



Adopted by the FNSB Borough Assembly September 13, 2005 (Ordinance No. 2005-56)

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Fairbanks North Star Borough Regional Comprehensive Plan

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Fairbanks North Star Borough Regional Comprehensive Plan

Introduction

Purpose



The Fairbanks North Star (FNSB) Regional Comprehensive Plan provides the foundation for future growth coupled with responsible stewardship of major attributes of the community in the perpetual evolving changes natural to man. The Plan provides the framework for citizens and officials to make decisions related to land use, and to form the basis for ordinances and programs to guide land development, and use. It is also a guide for responding to change in the community. Most importantly, the Plan states the vision that will guide the Borough through the next few decades. Goals, strategies and actions are provided in order to implement the vision.

Vision

Since 1984, when the FNSB Assembly approved the first Regional Comprehensive Plan, the Borough has experienced an 18.4% increase in population. This moderate level of growth brings change and opportunity to any community. In the FNSB, the opportunities brought about by growth encourage careful responses, given the unique qualities of the community and the region.

The FNSB Regional Comprehensive Plan is the guide for the community's response to future growth and change. Significant opportunities that deserve attention include, but are not limited to:

- Strengthening the Borough's role as the commercial, transportation, and cultural hub of Interior Alaska.
- Expanding the urban area and increasing water and sewer infrastructure.
- Creating opportunities for development while minimizing land use conflicts.
- Maintaining a healthy economy that provides ongoing opportunities for residents to be gainfully employed.
- Integrating existing services and industries with emerging technologies.
- Providing essential human services that support the needs of the population.
- Integrating development with responsible stewardship of our resources.
- Encourage solving the extreme shortage of privately owned land within the Borough.

Process

The FNSB is required by state statute to provide comprehensive planning to guide the physical, social and economic development of the Borough. Beginning in 2001, the FNSB undertook the revision of the Regional Comprehensive Plan that had been adopted in 1984. Data collection and analysis to determine the community's values and goals were conducted, and public meetings were held to gather comments on needs

and issues. Fifteen Borough residents were appointed to the Comprehensive Plan Advisory Committee (CPAC). The CPAC held over forty meetings to guide and oversee the Community Planning Department's creation of the Proposed Regional Comprehensive Plan draft. The FNSB Planning Commission, over the course of nine months beginning in August of 2003, reviewed the plan draft. Chapter by chapter, the Planning Commission made modifications to the document, which was then passed on to the Borough Assembly for review. The Borough Assembly adopted the Plan on September 13, 2005.

The Regional Comprehensive Plan should be revised every 20 years and/or when the population reaches another 20% growth benchmark. Informal reviews of the Plan will be carried out every five years. Community participation and input through vision planning at five to ten year intervals will be encouraged.

Organization

The FNSB Regional Comprehensive Plan is organized into five categories:

- Land Use
- Economic Development
- Transportation and Infrastructure
- Environment
- Community and Human Resources

Additional plans are periodically adopted as integral elements of the FNSB Regional Comprehensive Plan. These currently include the Comprehensive Economic Development Strategy (CEDS), Chena Riverfront Plan, Recreational Trail Plan, Parks & Recreation Plan, Solid Waste Management Plan and the Road Plan. These plans are available at the Department of Community Planning.

The Plan Abstract provides a summary of the goals and strategies of the Plan. It serves as an easy reference to the Plan. This is the basic foundation of what the community values and wishes to protect, improve and/or create.

The Plan Implementation section provides an in-depth guide for how to achieve the goals and strategies and give action to the Plan. All of the actions contained in the Plan Implementation section are suggested. The impetus to carry out the actions can come from any public or private sector of the community.

The Regional Comprehensive Plan is intended to stand alone over a twenty-year or 20% population increase time horizon. Although not specifically a "to do" list, the plan offers potential strategies and actions to achieve community goals. The following terms are used throughout the document:

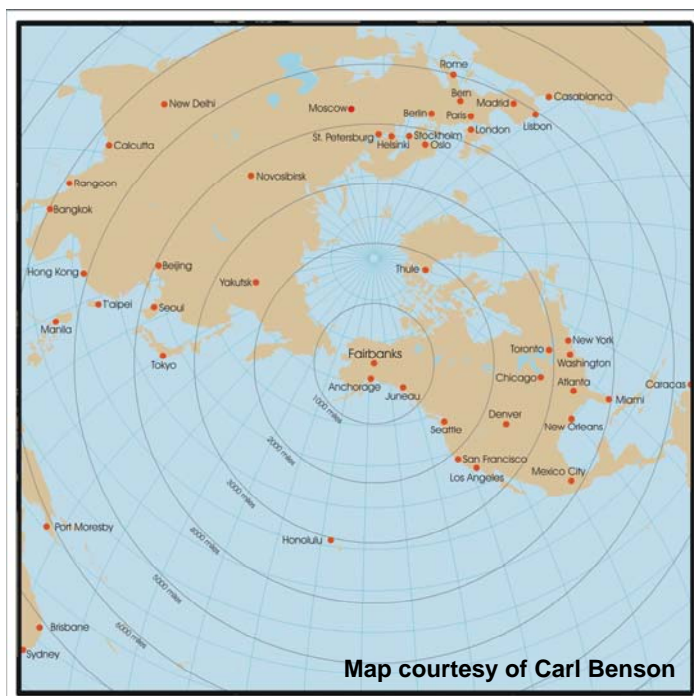
GOAL	A broad statement defining an end toward which effort is directed.
STRATEGY	A more specific means to achieve an identified goal.
ACTION	Implements a tactic to achieve a goal.

