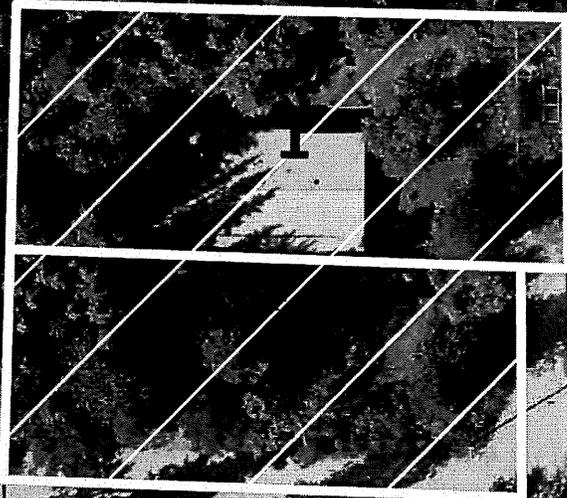
131529
 Filed by Ernest Wolff
 on MAY 7 1952 at 11:11 P.M.
 and recorded in Vol. 1
 Page 1
 Recording District of Alaska
Ernest Wolff
 Surveyor

PLAT
 OF
 SUBDIVISION
 HALVORSON ESTATE
 COLLEGE, ALASKA - AUG 11, 1951
 • IRON PIPE • PERMANENT IRON STAKE
 SCALE: 1" = 60' Ernest Wolff

UNIVERSITY AVE

60

2



12

PARK LN

13

MI

HAWKERS

5A

3



Sign posted on Thursday, October 23, 2014





Subject properties from University Avenue



Subject properties from University Avenue



Subject properties along Widener Lane



Subject properties from Halvorson Road



Adjacent property to north (May Clinic Inc.) along University Avenue



Adjacent property to north (May Clinic Inc.) along University Avenue



Adjacent property to north (May Clinic Inc.)



Widener Lane from University Avenue with adjacent property to south



Adjacent property to south of Widener Lane (Residential)



Widener Lane from Halvorson Road with adjacent property to south



Office Building at Widener Lane and Halvorson Road intersection



Adjacent lots (Hilton Apts.) to east of subject properties on Halvorson Road



At Widener Lane looking south on University Avenue (Residential & Commercial)



At Widener Lane looking south on University Avenue (Residential & Commercial)



At Widener Lane looking west across University Avenue (University Dental Plaza)



At Widener Lane looking north on University Avenue



At Widener Lane looking north on University Avenue (Attorney's Plaza)



At Widener Lane looking north on University Avenue (Attorney's Plaza)



University Plaza on University Avenue north of subject properties



Oasis on University Avenue north of Subject properties



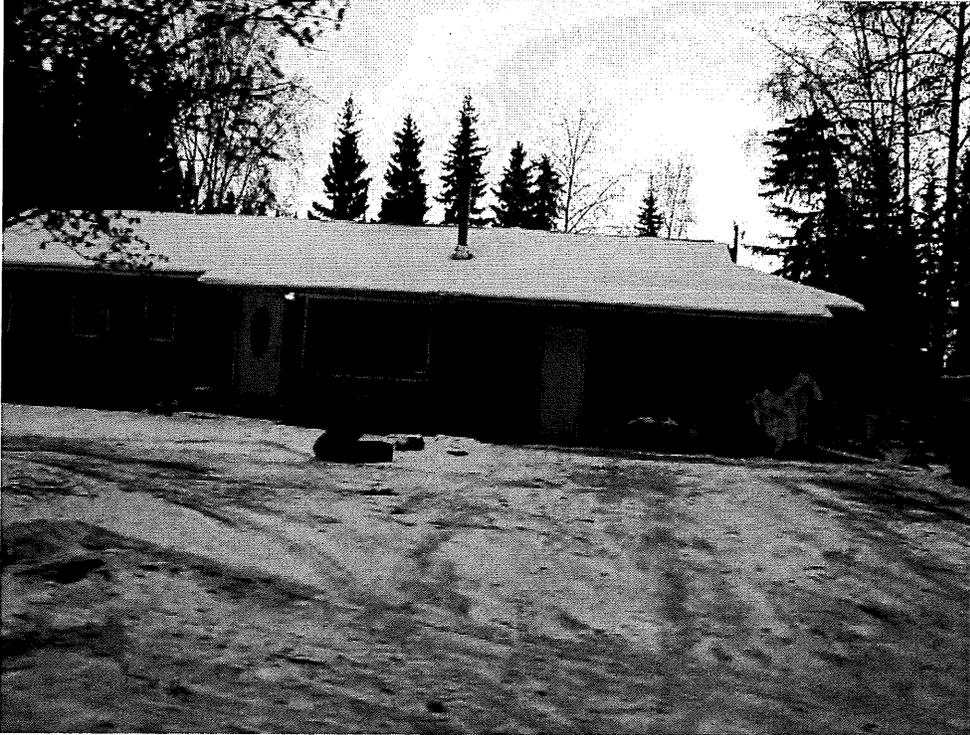
Lot 2 of Godspeed Subdivision north of subject properties on University Avenue



East side of Halvorson Road south of subject properties



West side of Halvorson Road south of subject properties



Lots 13 & 14 of Halvorson Subdivision on east side of Halvorson Road



East side of Halvorson Road from Widener Lane towards Goldizen Avenue



Lot 23 of Halvorson Subdivision across from Goldizen Avenue



Lot 2 of Halvorson Subdivision at University Avenue, Goldizen Avenue & Halvorson Road



Lot 2 of Fetterman Subdivision at University Avenue, Goldizen Avenue & Halvorson Road



