

By: B. D. Allen  
Introduced: 01/10/85  
Advanced: 01/10/85  
Defeated: 01/24/85  
Notice of Reconsideration  
Filed: 01/24/85  
Reconsideration Carried;  
Adopted: 02/14/85

ORDINANCE NO. 85-014

AN ORDINANCE AMENDING THE CONTRACT CONDITIONS OF ORDINANCE  
NO. 83-27 (A BUSINESS I CONTRACT ZONING AGREEMENT  
BETWEEN THE FAIRBANKS NORTH STAR BOROUGH AND THE OWNERS  
OF A PORTION OF THE N½NW¼NE¼, SECTION 7, T. 1 S., R. 1 W., F.M.  
AS SHOWN ON ATTACHED EXHIBIT A)

BE IT ORDAINED By the Assembly of the Fairbanks North Star  
Borough:

Section 1. This ordinance is not of general application and shall  
not be codified.


Section 2. The Business I contract conditions applying to the  
following described property are hereby amended according to the attached  
contract zoning agreement:

A portion of the N½NW¼NE¼, Section 7, T. 1 S.,  
R. 1 W., F.M.(as shown on attached Exhibit A)

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

Section 4. Effective Date. This ordinance is effective the day  
following its adoption.

PASSED AND APPROVED THIS 14TH DAY OF FEBRUARY, 1985.

  
Residing Officer


ATTEST:

  
Clerk of the Assembly



RECEIVED  
CONTRACT ZONING AGREEMENT

- 35 ADD 9 A10:47
1. The Borough Assembly by virtue of the adoption of Ordinance 83-27 has placed that portion of the N $\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Section 7, T. 1 S., R. 1 W., P.M. lying west of Grabelle Avenue and north of Iris Lane within the BS I zoning district.
  2. In consideration therefore, the Owner agrees to the following conditions, notwithstanding any provisions of the Fairbanks North Star Borough Zoning Ordinance to the contrary:
    - A. The south 150 feet of the lot along Iris Lane is limited to office and parking uses.
    - B. The entire length of the property along Iris Lane shall be visually screened from the properties to the south by landscaping or sight-obscuring fence.
    - C. The existing trees in the south 10 feet in depth by 626.13 feet in width shall be retained and integrated into the overall site development plan where possible.
    - D. There will be no access onto Iris Lane.
    - E. An overall site development plan describing uses, layout of buildings, parking and landscaping and access points for the entire property shall be developed by the owner and approved by the Planning Commission for conformity with this contract before any development will proceed.
    - F. Such site development plan will be subject to Planning Commission review and approval as a non-public hearing item, and this review will be limited to conditions 1 through 5.
    - G. The conditions run with the property regardless of ownership.
  3. All other regulations of the Business I (BS I) zoning district as well as other zoning regulations in the Fairbanks North Star Borough Code of Ordinances shall be applicable to said property.
  4. The provisions of this contract have the same force and effect as any Borough ordinance and may be enforced by the Borough in the same manner as any other ordinance.
  5. This contract shall apply to said property as of the date hereof and shall continue in effect without regard to the ownership of the property until amended or otherwise altered in the same manner as any other zoning district change as provided for by borough ordinance.

  
\_\_\_\_\_  
Jerry J. Cook  
Physical Facilities Representative  
Church of Jesus Christ of  
Later-Day Saints

4/8/85  
\_\_\_\_\_  
Date

CONTRACT ZONING AGREEMENT

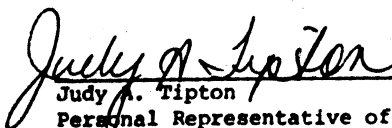
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2. In consideration therefore, the Owner agrees to the following conditions, notwithstanding any provisions of the Fairbanks North Star Borough Zoning Ordinance to the contrary:
- A. The south 150 feet of the lot along Iris Lane is limited to office and parking uses.
  - B. The entire length of the property along Iris Lane shall be visually screened from the properties to the south by landscaping or sight-obscuring fence.
  - C. The existing trees in the south 10 feet in depth by 626.13 feet in width shall be retained and integrated into the overall site development plan where possible.
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  - E. An overall site development plan describing uses, layout of buildings, parking and landscaping and access points for the entire property shall be developed by the owner and approved by the Planning Commission for conformity with this contract before any development will proceed.
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X *Edward P. Ashby, Jr.*  
Edward P. Ashby, Jr.

X 4-2-85  
Date

CONTRACT ZONING AGREEMENT

- app 9 A10: 47
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Judy A. Tipton  
Personal Representative of the  
Estate of Maurice Ruland

3/3/85  
\_\_\_\_\_  
Date