Included in the FNSB Regional Comprehensive Plan are maps and definitions of Borough areas and land categories. These are located in the Land Use section.

The goals, strategies and actions of the Plan are all interrelated. As such, the numerical ordering is used only for referencing items in the Plan. No goal is seen as more important than another. Similarly, the strategies and actions that support the goals are arranged by association only and not by priority.

History and Current Conditions

Although modern-day Fairbanks had its genesis in 1902 during the turn-of-the-century gold rush, the area has long been the home of the Athabascan Indians. Oral tradition holds that the present day site of the University of Alaska Fairbanks was an important gathering place for Interior tribes, known as Troth Yeddha. Gold mining sustained the community through the depression. Beginning in 1939, the U.S. military established its presence in the borough; today, both the Army's Ft. Wainwright and Eielson Air Force Base contribute significantly to the life of the community. During the 1970's, Fairbanks served as the hub for the construction of the Trans-Alaska Pipeline. As well, it is the terminus of the Alaska Highway and the gateway to the North Slope.



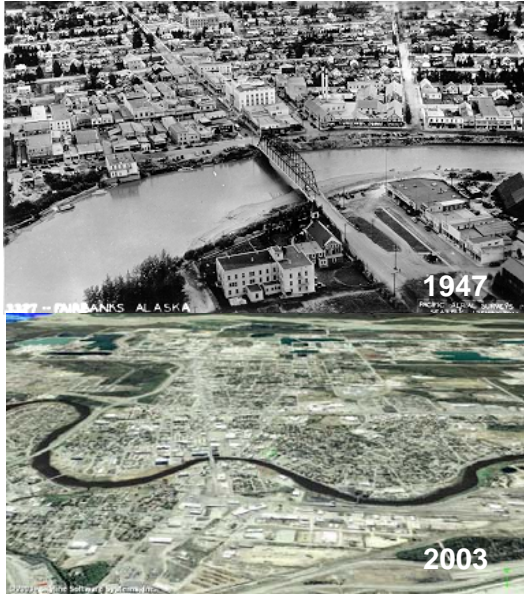
The FNSB is an economic, communication, service and transportation center for Alaska as well as the circumpolar North. The major engines driving the economy today include the military, resource development, tourism, government, Native organizations, and the University of Alaska Fairbanks, a land, sea and space-grant institution. The Borough is also a global hub at 65° N.; 148° W., which in this age of air transportation is centrally located to most major cities of the northern hemisphere.

Situated in the geographic center of Alaska, the community is justifiably proud of its special character. Fairbanks residents enjoy a sub-arctic environment with strong seasonal changes, from less than four to more than 22 hours of sunlight per day in mid winter/summer respectively. The frontier spirit still flourishes alongside historic traditions. Diverse cultures blend together for an interesting array of citizenry; the area boasts a

robust and exceptionally broad arts community. Despite a relatively small population, there is a broad spectrum of both public and private community and human services available to Borough residents, including schools, hospitals, libraries, recreational facilities, and arts and cultural opportunities. Our dynamic volunteer organizations and non-profit agencies contribute to this public wealth. Rich in modern-day opportunities, the borough is located in the midst of a vast undeveloped frontier area renowned the world over. Residents cite these unique qualities as reasons they call the Fairbanks North Star Borough home.



PLAN ABSTRACT



Land Use

Land use is the keystone of any community. Proper land use enables, assists, protects, safeguards, enhances and contributes to societal momentum and growth. A wide variety of land uses are necessary to support residential, commercial, recreational, and industrial activities. As the FNSB continues to grow, many development opportunities will emerge. At the same time, any alteration in current usage can lead to land use conflicts. The Regional Comprehensive Plan will guide us to take advantage of present and future opportunities while helping to minimize land use conflicts through its long-term vision and implementation.