Lots 6-8 of Halvorson Subdivision along University Avenue



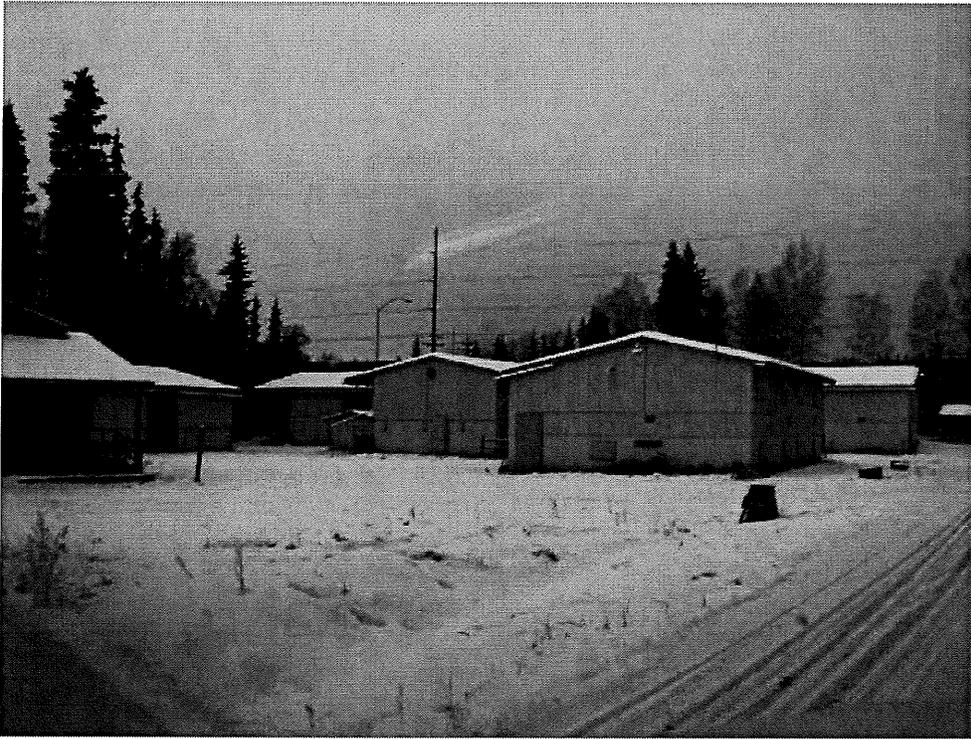
Lots 4N & 5B of Halvorson Subdivision along University Avenue



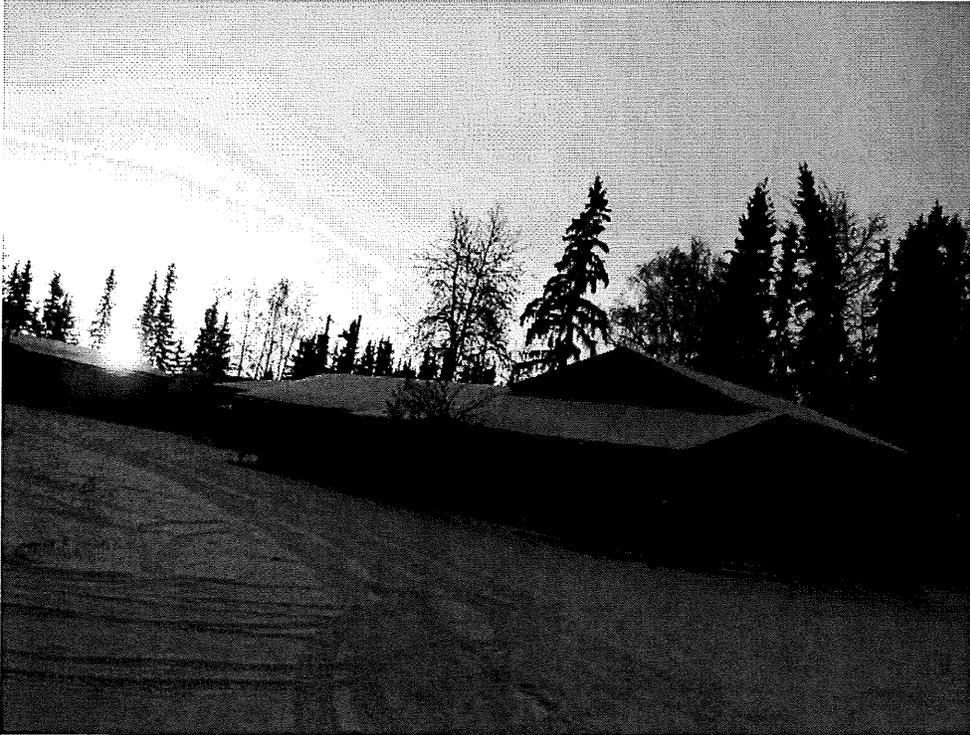
Lot 3 of Halvorson Subdivision along University Avenue



TL-1 & 2 and TL-824 (Holiday House Apartments) along University Avenue



Holiday House Apartments at University Avenue & Indiana Avenue



Holiday House Apartments at University Avenue & Indiana Avenue



Lot 3A-1 of Boyd Subdivision at Indiana Avenue, University Avenue and Wolf Run



University Plaza on University Avenue



Wells Fargo at corner of Geist Road and University Avenue

From: [Schacher, Sarah E \(DOT\)](#)
To: [Nancy Durham](#)
Subject: RE: University Avenue Project
Date: Tuesday, November 04, 2014 2:45:59 PM
Attachments: [University Ave ROW questions.pdf](#)
[image001.png](#)

Hi Nancy,

I shared some of the information below in red text (and attached) with Liz May on October 28, 2014. I have to give the standard disclaimer that this information is based on design work to date, is subject to change based on utility and/or roadway design and we always advise property owners to not take action on their property on the assumption we will eventually acquire because funding and other reasons may delay or eliminate our ability to do so. That being said, we are committed to advancing the University project to the best of our ability and anticipate construction to begin in 2017.

Sarah Schacher, P.E.

