

# Fairbanks North Star Borough

Borough Clerk's Office

809 Pioneer Road \* PO Box 71267 \* Fairbanks, Alaska 99707-1267 \* (907)459-1401 FAX 459-1224

## MEMORANDUM

**TO:** Bernardo Hernandez, Director  
Department of Community Planning

**FROM:** Mona Drexler, Municipal Borough Clerk  
*Mona Drexler*

**DATE:** June 30, 2010

**SUBJECT:** **ORDINANCE NO. 2010-34 (RZ2010-009 – Communication Towers Overlay Designation)**

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On Thursday June 24, 2010, the Fairbanks North Star Borough Assembly referred Ordinance No. 2010-34 to the Planning Commission for review and recommendation.

ORDINANCE NO. 2010-34. An Ordinance Rezoning 372 Sections Of Land Totaling Just Over 236,615 Acres Extending West To The Lincoln Creek And Martin Subdivisions; North to The Intersection Of Goldstream And Steese Highway; East To The Chena River Recreation Area Boundary; South To The Stringer Road Area; And Also Includes The Becker Ridge And Cripple Creek Area To Add The Communications Towers (CT) Overlay Designation. (RZ2010-009)  
(Sponsor: Mayor Hopkins)

The recommendation is due no later than Tuesday, October 6, 2010 for placement on the October 14, 2010 agenda for introduction and advancement.

Should you have any questions, please contact me at 1401.

Cc: Jeff Jacobson, Chief of Staff



# Fairbanks North Star Borough

Office of the Mayor

809 Pioneer Road

P.O. Box 71267

Fairbanks, Alaska 99707-1267

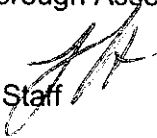
907/459-1300

Fax 907/459-1102

Email [mayor@co.fairbanks.ak.us](mailto:mayor@co.fairbanks.ak.us)

## MEMORANDUM

TO: Fairbanks North Star Borough Assembly

FROM: Luke Hopkins, Mayor  
Jeff Jacobson, Chief of Staff 

DATE: June 24, 2010

SUBJECT: Ordinance No. 2010-34  
A Rezone to establish a Communication Tower (CT) Overlay District (RZ2010-009)

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Please find attached a rezone ordinance to establish the boundaries of the Communication Tower (CT) overlay district. The district encompasses some 372 sections of land totaling just over 236,615 acres. (See Appendix A) While the overlay includes the densest areas of the Borough, the boundary extends west to the Lincoln Creek and Martin subdivisions; north to the intersection of Goldstream and Steese Highway; east to the Chena River Recreation Area boundary; south to the Stringer Road area; and also includes the Becker Ridge and Cripple Creek area. (See Appendix B)

Within this proposed overlay district, communication towers will require conditional use approval in all zoning districts **except** Rural and Agriculture-40 (RA-40), Rural and Agriculture-20 (RA-20), Rural and Agriculture-10 (RA-10), Light Industrial (LI), and Heavy Industrial (HI).

Please refer this proposed rezone ordinance to the Planning Commission for review and recommendation.

Thank you.

FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2010 – 34

AN ORDINANCE REZONING 372 SECTIONS OF LAND TOTALING JUST OVER 236,615 ACRES EXTENDING WEST TO THE LINCOLN CREEK AND MARTIN SUBDIVISIONS; NORTH TO THE INTERSECTION OF GOLDSTREAM AND STEESE HIGHWAY; EAST TO THE CHENA RIVER RECREATION AREA BOUNDARY; SOUTH TO THE STRINGER ROAD AREA; AND ALSO INCLUDES THE BECKER RIDGE AND CRIPPLE CREEK AREA TO ADD THE COMMUNICATIONS TOWERS (CT) OVERLAY DESIGNATION

WHEREAS, concern has been expressed by the public that communications towers are commercial/industrial uses that are incompatible with high-density residential uses within the developed core of the Borough; and

WHEREAS, within the area encompassed by the overlay, the Communications Towers (CT) overlay designation will make the placement of communications towers a conditional use in all districts except Rural and Agricultural 40 (RA-40), Rural and Agricultural 20 (RA-20), Rural and Agricultural 10 (RA-10), Light Industrial (LI) and Heavy Industrial (HI); and

WHEREAS, making communications towers a conditional use in the higher-density districts will enable the public within those districts to have input regarding the location and appearance of the towers, thereby enhancing compatibility.

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.

CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be added is underlined

Text to be deleted is [BRACKETED AND CAPITALIZED]

35 Section 2. The property described in Appendix 'A' and depicted on the  
36 map in Appendix 'B' is rezoned to add the Communications Towers (CT) overlay  
37 designation.

38  
39 Section 3. The official zoning map is amended in accordance with this  
40 ordinance.

41  
42 Section 4. Effective date. This ordinance shall be effective at 5:00 p.m.  
43 on the first borough business day following its adoption.

44  
45 PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

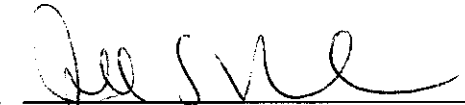
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ATTEST:

\_\_\_\_\_  
Mona Lisa Drexler, CMC  
Municipal Borough Clerk

\_\_\_\_\_  
Mike Musick  
Presiding Officer

APPROVED:

  
\_\_\_\_\_  
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]

APPENDIX 'A'

**Ordinance No. 2010- 34 (RZ 2010-009)**

The Communications Towers (CT) overlay designation is hereby applied to the following land comprising a total of 236,615.52 acres (372 nominal sections):

Acres	Township	Range	Section	TRS
639.95	01N	01E	02	01N01E02
639.96	01N	01E	03	01N01E03
639.96	01N	01E	04	01N01E04
639.97	01N	01E	05	01N01E05
628.64	01N	01E	06	01N01E06
630.69	01N	01E	07	01N01E07
639.96	01N	01E	08	01N01E08
639.96	01N	01E	09	01N01E09
639.95	01N	01E	10	01N01E10
639.95	01N	01E	11	01N01E11
639.94	01N	01E	13	01N01E13
639.95	01N	01E	14	01N01E14
639.95	01N	01E	15	01N01E15
639.96	01N	01E	16	01N01E16
639.95	01N	01E	17	01N01E17
632.76	01N	01E	18	01N01E18
634.82	01N	01E	19	01N01E19
639.96	01N	01E	20	01N01E20
639.95	01N	01E	21	01N01E21
639.95	01N	01E	22	01N01E22
639.95	01N	01E	23	01N01E23
639.95	01N	01E	24	01N01E24
639.95	01N	01E	25	01N01E25
639.95	01N	01E	26	01N01E26
639.96	01N	01E	27	01N01E27
639.95	01N	01E	28	01N01E28
639.95	01N	01E	29	01N01E29
636.88	01N	01E	30	01N01E30
638.95	01N	01E	31	01N01E31
639.96	01N	01E	32	01N01E32
639.97	01N	01E	33	01N01E33
639.97	01N	01E	34	01N01E34
639.96	01N	01E	35	01N01E35
639.96	01N	01E	36	01N01E36

Acres	Township	Range	Section	TRS
639.98	01N	01W	01	01N01W01
639.98	01N	01W	02	01N01W02
639.98	01N	01W	03	01N01W03
639.99	01N	01W	04	01N01W04
639.98	01N	01W	05	01N01W05
628.67	01N	01W	06	01N01W06
630.72	01N	01W	07	01N01W07
639.98	01N	01W	08	01N01W08
639.98	01N	01W	09	01N01W09
639.98	01N	01W	10	01N01W10
639.97	01N	01W	11	01N01W11
639.97	01N	01W	12	01N01W12
639.97	01N	01W	13	01N01W13
639.97	01N	01W	14	01N01W14
639.98	01N	01W	15	01N01W15
639.97	01N	01W	16	01N01W16
639.98	01N	01W	17	01N01W17
632.78	01N	01W	18	01N01W18
634.85	01N	01W	19	01N01W19
639.99	01N	01W	20	01N01W20
639.99	01N	01W	21	01N01W21
639.99	01N	01W	22	01N01W22
639.97	01N	01W	23	01N01W23
639.97	01N	01W	24	01N01W24
639.96	01N	01W	25	01N01W25
639.97	01N	01W	26	01N01W26
639.98	01N	01W	27	01N01W27
639.97	01N	01W	28	01N01W28
639.98	01N	01W	29	01N01W29
636.9	01N	01W	30	01N01W30
638.97	01N	01W	31	01N01W31
639.99	01N	01W	32	01N01W32
639.98	01N	01W	33	01N01W33
639.98	01N	01W	34	01N01W34
639.97	01N	01W	35	01N01W35
639.97	01N	01W	36	01N01W36
639.94	01N	02E	16	01N02E16
639.94	01N	02E	17	01N02E17
632.73	01N	02E	18	01N02E18
634.8	01N	02E	19	01N02E19