GOAL 1 To recognize that the foremost aspect of land use involving private property is the retention and maintenance of private property rights

- Strategy 1:** Work for decisions by commissioners and the Assembly that protects individual private property rights to the maximum extent possible.
- Strategy 2:** Work for community end goals with a minimum impact and disruption of individual private property rights.
- Strategy 3:** To work to reduce to the fullest extent possible the natural conflict that develops between private property right and community needs and interests.

GOAL 2 To continue public land use and sales programs

- Strategy 4:** Plan for, designate, and retain sufficient lands for future public purpose prior to the sales of public lands.
- Strategy 5:** Plan, promote and work diligently with other public land owners to secure ongoing release of appropriate public lands into private ownership, to expand the overall total acreage of private property.

GOAL 3 To have a variety of land uses that fit the diverse needs of the community

- Strategy 6:** Provide for commercial land uses in both urban and non-urban areas.
- Strategy 7:** Provide a variety of residential land use opportunities.
- Strategy 8:** Provide for industrial land uses in both urban and non-urban areas.
- Strategy 9:** Recognize individual communities within the Borough as unique planning areas.

GOAL 4 To enhance development opportunities while minimizing land use conflicts

- Strategy 10:** Attract and support development that is compatible with and enhances existing land use.
- Strategy 11:** Encourage effective and harmonious resolution of community land-use conflicts.

Economic Development



A robust economy is the cornerstone of a vibrant community. In the Fairbanks North Star Borough, we must seek a balance between economic development and the creation of good job opportunities with the protection of our resources and our quality of life.

GOAL 1 To strengthen and expand the existing economy

Strategy 1: Establish the Borough as the center of economic activity for Interior Alaska.

Strategy 2: Encourage opportunities for economic growth while ensuring continued public access to wilderness areas.

Strategy 3: Develop and maintain Fairbanks as the transportation hub for the Interior.

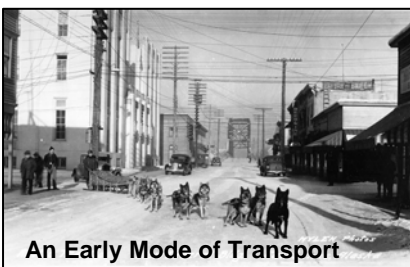
Strategy 4: Emphasize development and expansion of mining, local manufacturing, agriculture, tourism, convention, hospitality, and forest-related businesses.

Strategy 5: Recognize and promote the economic importance of the military's presence.

GOAL 2 To diversify the economy

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

Strategy 7: Advocate for education and research activities at the University of Alaska Fairbanks that create new economic opportunities.



An Early Mode of Transport

Utilities are also a vital part of the infrastructure of any community. In the FNSB, there are many challenges to maintaining and expanding our utilities. Chief among them are the soil conditions and extreme winter temperatures that make constructing and maintaining water and sewer lines particularly costly. In order to be cost-effective, there needs to be higher-density development; however, that development cannot happen without utilities already in place. This is a serious challenge that will continue to face the Borough in the face of future growth.

Transportation and Infrastructure

A dynamic transportation system is an essential component of any thriving community. The FNSB will be well served by transportation options that are multi-faceted, safe, sustainable, convenient and efficient.



A Modern MACS Bus

GOAL 1 To have a safe, efficient, multi-modal transportation system that anticipates community growth

- Strategy 1:** Encourage location, design and maintenance of roads based on their function and community needs.
- Strategy 2:** Support multi-modal transportation linkages.
- Strategy 3:** Make the Borough more pedestrian-friendly in urban and suburban areas and safer in rural and remote areas.
- Strategy 4:** Integrate safe multiuse trail circulation into road networks and maintain multiuse trails for commuter and recreational purposes.
- Strategy 5:** Support and maintain coordination with the Alaska Railroad.

GOAL 2 To have sufficient public utilities and infrastructure to meet existing and future demands

- Strategy 6:** Develop appropriate infrastructures that support all land use categories.
- Strategy 7:** Encourage the expansion of utility services to accommodate existing and future development.
- Strategy 8:** Encourage energy-efficient utility patterns.
- Strategy 9:** Encourage safe and full utilization of available public utilities (i.e., public water and sewer services).

Environment

The ecosystem of a community contributes significantly to the wellbeing of its residents. Everything from clean air and water to landscaped urban areas, open spaces and view sheds influence the quality of life of Borough residents. As the population increases, however, so will the impacts on the environment.



Continuing pressures to develop land will increase particularly for marginal lands. It is essential that development efforts be balanced by a comprehensive approach to protecting the areas natural heritage, while addressing the difficulties posed by the enormous public holdings versus the very small private property holdings. We must identify those impacts and plan to mitigate them so as to minimize their overall effects within a realistic apprehension of available developable lands.



GOAL 1 Work to increase the overall percentage of private property holdings, to allow more land uses both public and private

- Strategy 1:** Work with borough, state and federal agencies to expand the private property holdings within Borough boundaries.