Engineering Manager, Northern Region Preconstruction
Alaska Dept. of Transportation & Public Facilities
☎: 907.451.5361 | ✉: sarah.schacher@alaska.gov

<http://dot.alaska.gov/>

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From: Nancy Durham [mailto:NDurham@fnsb.us]
Sent: Tuesday, November 4, 2014 12:37 PM
To: Schacher, Sarah E (DOT)
Subject: University Avenue Project
Importance: High

Sarah,

University Avenue Widening Project is slated for 2017 (see attachment). I have a rezone request (RZ2015-004) from the owner of Lots 1 & 2 of Halvorson Subdivision. They also own Lot 1 of Godspeed Subdivision. Lot 2 of Halvorson Subdivision is at the corner of University Avenue, Widener Lane, and Halvorson Road.

Please provide the following information for this project:

- Can Lots 1 & 2 of Halvorson Subdivision access University Avenue or is that a controlled access by ADOT? The lots are currently accessed from Widener Lane and it appears the structure shares both the lots so uses one common driveway. If the owner were to apply for a driveway permit to access from University Avenue today, I'm fairly confident the request would be denied. As a general practice, we do not approve direct access on arterials if other access is available, as in this case. The proposed project will restrict access from University from these lots and access will be from Halvorson Road or from Widener Lane. (Lot 1 God Speed would be accessed from a newly aligned Indiana Avenue or from Halvorson Road.) The overall objective of the University Avenue Rehabilitation & Widening project is to reduce and consolidate access points (where practical) in order to maintain mobility as the primary function of the arterial.
- How much land along University Avenue is being acquired for this project on Lots 1 & 2 of Halvorson Subdivision? (20'/40') Approximately 24 feet of frontage from both lots (plus a small triangle from Lot 2 to accommodate changes at the Widener/University intersection). This equates to a total area take of approximately 2000 square feet from Lot 2 and approximately 1820 from Lot 1.
- How much land along Halvorson Road is being acquired for this project on Lots 1 & 2 of Halvorson Subdivision? (10'/20') Approximately 26 feet from Lot 1 only. Lot 2 Halvorson has no proposed takes on this side.
- Is there a date set to begin the right-of-way acquisitions for these properties? The date is contingent on a variety of factors but we believe by approximately June 2015 we would begin the appraisal process, so it may not be until August/September 2015 when owners are approached with an initial offer to acquire.

Sincerely,

Nancy Durham, MURP, CFM
Planner III
FNSB Community Planning
ndurham@fnsb.us
(907) 459-1262

Mr. McBeath stated that he is opposed to this motion. It is a case of highly special interest legislation. One person came before the Planning Commission some time ago and asked us to approve a triplex that he created through actions of his own that were in violation of existing code. Mr. Roberts is sympathetic about this persons' predicament, but regardless this is one that that person got into on his own. He believes that staff has done a good job in informing the Planning Commission as to the ramifications of this proposed change in the ordinance if it were to take effect. They are highly burdensome to the Planning Commission and to property owners throughout the Borough.

ROLL CALL Main motion to recommend to the Borough Assembly the approval of adding three dwelling units to the permitted uses under Section 18.20.020.

Two (2) in Favor: **Ms. Banks and Mr. Sovde**

Five (5) Opposed: **Mr. Bringhurst, Mr. Lanning, Ms. Major, Mr. Whitaker and Mr. McBeath**

MOTION FAILED

RZ2015-004: A request by Elizabeth & Mark May on behalf of GHVS, LLC to rezone Lots 1 & 2 of Halvorson Subdivision (approximately 26,552 square feet) from Multiple-Family Residential (MF) to General Commercial (GC). (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)

Ms. Durham presented the staff report. Based on the staff analysis, the Department of Community Planning recommends **approval** of the request with the following three findings of fact:

1. The request is consistent with the goals and policies of the Comprehensive Plan. It is consistent with the Urban designation and meets the criteria set forth by **Goal 3, Strategy 6, Action B** which detail when it is appropriate to allow commercial facilities outside preferred commercial areas.
2. The proposed zone does not jeopardize public health, safety or welfare. There are adequate transportation, electricity (GVEA), and sewer and water utilities (College Utilities) to serve the subject properties.
3. The proposed zoning request will correct a spot zone created from a previous rezone action because it will now be contiguous with existing GC zoning.

Mr. Lanning asked for clarification regarding the access roads in the area. He questioned what the new zoning would be and wanted to know if cars could access the Mays' business from either Widener Road or Indiana Avenue.

Ms. Durham confirmed this.

Ms. Major asked for clarification regarding setbacks.

Ms. Durham stated that she is not sure of the distances regarding all the setbacks as a site plan was not provided.

Mr. McBeath questioned if this action was to correct a spot zone when in fact it is a transitional area changing from residential to commercial over many years.

Ms. Durham stated that it is a transitional area but because it is a transitional area, when one section was rezoned, it created a potential reverse spot zone.

Mr. McBeath asked, regarding the note on the bottom of Exhibit 6, if this was an administrative regulation of DOT or is it state statute that requires this.

Ms. Durham stated that she did not know.

Mr. Lanning clarified that it is a DOT regulation.

Elizabeth May addressed the Planning Commission and stated that they have no questions of staff. They commented that Ms. Durham did a fine job presenting their case to the Planning Commission.

Mark May addressed the Planning Commission and thanked them for their service to the community. He stated that they have been living in fear of the proposed University Avenue widening for many years. They are in support of making University Avenue safer. However they are not ready to retire yet. They love the location that they are in. If they can rezone, they can stay in that neighborhood as the road project moves forward. A rezone is their only option to be able to continue doing business in the present location.

Mr. Lanning asked if the Mays' were planning on re-platting this as one lot or to continue to use it as three.

Mr. May stated that at this particular time, they really don't have a plan for the future other than the rezone. They are simply looking to preserve what they have.

Mr. Lanning asked how they would access these properties.

Mr. May stated that he envisions access located centrally between the old hospital building and the new building that they acquired. That will allow enough space to enter and maneuver a vehicle.