Acres	Township	Range	Section	TRS
639.95	01N	02E	20	01N02E20
639.94	01N	02E	21	01N02E21
639.93	01N	02E	22	01N02E22
639.94	01N	02E	23	01N02E23
639.91	01N	02E	24	01N02E24
639.92	01N	02E	25	01N02E25
639.94	01N	02E	26	01N02E26
639.93	01N	02E	27	01N02E27
639.93	01N	02E	28	01N02E28
639.94	01N	02E	29	01N02E29
636.85	01N	02E	30	01N02E30
638.92	01N	02E	31	01N02E31
639.95	01N	02E	32	01N02E32
639.96	01N	02E	33	01N02E33
639.95	01N	02E	34	01N02E34
639.95	01N	02E	35	01N02E35
639.93	01N	02E	36	01N02E36
640	01N	02W	01	01N02W01
639.99	01N	02W	02	01N02W02
640	01N	02W	03	01N02W03
640.01	01N	02W	04	01N02W04
640.01	01N	02W	05	01N02W05
628.68	01N	02W	06	01N02W06
630.75	01N	02W	07	01N02W07
640.02	01N	02W	08	01N02W08
640.01	01N	02W	09	01N02W09
640	01N	02W	10	01N02W10
640	01N	02W	11	01N02W11
640	01N	02W	12	01N02W12
639.99	01N	02W	13	01N02W13
640	01N	02W	14	01N02W14
640.01	01N	02W	15	01N02W15
640.01	01N	02W	16	01N02W16
640.02	01N	02W	17	01N02W17
632.81	01N	02W	18	01N02W18
640.01	01N	02W	21	01N02W21
640	01N	02W	22	01N02W22
639.99	01N	02W	23	01N02W23
640	01N	02W	24	01N02W24
640	01N	02W	25	01N02W25

Acres	Township	Range	Section	TRS
640	01N	02W	26	01N02W26
640	01N	02W	27	01N02W27
640.01	01N	02W	28	01N02W28
640.01	01N	02W	33	01N02W33
640	01N	02W	34	01N02W34
640	01N	02W	35	01N02W35
640.01	01N	02W	36	01N02W36
639.91	01N	03E	25	01N03E25
639.9	01N	03E	26	01N03E26
639.92	01N	03E	27	01N03E27
639.92	01N	03E	28	01N03E28
639.92	01N	03E	29	01N03E29
636.84	01N	03E	30	01N03E30
638.92	01N	03E	31	01N03E31
639.93	01N	03E	32	01N03E32
639.93	01N	03E	33	01N03E33
639.93	01N	03E	34	01N03E34
639.93	01N	03E	35	01N03E35
639.92	01N	03E	36	01N03E36
640.03	01N	03W	01	01N03W01
640.03	01N	03W	02	01N03W02
640.04	01N	03W	03	01N03W03
640.04	01N	03W	04	01N03W04
640.04	01N	03W	05	01N03W05
628.72	01N	03W	06	01N03W06
630.78	01N	03W	07	01N03W07
640.04	01N	03W	08	01N03W08
640.03	01N	03W	09	01N03W09
640.03	01N	03W	10	01N03W10
640.02	01N	03W	11	01N03W11
640.02	01N	03W	12	01N03W12
640.02	01N	03W	13	01N03W13
640.03	01N	03W	14	01N03W14
640.04	01N	03W	15	01N03W15
640.03	01N	03W	16	01N03W16
640.05	01N	03W	17	01N03W17
632.85	01N	03W	18	01N03W18
639.9	01N	04E	25	01N04E25
639.9	01N	04E	26	01N04E26
639.91	01N	04E	27	01N04E27