GOAL 2 To promote responsible stewardship of the Borough ecosystem

- Strategy 2:** Maintain favorable air and water quality in the community.
- Strategy 3:** Encourage the recycling of resources and reduction of waste.
- Strategy 4:** Recognize, identify and address existing contaminated areas.
- Strategy 5:** Seek mitigation opportunities to balance development and preservation goals.
- Strategy 6:** Encourage reasonable interpretation of wet lands regulations by government agencies.

GOAL 3 To protect natural systems

- Strategy 7:** Consider land development toward areas where natural systems will be least adversely affected.
- Strategy 8:** Encourage use of natural resources under best stewardship practices.
- Strategy 9:** Support efforts to protect waterways.
- Strategy 10:** Borough public land and open spaces.
- Strategy 11:** Identify and plan for locations on public lands that provide for roadside pullouts that have scenic viewing opportunities.

GOAL 4 To protect and enhance both the natural and formal landscape

- Strategy 12:** Support beautification measures.



Community and Human Resources

Our Borough is rich in many resources. As we grow into the future, our greatest wealth will result from having a healthy, active and productive population that meets the needs of our economy and contributes to the public life of our community.

GOAL 1 To have services and facilities that enrich the quality of life for all residents

- Strategy 1:** Provide for the delivery of essential human service for residents.
- Strategy 2:** Enhance public safety.
- Strategy 3:** Provide opportunities for community recreation.
- Strategy 4:** Assess and plan for future community needs.



GOAL 2 To have a variety of educational and training opportunities available to residents

- Strategy 5:** Support and sustain elementary, secondary and higher education.
- Strategy 6:** Encourage training opportunities that benefit all segments of the population.

GOAL 3 To embrace the cultural and historic heritage of the community

- Strategy 7:** Recognize and celebrate the cultural diversity of residents.
- Strategy 8:** Recognize and preserve our historic past.

GOAL 4 To maximize citizen involvement in all aspects of our community

- Strategy 9:** Encourage citizen participation in governmental affairs.
- Strategy 10:** Encourage volunteer participation in local activities.

PLAN IMPLEMENTATION



LAND USE

GOAL 1 To recognize that the foremost aspect of land use involving private property is the retention and maintenance of private property rights

- Strategy 1:** Work for decisions by commissioners and the Assembly that protects individual private property rights to the maximum extent possible.
- Strategy 2:** Work for community end goals with a minimum impact and disruption of individual private property rights.
- Strategy 3:** To work to reduce to the fullest extent possible the natural conflict that develops between private property right and community needs and interests.

GOAL 2 To continue public land use and sales programs

Strategy 4: Plan for, designate, and retain sufficient lands for future public purposes prior to the sales of public lands.

Action A: Encourage early selection of land for public purposes in areas designated for urban and residential growth.

- Identify, acquire, or retain sites appropriate for public facilities and trails:
 - Prior to sales of public land.
 - Before full development of the area takes place, if land is privately owned.
 - Encourage neighborhood siting of elementary schools.
- Assure that public land sales have legal and physical access.
- Retain public lands that are unsuitable for development with present technology but that may improve with future technological changes.
- Meet the following criteria for all new public facilities:
 - Locate in areas that are envisioned for growth.
 - Where possible, locate on sites where soils or natural hazards do not require expensive construction techniques.
 - Adequate, safe, site access.
 - Assure potential exists for adequate potable water supply and sewage treatment before acquisition of the site.
 - Adequate space needs as determined by commonly held regulations or standards.
 - Reasonable access to utility services, public transportation, emergency services, and related public service facilities
 - Economical site acquisition.
 - Obtain proper land use designation.
 - Energy efficient, quality construction.

Action B: Target preferred residential land for public residential land sales.

- Discourage public residential land sales in areas designated high mineral potential, while recognizing that there will be site-specific exceptions in this process.

Action C: Encourage the development of agricultural industries in the Interior.

- Encourage transfer of public land to private hands for agricultural use.
- Work with State, local and Federal agencies to conduct soil-mapping studies to refine the preferred agricultural land classification.

Action D: Discourage subdivision of preferred forestlands for residential, commercial, or industrial use.

- Identify and maintain the Tanana Valley State Forest and other state designated forestlands as preferred forestry land.
- Support the continued personal and subsistence use of preferred forestlands.
- Recognize the cultural and economic importance of fishing, hunting and trapping activities that depend on sustainable forestlands.

Strategy 5: Plan, promote and work diligently with other public land owners to secure ongoing release of appropriate public lands into private ownership, to expand the overall total acreage of private property.

GOAL 3 To have a variety of land uses that fit the diverse needs of the community

Strategy 6: Provide for commercial land uses in both urban and non-urban areas.

Action A: Provide for a variety of commercial areas that adequately serve the market area.