Public Hearing Opened

NONE

Public Hearing Closed

MOTION Move to approve **RZ015-003** with five (5) Limitations and two (2) Findings of Fact by **Mr. Sovde**, seconded by **Mr. Guinn**.

Discussion

Mr. Sovde commented that the applicants have made an excellent case. They see the development coming and are taking proactive steps to provide their business with a parking lot that they may need in the future. He plans to support this rezone and encourages others to do the same.

MOTION Move to approve **RZ2015-004** by **Mr. Sovde**, seconded by **Mr. Whitaker** with the three findings of fact

Objections

None

MOTION APPROVED

G. UNFINISHED BUSINESS

NONE

H. NEW BUSINESS

Election of Commission Chair & Vice Chair

Ms. Banks nominated Mr. McBeath as Chair

Mr. McBeath wanted to point out that he may miss two or three meetings next year.

As there were no objections, Mr. McBeath will now hold the position of Chair of the Planning Commission.

Mr. Whitaker nominated Mr. Sovde as Vice-Chair

Ms. Banks nominated Ms. Major as Vice-Chair

A ballot vote was taken. Ms. Major was elected to the position of Vice Chair of the Planning Commission 4-3.

I. COMMISSIONER'S COMMENTS

1. FMATS

Mr. McBeath commented that he attended an FMATS meeting on November 5th. The agenda was entirely non-controversial. They did spend a lot of time talking about a Transportation Improvement Program amendment which is minor changes in transportation improvements proposed for the next several years. They looked at the project evaluation criteria and there was a proposal to change but because they didn't have any serious reservations about them they didn't. They have requested additional state funding. They have not received any FMATS funding from the State in the last two years, but Anchorage has and so they objected to that. They also set up a couple of new committees and that was the extent of that discussion.

From: [Kellen Spillman](#)
To: [Nancy Durham](#)
Subject: RE: RZ2015-004
Date: Thursday, November 06, 2014 2:51:47 PM

Nancy,

A Animal Hospital/Vet Clinic doesn't fall within our specified uses in 18.50.060 so we revert to 18.50.060(c)(12), which bases parking on employees. My understanding is that the current clinic has 10-11 employees, which would dictate 8-9 parking spaces. According to owners there are 15 spaces on the current lot, well above the minimum requirement.

The provision in code (18.50.060(E)) allows spaces to be within 300' of the lot being used 18.50.060(E), which would allow any of the spaces on the zone lot being used residential to be used for the business parking requirements.

It is not known at this time how many spaces will be lost as an effect of the right-of-way acquisition, but it would be the responsibility of DOT&PF to apply for any necessary variances per 18.54.045 Procedures for highway project variances.

Any additional uses/structures on the lots in question would have to be reevaluated and meet the off-street parking and loading requirements in 18.50.060.

Thanks and let me know if you have any questions.

Kellen Spillman

From: Nancy Durham
Sent: Thursday, November 06, 2014 11:15 AM
To: Kellen Spillman
Subject: FW: RZ2015-004
Importance: High

Kellen – here is the parking for RZ2015-004.

From: Liz May [<mailto:emay@gci.net>]
Sent: Thursday, November 06, 2014 9:38 AM
To: Nancy Durham
Cc: Mark May
Subject: Re: RZ2015-004

Hi Nancy,

Feeling a bit better this am. I talked with Mark and we currently have 15 comfortable parking spots at the clinic. That would be 9 in the back and 6 between building and University Ave.

If we were to get 605 University Ave as commercial, we could make it so we have 15 parking spots over there,

with the potential of even more if we needed them..

According to the assessing office, our clinic is 4039 sq ft. That includes two stairways that are 3.5X13, making those 90 square feet total. So, without those stairs, the total would be about 3949 sq ft.

Thanks

Liz May

— Original Message —

From:
"Nancy Durham" <NDurham@fnsb.us>

To:
<emay@gci.net>

Cc:

Sent:
Wed, 5 Nov 2014 16:27:18 -0900

Subject:
RZ2015-004

Liz,

I have some follow up questions:

How much parking do you currently have for the veterinary clinic?
How many parking spaces will you have using the subject properties if the rezone is approved?

Please get these numbers to me by mid-morning.

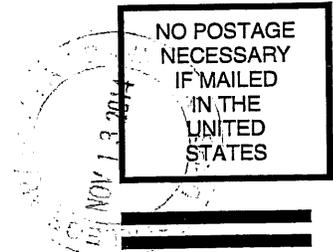
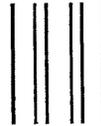
Sincerely,

Nancy Durham, MURP, CFM
Planner III
FNSB Community Planning
ndurham@fnsb.us
(907) 459-1262

Comm. Planning Dept

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BUSINESS REPLY LABEL
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FAIRBANKS, AK 99707-9990



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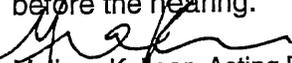
Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering **RZ2015-004**, a request to rezone 26,552 square feet from Multiple-Family Residential (MF) to General Commercial (GC) at **Lots 1 & 2 of Halvorson Subdivision**, located on the corner of University Avenue, Widener Lane and Halvorson Road.

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

A public hearing on this request will be held at **7:00 pm, Tuesday, November 18, 2014**, at the Borough Administrative Center, Assembly Chambers, 809 Pioneer Road, Fairbanks.

For more information, please email planning@fnsb.us or contact Nancy Durham at 459-1260. The staff report to the commission will be available online at www.fnsb.us/meetings/planningcommission five days before the hearing.


Melissa Kenner, Acting Director
FNSB Department of Community Planning

FOLD ON THIS LINE

Property Owner: Susan Luckow

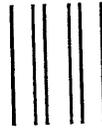
Address or Lot/Block/Sub: Sprucewood BK 5, LOT 02B

Comments: Please plan for sound/noise reflective fencing on both sides of the road when expanding university avenue. Thank you.