Acres	Township	Range	Section	TRS
639.9	01N	04E	28	01N04E28
639.91	01N	04E	29	01N04E29
636.83	01N	04E	30	01N04E30
638.9	01N	04E	31	01N04E31
639.92	01N	04E	32	01N04E32
639.91	01N	04E	33	01N04E33
639.92	01N	04E	34	01N04E34
639.92	01N	04E	35	01N04E35
639.92	01N	04E	36	01N04E36
640.05	01N	04W	01	01N04W01
640.06	01N	04W	02	01N04W02
640.06	01N	04W	11	01N04W11
640.05	01N	04W	12	01N04W12
640.05	01N	04W	13	01N04W13
640.05	01N	04W	14	01N04W14
636.8	01N	05E	30	01N05E30
638.88	01N	05E	31	01N05E31
639.93	01S	01E	01	01S01E01
639.94	01S	01E	02	01S01E02
639.94	01S	01E	03	01S01E03
639.95	01S	01E	04	01S01E04
639.94	01S	01E	05	01S01E05
592.25	01S	01E	06	01S01E06
594.29	01S	01E	07	01S01E07
639.95	01S	01E	08	01S01E08
639.96	01S	01E	09	01S01E09
639.96	01S	01E	10	01S01E10
639.95	01S	01E	11	01S01E11
639.95	01S	01E	12	01S01E12
639.95	01S	01E	13	01S01E13
639.94	01S	01E	14	01S01E14
639.95	01S	01E	15	01S01E15
639.95	01S	01E	16	01S01E16
639.96	01S	01E	17	01S01E17
596.33	01S	01E	18	01S01E18
598.35	01S	01E	19	01S01E19
639.97	01S	01E	20	01S01E20
639.96	01S	01E	21	01S01E21
639.96	01S	01E	22	01S01E22
639.96	01S	01E	23	01S01E23

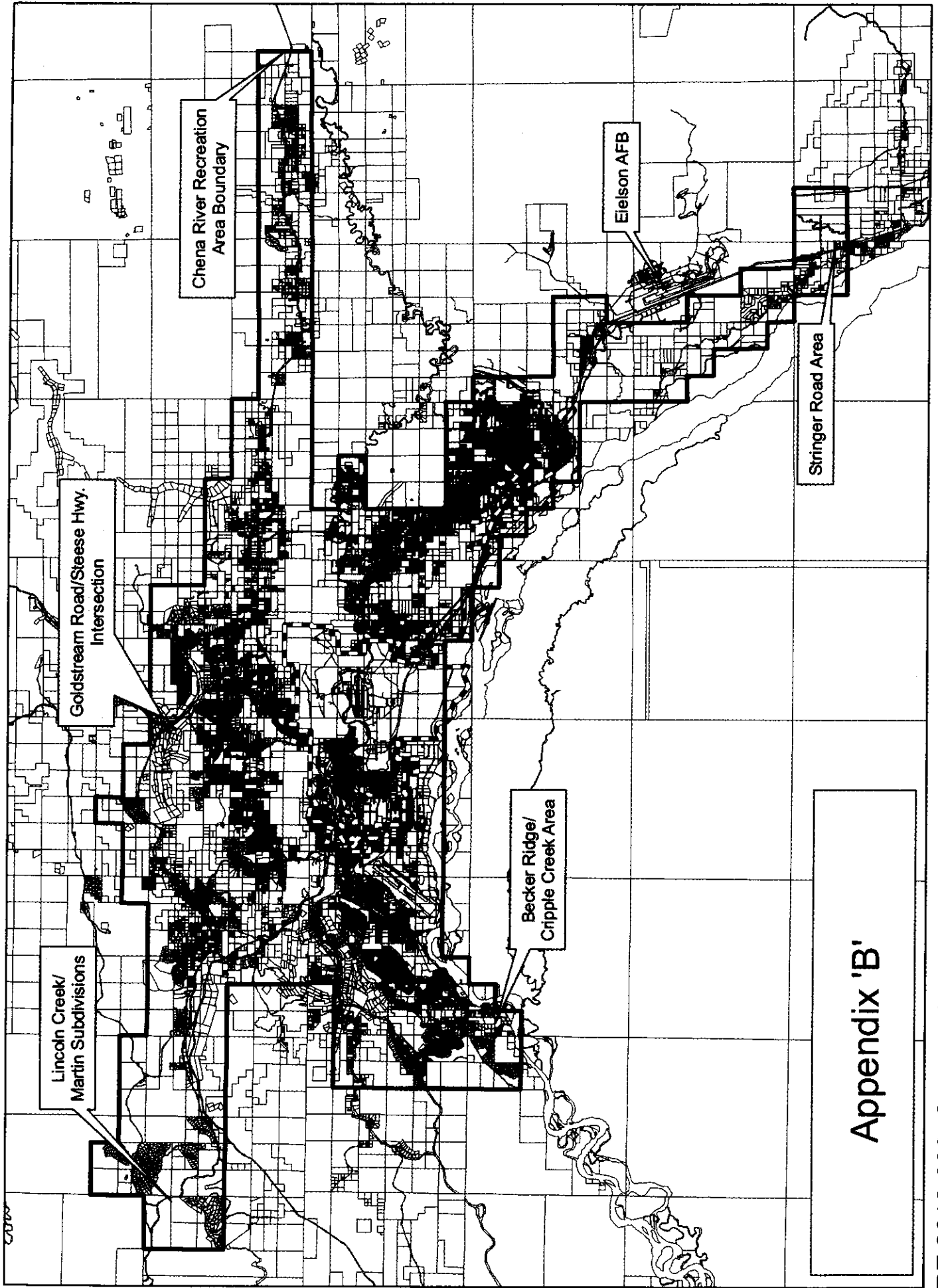
Acres	Township	Range	Section	TRS
639.95	01S	01E	24	01S01E24
639.94	01S	01E	25	01S01E25
639.95	01S	01E	26	01S01E26
639.95	01S	01E	27	01S01E27
639.95	01S	01E	28	01S01E28
639.97	01S	01E	29	01S01E29
600.39	01S	01E	30	01S01E30
639.96	01S	01E	34	01S01E34
639.96	01S	01E	35	01S01E35
639.95	01S	01E	36	01S01E36
639.97	01S	01W	01	01S01W01
639.97	01S	01W	02	01S01W02
639.97	01S	01W	03	01S01W03
639.97	01S	01W	04	01S01W04
639.98	01S	01W	05	01S01W05
592.29	01S	01W	06	01S01W06
594.32	01S	01W	07	01S01W07
639.98	01S	01W	08	01S01W08
639.97	01S	01W	09	01S01W09
639.97	01S	01W	10	01S01W10
639.97	01S	01W	11	01S01W11
639.97	01S	01W	12	01S01W12
639.97	01S	01W	13	01S01W13
639.97	01S	01W	14	01S01W14
639.98	01S	01W	15	01S01W15
639.99	01S	01W	16	01S01W16
639.98	01S	01W	17	01S01W17
596.35	01S	01W	18	01S01W18
598.37	01S	01W	19	01S01W19
639.98	01S	01W	20	01S01W20
639.98	01S	01W	21	01S01W21
639.98	01S	01W	22	01S01W22
639.97	01S	01W	23	01S01W23
639.98	01S	01W	24	01S01W24
639.97	01S	01W	25	01S01W25
639.96	01S	01W	26	01S01W26
639.98	01S	01W	27	01S01W27
639.98	01S	01W	28	01S01W28
639.98	01S	01W	29	01S01W29
600.41	01S	01W	30	01S01W30