- Review and recommend changes to the Comprehensive Plan map to include commercial land use designations.
- Encourage new public and private offices, clustered commercial developments, and groups of stores within preferred commercial areas.
- Insure that commercial areas are safe, convenient, attractive and efficient.

Action B: Allow commercial facilities outside preferred commercial areas after considering if:

- A need is served that cannot be met elsewhere in the preferred commercial areas.
- Traffic flow and safety impacts are addressed.
- Use is compatible with other development and sensitive to natural systems in the area.
- Adequate landscaping and buffering is provided to minimize adverse impacts on surrounding land uses.
- Adequate parking space is available.
- Adequate fire protection/suppression and hazardous materials response is available.
- Public transit is available.

OR in non-urban areas if, in addition to the above:

- Area lighting is shielded from residential and undeveloped areas.
- The use expands an existing commercial node or is sufficiently separated from existing commercial nodes to avoid strip development.
- A legal commitment is made to provide alternative water and wastewater facilities.
- Greenbelts and open spaces are maintained.

Strategy 7: Provide a variety of residential land use opportunities.

Action A: Designate residential areas on the Comprehensive Plan map.

- Provide different housing types, densities and costs.

- Maintain existing residential areas that accommodate diverse lifestyles.
- Discourage residential development on lands in high mineral potential areas.
- Discourage intensive residential infill on marginal, permafrost-rich lands.

Action B: Encourage a mix of lot sizes.

- Address compatibility of the surrounding community, conformance with natural systems, and availability of public or private water/sewer facilities.
- Ensure and recognize the importance of the rural lifestyle in the Borough.
- Maintain and encourage residential patterns that minimize public and private costs, both initial and long-term.
- Allow residential development of lands with steep slopes (over 20 percent) if configuration and lot size address safe access for residents, emergency response and construction vehicles, on-site water and sewer, and appropriate soil conditions exist to support development.

Strategy 8: Provide for industrial land uses in both urban and non-urban areas.

Action A: Protect and preserve the integrity of industrially classified areas.

- Rezone industrial-designated areas with appropriate industrial zoning.
- Encourage related complementary business and commercial activities in and around designated industrial areas.

Action B: Allow industrial uses in non-urban areas after considering if:

- Traffic flow and safety impacts are addressed.
- Industrial uses are buffered to minimize adverse impacts on surrounding land uses.
- Adequate parking space can be provided to support the use.
- The use expands an existing industrial node or is sufficiently separated from existing industrial nodes to avoid strip development
- The use is compatible with surrounding development and uses, and is sensitive to natural systems in the area.
- Must provide a water and wastewater plan that has been approved by DEC.
- Adequate water supply for fire protection/suppression.

Action C: Major industrial locations that occur in isolated rural areas, as a result of the Borough's Industrial Site Study, should observe the following guidelines:

- Adjacent lands are allocated such that encroaching, incompatible land uses can be prevented.
- Environmental quality standards are not violated (air, water, noise).

Action D: Encourage the movement of the Alaska Railroad yard outside of the Fairbanks urban core in accordance with the railroad realignment plan.

- Develop a long-term plan for the Railroad Industrial area.

Strategy 9: Recognize individual communities within the Borough as unique planning areas.

Action A: Support efforts to identify potential areas for urbanization.

- Create a strategy to develop new urban areas.
- Prepare and update comprehensive land use plans for each community that:
 - Coordinate with the cities' efforts to develop plans for downtown areas.
 - Promote mixed uses in downtown areas.
 - Develop programs and physical structures in downtown, that encourage use beyond the usual workday, such as theaters, restaurants, housing, recreation, and waterfront amenities including access to recreational trails.

- Update, in cooperation with the cities of North Pole and Fairbanks, appropriate downtown commercial core areas for a range of shopping and services.
- Attract more tourists and residents to downtown areas.
- Incorporate schools, parks, stores & other small businesses within residential areas.
- Encourage efficient multimodal transportation access to urban core areas.
- Encourage the development of new rural commercial nodes at sites identified by individual community plans.

Action B: Designate appropriate uses and rezone as necessary those Reserve Lands outside of individual communities.

GOAL 4 To enhance development opportunities while minimizing land use conflicts

Strategy 10: Attract and support development that is compatible with and enhances existing land use.

Action A: Support innovative land development and compatible land use that addresses special area needs, site constraints, energy, or design objectives.

- Rezone new subdivisions to appropriate land use designations concurrent with the platting process.
- Recognize forest, mining, and agricultural activities as a priority while addressing existing residential uses within these designated reserve areas.
- Protect active airports from the encroachment of incompatible land uses.
 - Rezone areas adjacent to Eielson Air Force Base, Bradley Sky Ranch, and the Fort Wainwright airport to include an “airport noise sensitive area” overlay zone to enhance the coexistence of the airports and the public.
- Facilitate airport expansion if the development is compatible with the surrounding community.
 - Investigate a new zone that provides for height restrictions and prohibits noise-sensitive uses near airports.
- Encourage energy-efficient land use through higher densities and clustered housing.
- Provide suitable areas for the location of essential human services.
- Promote guidelines that encourage solar access to residential and commercial structures, including winter city design guidelines.