RZ2015-004: A request by Elizabeth & Mark May on behalf of GHVS, LLC to rezone Lots 1 & 2 of Halvorson Subdivision (approximately 26,552 square feet) from Multiple-Family Residential (MF) to General Commercial (GC). (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)

Mr. Russell A. Lindley
2730 Central Rd
Glenview, IL 60025-4135

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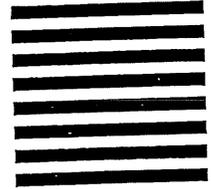
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POSTAGE WILL BE PAID BY ADDRESSEE
DEPARTMENT OF COMMUNITY PLANNING
FAIRBANKS NORTH STAR BOROUGH
P.O. BOX 71267
FAIRBANKS, AK 99707-9990



FOLD ON THIS LINE

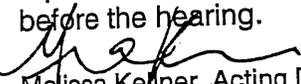
Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering **RZ2015-004**, a request to rezone 26,552 square feet from Multiple-Family Residential (MF) to General Commercial (GC) at **Lots 1 & 2 of Halvorson Subdivision**, located on the corner of University Avenue, Widener Lane and Halvorson Road.

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

A public hearing on this request will be held at **7:00 pm, Tuesday, November 18, 2014**, at the Borough Administrative Center, Assembly Chambers, 809 Pioneer Road, Fairbanks.

For more information, please email planning@fnbsb.us or contact Nancy Durham at 459-1260. The staff report to the commission will be available online at www.fnbsb.us/meetings/planningcommission five days before the hearing.


Melissa Kefner, Acting Director
FNSB Department of Community Planning

FOLD ON THIS LINE

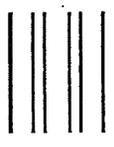
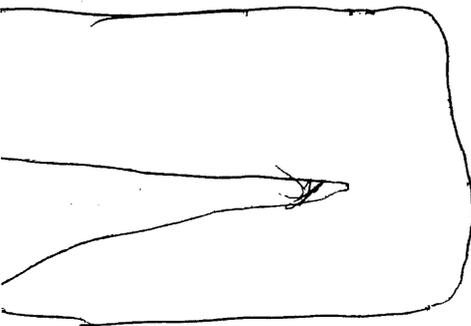
Property Owner: On label

Address or Lot/Block/Sub: On label

Comments: Thank you for The Public Hearing Notice.
Sorry, I will not be able to attend the hearing.
I have no objections(s) to this re-zoning.

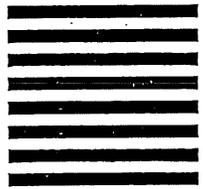
Sincerely, Russell A. Lindley

RZ2015-004: A request by Elizabeth & Mark May on behalf of GHVS, LLC to rezone Lots 1 & 2 of Halvorson Subdivision (approximately 26,552 square feet) from Multiple-Family Residential (MF) to General Commercial (GC). (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)



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



FOLD ON THIS LINE

Dear Property Owner:

The Fairbanks North Star Borough Planning Commission is considering **RZ2015-004**, a request to rezone 26,552 square feet from Multiple-Family Residential (MF) to General Commercial (GC) at **Lots 1 & 2 of Halvorson Subdivision**, located on the corner of University Avenue, Widener Lane and Halvorson Road.

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

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For more information, please email planning@fnsb.us or contact Nancy Durham at 459-1260. The staff report to the commission will be available online at www.fnsb.us/meetings/planningcommission five days before the hearing.

Mejissa Kellner
Melissa Kellner, Acting Director
FNSB Department of Community Planning

FOLD ON THIS LINE

Property Owner: Dale Deemer

Address or Lot/Block/Sub: 495 Hwy Spur Loop

Comments: University Ave cannot handle the traffic as
it is. The accidents on this road numerous. Why
would we add a greater risk to this portion of
the road?

RZ2015-004: A request by Elizabeth & Mark May on behalf of GHVS, LLC to rezone Lots 1 & 2 of Halvorson Subdivision (approximately 26,552 square feet) from Multiple-Family Residential (MF) to General Commercial (GC). (Located at 3690 Widener Lane on the corner of University Avenue, Widener Lane and Halvorson Road.)

SPRUCEWOOD COURT, LOT: 05
1504 Holdings Llc
PO BOX 72292
Fairbanks, AK 99707

HALVORSON, LOT: 25
Achkio Mori Kazu, Achkio Mica Garcia
485 Halvorson Rd
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 03B
Aguilera Cindy K
540 Lee Dr
Fairbanks, AK 99709

GODSPEED, LOT: 02
Alaska Riverways Inc
1975 Discovery Dr
Fairbanks, AK 99709

1S 1W, SEC: 08, TAXLOT: UMB01
Alaska State of Transportation and Public
Facilities
2301 Peger Rd Ms 2553
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: UM
Alaska Usa Federal Credit Union
PO BOX 196613
Anchorage, AK 99519

SPRUCEWOOD COURT, LOT: 09
Alaskan Bells Trust
PO BOX 72491
Fairbanks, AK 99707

BOYD 2, LOT: 03A-2
Alcan Llc
701 University Ave
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 13
Anzalone John W Sr, Anzalone Kathy Dian
549 Wilcox Ave
Fairbanks, AK 99709

FETTERMAN, LOT: 02
Assemblies of God Central Mission Church
3558 Goldizen Rd
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 15
Atkinson Judith A
PO BOX 82731
Fairbanks, AK 99708

WILCOX ESTATES, BLOCK: 03, LOT: 09
Baker James Edward
600 W 45th Ave Apt 2
Anchorage, AK 99503

WILCOX ESTATES, BLOCK: 02, LOT: 05
Bank of New York Mellon
8742 Lucent Blvd Ste 300
Hghlnd Ranch, CO 80129

1S 1W, SEC: 08, TAXLOT: 820
Bartos Henry S
3514 Hoonah Dr
North Pole, AK 99705

1S 1W, SEC: 07, TAXLOT: 765
Bast Enterprises Limited Partnership
570 University Ave
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 11A
Baurick Corrine Wilson
PO BOX 3136
Bethel, AK 99559