Acres	Township	Range	Section	TRS
639.93	01S	02E	05	01S02E05
592.22	01S	02E	06	01S02E06
594.27	01S	02E	07	01S02E07
639.95	01S	02E	08	01S02E08
639.93	01S	02E	09	01S02E09
639.93	01S	02E	10	01S02E10
639.94	01S	02E	17	01S02E17
596.3	01S	02E	18	01S02E18
598.33	01S	02E	19	01S02E19
639.94	01S	02E	20	01S02E20
639.95	01S	02E	29	01S02E29
600.37	01S	02E	30	01S02E30
602.4	01S	02E	31	01S02E31
639.94	01S	02E	32	01S02E32
639.93	01S	02E	33	01S02E33
639.93	01S	02E	34	01S02E34
639.93	01S	02E	35	01S02E35
639.93	01S	02E	36	01S02E36
639.98	01S	02W	01	01S02W01
639.99	01S	02W	02	01S02W02
639.99	01S	02W	03	01S02W03
639.99	01S	02W	04	01S02W04
594.33	01S	02W	07	01S02W07
640.01	01S	02W	08	01S02W08
640.01	01S	02W	09	01S02W09
640.01	01S	02W	10	01S02W10
640	01S	02W	11	01S02W11
639.98	01S	02W	12	01S02W12
640	01S	02W	13	01S02W13
640.01	01S	02W	14	01S02W14
640	01S	02W	15	01S02W15
640.02	01S	02W	16	01S02W16
640.02	01S	02W	17	01S02W17
596.37	01S	02W	18	01S02W18
598.4	01S	02W	19	01S02W19
640.01	01S	02W	20	01S02W20
640.01	01S	02W	21	01S02W21
640	01S	02W	22	01S02W22
640	01S	02W	23	01S02W23
639.99	01S	02W	24	01S02W24