Action B: Develop a pattern of compatible land uses and either separate, transition or buffer incompatible land uses.

- Separate commercial and industrial uses from residential or incompatible land uses by methods such as screening, buffering, and/or alleys.
 - Develop land use buffering guidelines to reduce impacts on established residential areas.
- Encourage agricultural development that is compatible with surrounding land uses and densities.
- Minimize disruption to adjoining land uses while providing access for mineral development.
- Designate and protect sand and gravel, riprap and aggregate resources on the Comprehensive Plan map.
- Where Borough permitting is required for the extraction of sand, gravel, peat, placer and hard rock mining, the following guidelines should be used:
 - Surrounding properties are not adversely damaged.
 - Excessive dust does not materially affect surrounding properties.

- Hours of operation, lights, and noise levels are compatible with surrounding uses.
- Truck traffic, where possible, is routed so as to minimize impact to surrounding sensitive neighborhoods.
- Sites are restored by the property owner for long-term reuse consistent with the Comprehensive Plan on a case-by-case basis.
- Water quality and quantity are either not diminished or they are mitigated.
- Support the State of Alaska requirements for the long-term reclamation of the land.
 - Work with public and private stakeholders to create and implement a plan to reuse the Fort Knox mine facility when mineral extraction is complete.

Strategy 11: Encourage effective and harmonious resolution of community land-use conflicts.

Action A: Provide and/or evaluate zoning regulations for difficult planning issues.

- Rewrite zoning regarding dog barns and kennels.
- Provide zoning for compatible locations for airstrips.
 - Develop a procedure for safely establishing new private airfields that mitigates platting, zoning and easement conflicts.
- Rewrite zoning regarding junkyards.
 - Expand and clarify the definition of “junkyard” in Borough ordinances.
- Resolve specific zoning problems such as those occurring in Smith Ranch/Beaver Park/6 Mile Village, and General Commercial rezones adjacent to existing residential areas.
- Modify zoning to allow variable lot sizes to take natural hazards into consideration.
- Use rezoning or other methods to protect high mineral potential-bearing areas that have not been developed.
 - Designate and update high mineral potential areas on the Comprehensive Plan map as needed.
- Create a noise plan that identifies sensitive areas, determines acceptable sound levels, mitigates development and traffic noise, and establishes an ordinance.

Action B: Create mediation opportunities and procedures for difficult planning issues.

Action C: Encourage cooperative military/community solutions to land use issues of mutual concern.

- Pursue an appropriate realignment route for the Alaska Railroad that will meet both the needs of the military and the Borough.
- Pursue joint land use studies between the military and the Borough.
- Create alternative access to private land east of Fort Wainwright.

REGIONAL COMPREHENSIVE PLAN MAP

DEFINITIONS

BOROUGH AREA DESIGNATIONS

- OUTSKIRT** Area generally within a 20 to 30 minute travel time of urban destinations, and which contains primarily open space, mining and residential uses; variable densities are encouraged provided they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities. Other uses include agriculture, and supporting commercial uses.
- PERIMETER** Area generally within a 10 to 20 minute travel time of urban destinations, and which contains primarily residential use; variable densities are encouraged providing they are compatible with the surrounding community, sensitive to natural systems and have adequate water and sewer facilities.
- RURAL** This area includes nine distinct land categories, including military land, rural settlement, remote settlement, high mineral potential land, agricultural land, forest, and wildlife resource area. These areas are intended for limited public improvement.
- URBAN** Area that is served or can be served with community water and sewer, and contains the most intensive residential, commercial, and industrial development.

LAND CATEGORIES

- HEAVY INDUSTRIAL AREA** Activities such as manufacturing, processing, and storage that handle explosives or other hazardous materials, or emit noise, air, chemicals, or other pollutants detrimental to surrounding land uses and should therefore be developed in areas sufficiently buffered to avoid detrimental effects.
- HIGH MINERAL POTENTIAL** Areas in the RURAL and OUTSKIRT areas that have been identified as having a high potential for mineral deposits. The priority land use in these areas is mining. Land uses incompatible with mining are discouraged.
- LIGHT INDUSTRIAL AREA** Activities such as manufacturing, storage, wholesaling, repair maintenance and relate office functions which do not handle explosives or other hazardous materials, or emit noise, air, chemicals, or other pollutants detrimental to surrounding land uses.
- MILITARY LAND** Federal property allowing military activity.
- OPEN SPACE/
NATURAL AREA** Open space is an undeveloped area in a natural state, golf course, park, or cemetery, along a road that provides some visual relief from urbanization and public recreation. Open space may or may not be improved, but it does serve to interrupt more intense land uses.
- Natural area is an area left in natural state deemed not suitable for development. Natural areas may be minimally improved, i.e., to provide access to or through them, or to accommodate a trail, but basically they are left to their natural state.
- PREFERRED AGRICULTURAL LAND** Land consisting of well-drained agricultural soils, located at elevations of less than 1,200 feet, on slopes that are farmable and outside of the URBAN and PERIMETER areas, but with proximity to transportation and markets.