WILCOX ESTATES, BLOCK: 01, LOT: 09
Baxter Jodi
PO BOX 83546
Fairbanks, AK 99708

SPRUCEWOOD COURT, LOT: 10
Bear Susan D J
PO BOX 60768
Fairbanks, AK 99706

SPRUCEWOOD, BLOCK: 02, LOT: 03
Beistline William Calvin, Beistline Marcie Ann
PO BOX 80525
Fairbanks, AK 99708

SPRUCEWOOD COURT, LOT: 01
Benjamin Patricia M, Benjamin Donald W
PO BOX 70913
Fairbanks, AK 99707

SPRUCEWOOD, BLOCK: 05, LOT: 04A
Bernal Isidro Vaca, Bernal Ma Lourdes
565 Sprucewood Rd
Fairbanks, AK 99709

HALVORSON, LOT: 17S&
Bohms Ruth Bauer
PO BOX 80155
Fairbanks, AK 99708

HALVORSON, LOT: 15S&
Bolz Michael
555 Halvorson Rd
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 06
Bottasso Stephen A, Bottasso Elizabeth E
550 Long Spur Lp
Fairbanks, AK 99709

BOYD, LOT: 02
Boyd Ernst Steve, Li Hai Feng
PO BOX 19258
Stanford, CA 94309

BOYD 2, LOT: 13
Boyd Ernst Steve, Li Hai Feng
PO BOX 19258
Stanford, CA 94309

BOYD 2, LOT: 08
Boyd Ernst Steve, Boyd Li Haifeng
PO BOX 19258
Stanford, CA 94309

1S 1W, SEC: 08, TAXLOT: 819
Brickley Richard D, Brickley Hoa T
PO BOX 74525
Fairbanks, AK 99707

SPRUCEWOOD, BLOCK: 05, LOT: 01C
Bubbel Vivian L, Bubbel Helmut B
PO BOX 80545
Fairbanks, AK 99708

HALVORSON, LOT: 11
Budiona Inc
601 Halvorson Rd
Fairbanks, AK 99709

HALVORSON, LOT: 12
Budiona Inc
601 Halvorson Rd
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 17
Burggraf Ernest
660 Wilcox Ave Apt 17
Fairbanks, AK 99709

UNIVERSITY, LOT: 04A
Bushell Samuel
PO BOX 10770
Fairbanks, AK 99710

SPRUCEWOOD, BLOCK: 05, LOT: 05A-2
Cadzow Cheryl J
534 Wilcox Ave
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 12
Carlo David S, Carlo Elvina
555 Wilcox Ave
Fairbanks, AK 99709

WILCOX 1, LOT: 14
Clark Adam, Clark Rane
628 Ginko Rd
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 07
Cogley H Collin, Cogley Wendy M
533 Long Spur Loop
Fairbanks, AK 99709

HALVORSON, LOT: 05A
College Utilities Corporation Inc
PO BOX 80370
Fairbanks, AK 99708

HALVORSON, LOT: 24
D & H Enterprises Llc
PO BOX 74525
Fairbanks, AK 99707

WILCOX ESTATES, BLOCK: 03, LOT: 07
David B Somers and Judy Somers Llc
711 Gaffney Rd Ste 100
Fairbanks, AK 99701

DEREMER SHORES E, LOT: 02
Deremer Dale B, Deremer Kimberley R
PO BOX 82581
Fairbanks, AK 99708

SPRUCEWOOD, BLOCK: 02, LOT: 01C
Dulin Joanne M, Dulin Patrick H
PO BOX 80770
Fairbanks, AK 99708

SPRUCEWOOD COURT, LOT: 16
Edwards Stephen L, Jones Edwards Lana
3847 N Gunflint Trl
Wasilla, AK 99623

WILCOX 1, LOT: 10
Eubank William Gregory
3240 Penland Park # 225
Anchorage, AK 99508

SPRUCEWOOD, BLOCK: 02, LOT: 02
Family Trust, Burnett Constance C Revoca
Trust
680 Wilcox Ave
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 02
Forness Susan R
660 Wilcox Ave Unit 2
Fairbanks, AK 99709

HALVORSON, LOT: 20
Fox Robert P Keogh Plan
843 5th Ave
Fairbanks, AK 99701

WILCOX ESTATES, BLOCK: 02, LOT: 07
Galbraith Betty Jean
1915 Valhalla Dr
Pullman, WA 99163

HALVORSON, LOT: UMB01
Ghvs Llc
3051 Dehmer Rd
North Pole, AK 99705

DEREMER SHORES E, LOT: 01
Gibling Gena, Gibling James
3699 Goldizen Ave
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 18
Girard Scott L
PO BOX 671721
Chugiak, AK 99567

UNIVERSITY, LOT: 08
Greenway John D
510 University Ave
Fairbanks, AK 99709

HALVORSON, LOT: 04&
Gross Larry Keith & Robin Ann Trust
4437 Zodiac Dr
Anchorage, AK 99507

GEMINI, LOT: A
H T G P & B Investments 81
PO BOX 83565
Fairbanks, AK 99708

SPRUCEWOOD, BLOCK: 05, LOT: 05A-1
Hale Charles Michael
PO BOX 60608
Fairbanks, AK 99706

WILCOX 1, LOT: 24
Hanft Rachel V, Hanft Max P
621 Ginko Rd
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 04B
Hasting Nick L
546 Wilcox Ave
Fairbanks, AK 99709

UNIVERSITY, LOT: 09
Holleman Dan F, Holleman Donna
500 University Ave
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 06
Holmes Patricia Gail
660 Wilcox Ave Apt 6
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 09
Hynson William T
573 Wilcox Ave
Fairbanks, AK 99709



HALVORSON, LOT: 19
Israels Ashley J
525 Halvorson Rd
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 08
Jackson Kirk L, Jackson Thursha L
PO BOX 61124
Fairbanks, AK 99709