Acres	Township	Range	Section	TRS
640	01S	02W	25	01S02W25
640	01S	02W	26	01S02W26
640	01S	02W	27	01S02W27
640.01	01S	02W	28	01S02W28
640.02	01S	02W	29	01S02W29
600.44	01S	02W	30	01S02W30
602.46	01S	02W	31	01S02W31
640.01	01S	02W	32	01S02W32
640.01	01S	02W	33	01S02W33
640.03	01S	03W	11	01S03W11
640.02	01S	03W	12	01S03W12
640.02	01S	03W	13	01S03W13
640.04	01S	03W	14	01S03W14
640.03	01S	03W	23	01S03W23
640.03	01S	03W	24	01S03W24
640.03	01S	03W	25	01S03W25
640.02	01S	03W	26	01S03W26
640.02	01S	03W	35	01S03W35
640.02	01S	03W	36	01S03W36
639.97	02N	01W	28	02N01W28
626.6	02N	01W	31	02N01W31
639.99	02N	01W	32	02N01W32
639.99	02N	01W	33	02N01W33
639.98	02N	01W	34	02N01W34
639.97	02N	01W	35	02N01W35
640	02N	02W	36	02N02W36
640.03	02N	03W	29	02N03W29
624.59	02N	03W	30	02N03W30
626.67	02N	03W	31	02N03W31
640.04	02N	03W	32	02N03W32
640.05	02N	03W	33	02N03W33
640.02	02N	03W	34	02N03W34
640.02	02N	03W	35	02N03W35
640.02	02N	03W	36	02N03W36
639.96	02S	01E	01	02S01E01
639.94	02S	02E	01	02S02E01
639.95	02S	02E	02	02S02E02
639.93	02S	02E	03	02S02E03
639.95	02S	02E	04	02S02E04
639.95	02S	02E	05	02S02E05

Acres	Township	Range	Section	TRS
604.44	02S	02E	06	02S02E06
639.95	02S	02E	08	02S02E08
639.95	02S	02E	09	02S02E09
639.93	02S	02E	10	02S02E10
639.93	02S	02E	11	02S02E11
639.93	02S	02E	12	02S02E12
639.93	02S	02E	13	02S02E13
639.93	02S	02E	14	02S02E14
639.94	02S	02E	15	02S02E15
639.93	02S	02E	16	02S02E16
639.93	02S	02E	22	02S02E22
639.93	02S	02E	23	02S02E23
639.93	02S	02E	24	02S02E24
640.03	02S	02W	05	02S02W05
604.51	02S	02W	06	02S02W06
606.54	02S	02W	07	02S02W07
604.42	02S	03E	06	02S03E06
606.44	02S	03E	07	02S03E07
608.47	02S	03E	18	02S03E18
610.5	02S	03E	19	02S03E19
639.93	02S	03E	20	02S03E20
639.91	02S	03E	21	02S03E21
639.93	02S	03E	22	02S03E22
639.93	02S	03E	27	02S03E27
639.92	02S	03E	28	02S03E28
639.93	02S	03E	29	02S03E29
612.55	02S	03E	30	02S03E30
614.58	02S	03E	31	02S03E31
639.92	02S	03E	32	02S03E32
639.93	02S	03E	33	02S03E33
640.04	02S	03W	01	02S03W01
640.04	02S	03W	02	02S03W02
640.02	02S	03W	11	02S03W11
640.02	02S	03W	12	02S03W12
639.92	03S	03E	04	03S03E04
639.91	03S	03E	05	03S03E05
616.6	03S	03E	06	03S03E06
618.64	03S	03E	07	03S03E07
639.92	03S	03E	08	03S03E08
639.92	03S	03E	09	03S03E09

Acres	Township	Range	Section	TRS
639.91	03S	03E	15	03S03E15
639.92	03S	03E	16	03S03E16
639.91	03S	03E	17	03S03E17
639.92	03S	03E	21	03S03E21
639.92	03S	03E	22	03S03E22
639.92	03S	03E	26	03S03E26
639.92	03S	03E	27	03S03E27
639.92	03S	03E	28	03S03E28
639.92	03S	03E	34	03S03E34
639.92	03S	03E	35	03S03E35
639.9	04S	03E	01	04S03E01
639.92	04S	03E	02	04S03E02
639.91	04S	03E	11	04S03E11
639.91	04S	03E	12	04S03E12
639.9	04S	04E	05	04S04E05
628.75	04S	04E	06	04S04E06
630.79	04S	04E	07	04S04E07
639.91	04S	04E	08	04S04E08
<b>236,615.52</b>				<b>372 sections</b>



# Appendix 'B'