PREFERRED FOREST LAND	An area with tree growth covering a large tract of land for commercial or research purposes on a sustained yield basis, including woodcutting.
PREFERRED RESIDENTIAL LAND	Land determined to be more suitable than other lands for development because it is generally: a) on slopes of 20% or less, b) not designated wetlands, c) has a lower probability of containing detrimental permafrost conditions.
REMOTE SETTLEMENT AREA	Publicly owned land planned for remote land disposals. Remote land disposals are not intended for public improvements.
RESERVE AREA	Area to be reserved under public ownership until sufficient data is available to make definitive planning judgments. Permitted uses include mining, hunting, fishing, trapping, recreation, forestry, and agriculture. No foreseeable development plans, but development is possible.
RURAL SETTLEMENT AREA	Publicly owned land planned for residential land disposals. Rural settlement areas are intended to have appropriate public improvements common in other rural residential areas.
URBAN PREFERRED COMMERCIAL AREA	Activities such as office buildings, government offices, schools, public facilities, entertainment, shopping, and churches. These facilities shall be located to provide conveniently to residential areas without impacting residential uses. Primarily located in URBAN areas.
WILDLIFE RESOURCE AREA	Those areas that have both wildlife habitat value and value to citizens, as they provide access to wildlife, unlike other areas with low access possibilities.

*** Comprehensive Plan Maps are located in the pocket at the back of the plan**

PUBLIC IMPROVEMENTS AVAILABILITY

HIGH	Community water and sewer, public road maintenance, fire/medical services, community police protection, telephone, and power.
MED	Service area or public road maintenance, fire/medical services, telephone and power.
LOW	Service area road maintenance, fire/medical services, telephone and power.
VERY LOW	Minimal improvements.

The following general land use summary outlines the use of land within the Borough. The definitions for the land uses are included in the definition section. All Borough lands fall in the four major land use designations. This Comprehensive Plan strives to maintain the appropriate use of lands within these major areas to minimize future conflicts within a growing community.

SUMMARY OF BOROUGH AREAS						
Designation	Public Improvements Availability				Land Uses	
	High	Med	Low	Very Low	Primary	Secondary
Urban	X				Residential Commercial Institutional Industrial	Open Space
Perimeter		X			Residential Open Space	Commercial Industrial Agricultural
Outskirt		(X)	X		Residential Open Space	Commercial Agricultural Mining Forestry
Rural			(X)	X	Agricultural Forestry Mining Residential Open Space	

NOTE: (X) refers to development within outskirts communities (Fox and Ester) and near commercial/community facility nodes in rural settlement areas.

ECONOMIC DEVELOPMENT

GOAL 1 To strengthen and expand the existing economy

Strategy 1: Establish the Borough as the center of economic activity for Interior Alaska.

Action A: Update and maintain the Comprehensive Economic Development Strategy (CEDS) as an integral part of the Comprehensive Plan.

Action B: Create economic enterprise zones for downtown Fairbanks, South Fairbanks, North Pole, Airport Industrial Zone, and other areas using local, state and federal incentives.

Action C: Increase the Borough's role in support of North Slope and statewide energy development.

- Support the gas pipeline from the North Slope through the Fairbanks North Star Borough and natural gas value added industries.
- Encourage mechanisms to support the development of alternative energy sources.
- Support efforts to develop gas from Nenana Basin for use in the FNSB.

Action D: Continue efforts to:

- ❑ Foster and retain local entrepreneurs.
- ❑ Establish local procurement strategies.
- ❑ Promote local hire.
- ❑ Retain the presence of University of Alaska administration.

Action E: Expand existing and create new economic ventures with Interior and Northern Alaska communities.

Action F: Continue revitalization efforts of downtown Fairbanks.

Action G: Continue efforts to create infrastructure to foster economic development objectives.

Strategy 2: Encourage opportunities for economic growth while ensuring continued public access to wilderness areas.

Strategy 3: Develop and maintain Fairbanks as the transportation hub for the Interior.

Action A: Encourage efforts to expand marketing to increase domestic and international cargo and passenger usage of the Fairbanks International Airport.

Action B: Encourage the expansion of the rail system to Canada and northern and western Alaska.