HALVORSON, LOT: 26
Johnson Sandra M, Johnson Lewis & Chri
Living Trust
PO BOX 236
Galena, AK 99741

FETTERMAN, LOT: 01
Jovanovic Boris
520 Halvorson Rd #2
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 04
Kern Brendan R
1208 26th Ave
Fairbanks, AK 99701

SPRUCEWOOD, BLOCK: 06, LOT: 02B
Kreisman Patricia A, Kreisman Wolfgang
PO BOX 83094
Fairbanks, AK 99708

SPRUCEWOOD, BLOCK: 02, LOT: 04C&
Krinke Kim R
618 Jennie Ln
Fairbanks, AK 99709

1S 1W, SEC: 07, TAXLOT: 707
Krize Robert L
PO BOX 2609
Carlsbad, CA 92018

WILCOX ESTATES, BLOCK: 01, LOT: 08
Larranaga Joe F, Larranaga Connie J
525 Long Spur Loop
Fairbanks, AK 99709

BOYD 2, LOT: 12
Levant Llc
3360 Wolf Run
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 02
Lewis Mark A, Lewis Shirley J
574 Longspur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 11
Lindley Russell A, Lindley Virginia Y
2730 Central Rd
Glenview, IL 60025

SPRUCEWOOD, BLOCK: 05, LOT: 02B
Luckow Susan L
PO BOX 84741
Fairbanks, AK 99708

SPRUCEWOOD COURT, LOT: 19
Luper Kimberly D, Luper Scott D
784 Chena Hills Dr Apt A
Fairbanks, AK 99709

HALVORSON, LOT: UMB02
Lynn Russell B, Lynn Jo Ann
601 Halvorson Rd
Fairbanks, AK 99709

UNIVERSITY PLAZA1, LOT: 01
Madco Llc
PO BOX 80853
Fairbanks, AK 99708

WILCOX ESTATES, BLOCK: 02, LOT: 11
Martin Thomas E
561 Wilcox Ave
Fairbanks, AK 99709

WILCOX 1, LOT: 09
Masters Jeffrey A, Masters Kay C
763 Wilcox Ave
Fairbanks, AK 99709

GODSPEED, LOT: 01
May Clinic Inc
615 University Ave
Fairbanks, AK 99709

1S 1W, SEC: 07, TAXLOT: 713
May Liisa, May Peter H C, Milas Emily May, May
Marian
540 University Ave
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 03D
Mccann James M, Mccann Gail A
532 Lee Dr
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 10
Mcguire Jesse J
515 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 04
Mcguire Nathan
560 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 01
Mctaggart Don, Stevens Lucille
538 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 03
Meshell James, Meshell Johni
526 Long Spur Lp
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 05
Mitchell Mikayla M
549 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 03
Morris Colby R, Morris Rachel
568 Long Spur Loop
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 12
Moss Anna Trust
1450 McGrath Rd
Fairbanks, AK 99712

SPRUCEWOOD, BLOCK: 02, LOT: 04E&
Mundt Valerie V
PO BOX 84608
Fairbanks, AK 99708

1S 1W, SEC: 07, TAXLOT: 717
Murakami Gael D Baxley, Murakami Firmin
PO BOX 83406
Fairbanks, AK 99708

WILCOX 1, LOT: 19
Murphy Marjorie D
643 Wilcox Ave
Fairbanks, AK 99709

WILCOX 1, LOT: 07
Murphy Marjorie D
643 Wilcox Ave
Fairbanks, AK 99709

WILCOX 1, LOT: 22
Nance Kara L
PO BOX 81225
Fairbanks, AK 99708

1S 1W, SEC: 07, TAXLOT: 706
National Bank of Alaska
PO BOX 2609
Carlsbad, CA 92018

WILCOX ESTATES, BLOCK: 03, LOT: 05
Neuburger Jamison R
522 Long Spur Loop
Fairbanks, AK 99709

UNIVERSITY, LOT: 10A
Oines Dale W, Oines Kelly A
PO BOX 58569
Fairbanks, AK 99711

SPRUCEWOOD, BLOCK: 05, LOT: 01D
Ortiz Eloy, Rojo Maria
3821 Jennie Ln
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 03C
Owens Joel L
554 Lee Dr
Fairbanks, AK 99709

HALVORSON, LOT: 22N&
Paschall Amber K, Graff Nicholas W
505 Halvorson Rd
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 01B
Poland Angela M, Poland Christopher T
15 Bridget Ave
Fairbanks, AK 99701

SPRUCEWOOD, BLOCK: 05, LOT: 02C
Pope Jeffrey Dale, Pope Michelle La Rue
591 Sprucewood Rd
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 04
Popp Charles F
524 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 10
Prentice Claudia Jane
527 Wilcox Ave
Fairbanks, AK 99709

WILCOX 1, LOT: 06
Redpole Llc
613 Eton Blvd
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 06, LOT: 01B
Reidle Michael, Reidle Carla
3855 Dunlap Ave
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 02
Roehl Roy F, Roehl Nancy L
532 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 02, LOT: 10
Rogers Mark D, Rogers Bonnie M
567 Wilcox Ave
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 06
Scholle Justen, Scholle Nicole
541 Long Spur Loop
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 07
Schreier Tammi L
660 Wilcox Ave Apt 7
Fairbanks, AK 99709

WILCOX 1, LOT: 23N&
Schroeder Melissa J, Schroeder John W
605 Wilcox Ave
Fairbanks, AK 99709

UNIVERSITY, LOT: 10B
Schwegel Matthew H, Schwegel Nadine M
11 Sunshine Ct
Cabot, AR 72023

WILCOX 1, LOT: 12
Sonnenberg Timothy M
3230 Cool Cacy Dr
Fairbanks, AK 99701

SPRUCEWOOD, BLOCK: 02, LOT: 04W&
Spurgeon Stacy
PO BOX 72985
Fairbanks, AK 99707

1S 1W, SEC: 07, TAXLOT: UMB01
Stanton Richard and Arleen Revocable Tru
480 University Ave
Fairbanks, AK 99709

