

Introduced By: Mayor Strle &  
Councilmember Bratcher  
Introduced: April 5, 2010

**RESOLUTION NO. 4410**

**A RESOLUTION EXPRESSING QUALIFIED SUPPORT FOR  
FAIRBANKS NORTH STAR BOROUGH ORDINANCE 2010-09  
REGARDING IMPLEMENTATION OF THE VISION FAIRBANKS  
DOWNTOWN PLAN**

**WHEREAS**, the Vision Fairbanks Downtown Plan was adopted in 2008 by the Fairbanks North Star Borough as an element of the Comprehensive Plan, and

**WHEREAS**, the City of Fairbanks passed Resolution 4318 on April 7, 2008, which endorsed the Vision Fairbanks Downtown Plan as a guide, but not a legal mandate, for the future development of Downtown Fairbanks; and

**WHEREAS**, Fairbanks North Star Borough Mayor Luke Hopkins has sponsored and introduced Borough Ordinance 2010-09, which would amend Borough zoning laws; and

**WHEREAS**, Ordinance 2010-09 would amend zoning laws to create a new "Downtown Supporting Commercial District," create a "Retail Hot Spot District," adopt "Downtown Core Development Standards" and add new zoning definitions; and

**WHEREAS**, the Borough has provided City staff with the opportunity to extensively review Ordinance 2010-09, and the ordinance was amended to reflect some of the concerns raised by City staff, attached is a copy of a proposed substitute Borough Ordinance 2010-09; and

**WHEREAS**, while Ordinance 2010-09 itself does not rezone any land, if the proposed Downtown Supporting Commercial District or Retail Hot Spot District were enacted and subsequently applied to Downtown Fairbanks, additional requirements would be placed on future development of property in Downtown Fairbanks.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA** as follows:

1. The City Council applauds the effort that has gone into Borough Ordinance 2010-09 and appreciates the opportunity for collaboration.
2. The City Council supports the goals of Ordinance 2010-09, but believes the goals of Vision Fairbanks should be achieved voluntarily and not by legal mandate.

3. There are two particular issues that the City Council requests be amended:
- a. Proposed 18.30.020(A)(29) does not permit ground floor use for new professional offices in the Retail Hot Spot District. This limitation may deter the vitality of Downtown Fairbanks by prohibiting commerce that is appropriate in the Downtown of a small city. This concern would be mitigated if the boundaries of any Retail Hot Sport were defined to a limited area as illustrated on page 16 of Vision Fairbanks Downtown Plan 2008.
  - b. Proposed 18.50.210(C)(4) bans the use of tinted or reflective glass as part of Downtown Core Development Standards. This limitation would limit the use of tinted/reflective glass for conserving energy and/or providing privacy.

**PASSED AND APPROVED THIS \_\_\_ DAY OF APRIL, 2010.**

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Terry Strle, City Mayor

AYES:

NAYS:

ATTEST:

APPROVED AS TO FORM:

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Janey Hovenden, City Clerk

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Paul J. Ewers, City Attorney