UNIVERSITY, LOT: UMB01
Stephens Daniel L
515 Ward St
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 03
Stice Trevor M
660 Wilcox Ave Apt 3
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 02, LOT: 01B
Stokan Terrence A
3875 Eve Ave
Fairbanks, AK 99709

UNIVERSITY, LOT: 05
Talvi Ryan C
1110 Skyline Dr
Fairbanks, AK 99712

SPRUCEWOOD COURT, LOT: 11
Taylor Alexander J
660 Wilcox Ave Unit 1
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 06, LOT: 01C
Templeton Ronnie L Jr
520 Wilcox Ave
Fairbanks, AK 99709

1S 1W, SEC: 07, TAXLOT: 710
Terlyn Llc
734 University Ave
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 03
Treb Dellie M
563 Long Spur Lp
Fairbanks, AK 99709

UNIVERSITY PLAZA, LOT: A
University Plaza West Llc
PO BOX 80525
Fairbanks, AK 99708

1S 1W, SEC: 07, TAXLOT: 712
Usibelli Coal Mine Inc
PO BOX 1000
Healy, AK 99743

SPRUCEWOOD COURT, LOT: 13
Viale Nancy J
PO BOX 80572
Fairbanks, AK 99708

HALVORSON, LOT: 04N&
Voigt Pamela Y Revocable Living Trust
3525 Rewak Dr
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 20
Von Loewe Elida
PO BOX 381
Tuba City, AZ 86045

WILCOX ESTATES, BLOCK: 01, LOT: 01
Wages Eugene
8830 Richardson Hwy
Fairbanks, AK 99714

SPRUCEWOOD, BLOCK: 05, LOT: 05B
Waggoner Steve R, Waggoner Kathy M
545 Sprucewood Rd
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 04
Wagner Janice L
557 Longspur Lp
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 01A
Way William R, Way Alissa M
PO BOX 84610
Fairbanks, AK 99708

UNIVERSITY, LOT: 06
Weaver Patsy L, Weaver Kenneth L
520 University Ave
Fairbanks, AK 99709

SPRUCEWOOD, BLOCK: 05, LOT: 02A
Weaver Robert W
PO BOX 72464
Fairbanks, AK 99707

WILCOX ESTATES, BLOCK: 03, LOT: 06
Weber William W, Weber Vera M
PO BOX 21017
Anaktuvuk Pas, AK 99721

WILCOX ESTATES, BLOCK: 02, LOT: 14
Wedemeyer James P
3095 Mack Blvd
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 14
Welton Forest V A
660 Wilcox Ave Unit 14
Fairbanks, AK 99709

SPRUCEWOOD COURT, LOT: 08
West Kenneth M
660 Wilcox Ave # 8
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 03, LOT: 08
White Dog Llc
1405 Kellum St Ste 200
Fairbanks, AK 99701

WILCOX ESTATES, BLOCK: 02, LOT: 01
Williams Freda M, Williams Paul J
580 Long Spur Loop
Fairbanks, AK 99709

WILCOX ESTATES, BLOCK: 01, LOT: 02
Williams Paula J
575 Long Spur Loop
Fairbanks, AK 99709

BOYD 2, LOT: 11
Wolf Run Properties Llc
3500 Wolf Run
Fairbanks, AK 99709

1S 1W, SEC: 08, TAXLOT: 818
Wolf Run Rentals Llc
PO BOX 18
Pahoa, HI 96778

BOYD, LOT: 01NE&
World Ice Association Inc
PO BOX 83134
Fairbanks, AK 99708

SPRUCEWOOD, BLOCK: 01, LOT: 06
Oleary Ronald
3850 Eve Ave Apt 5
Fairbanks, AK 99709



By: John Davies
By: Kathryn Dodge
Introduced: January 29, 2015

FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2015 - 08

AN ORDINANCE AMENDING FNSBC 8.21.035 REGARDING THE PM_{2.5} ENHANCED VOLUNTARY REMOVAL REPLACEMENT AND REPAIR PROGRAM TO PROVIDE FOR PRIORITY RANKING BASED ON INCOME LEVEL AND AVAILABILITY OF OTHER ADEQUATE SOURCE OF HEAT

WHEREAS, some homes in the Fairbanks North Star Borough rely solely on solid fuel burning appliances or do not have an adequate heating source without using a solid fuel burning appliance; and

WHEREAS, many of these devices are not clean burning, thereby significantly adding to the PM_{2.5} in the air during air quality episodes; and

WHEREAS, many of these households cannot afford to change out their solid fuel burning appliance, even though a new one will save them money by burning less wood.

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 8.21.035 A. 2. is modified as follows:

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be added is underlined
Text to be deleted is [BRACKETED AND CAPITALIZED]

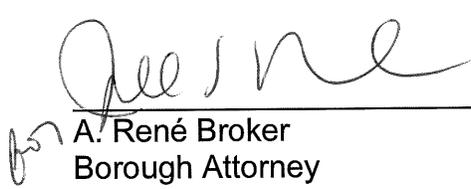
34 2. Priority Ranking. Applications may be prioritized and may be
35 limited by the *division* in its discretion based on geographical location, applicant income
36 level, availability of other adequate source of heat, the overall air quality benefit and the
37 type of SFBA or *fireplace* being removed, replaced or repaired.

38
39 Section 3. Effective Date. This ordinance shall be effective at 5:00 p.m.
40 of the first Borough business day following its adoption.

41 PASSED AND APPROVED THIS ____ DAY OF _____, 2015.

42
43
44
45
46 _____
47 Karl Kassel
48 Presiding Officer

49 ATTEST: APPROVED:
50
51
52 _____
53 Nanci Ashford-Bingham, MMC
54 Borough Municipal Clerk



A. René Broker
Borough Attorney

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT
Text to be *added* is underlined
Text to be *deleted* is [BRACKETED AND CAPITALIZED]