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

Action A: Promote mining by:

- ❑ Encouraging efforts that add value to mining products and activities.
- ❑ Maintaining the Borough's urban areas as the support and administrative hub of mining activity for the Interior.
- ❑ Support and promote reasonable, expeditious permitting processes.

Action B: Promote agriculture by:

- ❑ Supporting non-profit and volunteer organizations that promote agricultural development within the Borough.
- ❑ Promoting and enhancing agricultural administration, processing, and distribution within the Borough.
- ❑ Support maintenance and further development of the University of Alaska's agricultural programs.
- ❑ Maintaining and developing agricultural programs at the local schools.
- ❑ Support the building of storage facilities for agricultural products when we are assured that there is a need for them.
- ❑ Supporting the expansion of Tanana Valley Farmers Market and other local agricultural markets.

Action C: Promote tourism and hospitality by:

- ❑ Producing trail, bicycle, and snow machine maps for residents and visitors.
- ❑ Supporting economic revitalization of historical resources within the Borough where appropriate.
- ❑ Beautification through landscaping and/or signage of highways and junctions that create "first-impressions" of Fairbanks.
- ❑ Continue to support the visitor industry by reinvesting a significant portion of the bed taxes collected in marketing.
- ❑ Opposing additional targeted taxes and fees on segments of the visitor industry.

Action D: Promote forest-related businesses by:

- ❑ Developing property tax incentives that encourage forest products industry development in the Interior.
- ❑ Identifying projects and businesses that increase the economic value of forest resources.
- ❑ Establishing projects to ensure future timber supply.

Action E: Promote local manufacturing.

Strategy 5: Recognize and promote the economic importance of the military's presence.

Action A: Advocate for continued military presence.

Action B: Continue research regarding the value of the military presence to the community.

GOAL 2 To diversify the economy

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

Action A: Encourage transportation projects that would provide new economic opportunities and result in lower costs of doing business.

Action B: Create a variety of types and sizes of commercial and industrial areas that support diversification of economic activity.

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

- Catalog resources that attract economic development.
- Develop strategies for leveraging resources.
- Emphasize our strategic geographical location and foreign trade zone.

Action D: Encourage economic relationships across Alaska, the United States and internationally.

Action E: Encourage pursuit of economic opportunities that lead toward emerging technologies and knowledge-based industries.

Strategy 7: Advocate for education and research at the University of Alaska Fairbanks that creates new economic opportunities.

TRANSPORTATION AND INFRASTRUCTURE

GOAL 1 To have a safe, efficient, multi-modal transportation system that anticipates community growth

Strategy 1: Encourage location, design and maintenance of roads based on their function and community needs.

Action A: Update and maintain the Comprehensive Road Plan.

Action B: Revise Title 17 to:

- Improve road standards.
- Ensure access for emergency service vehicles to new developments.
- Include the pedestrian element in the subdivision platting process.
- Require public and private developers to provide adequate rights-of-way and road construction in conformance with Borough road standards.

Action C: Ensure that road designs improve safety and minimize adverse impacts

- Encourage limiting the number access points to high volume/speed roads.
- Identify and correct problem intersections.
- Provide recessed bus stops for public transportation systems.
- Reduce wildlife interactions.
- Integrate pedestrian-friendly sidewalks and bike trails along newly-developed roads or as enhancements during road maintenance.

Action D: Retain the integrity of neighborhoods as the road network expands.

Action E: Resolve road service area issues that include:

- Maintenance.
- Consolidation of road service areas.
- Inequities in road quality.
- Improve cost-saving measures.
- Enforcement of driveway permits.
- Enhance coordination of road maintenance among various agencies within the Borough.
- Pursue changing federal restrictions in highway funds to include maintenance.

Action F: Encourage adequate transportation services to serve business activities.

- Transportation routes, including rail and trucking, and storage areas for hazardous materials should be routed away from residential and intensive human-use areas.

Action G: Research avenues for funding roads and trails.

Strategy 2: Support multi-modal transportation linkages.

Action A: Improve and expand road and bridge linkages among communities including:

- A road from Two Rivers to North Pole.

- ❑ Chena Hot Springs Road connected to Circle Hot Springs Road and Northern Steese Highway, forming a loop.
- ❑ Dennis Road extension to Secluded Acres.

Action B: Expand public transportation options.

- Partner with major employers and other entities to expand public transportation.
- Research and develop a plan for a park and ride program.
- Explore light rail connections or expansion of transit between Fairbanks and North Pole.
- Improve transportation options for all segments of the community, including children, the elderly, and persons with disabilities.
- Investigate the need for a park and ride program.

Action C: Promote a comprehensive Borough bicycle plan that:

- ❑ Expands bicycle circulation routes throughout the Borough.
- ❑ Links communities within the Borough.
- ❑ Incorporates maintenance of bicycle circulation routes.
- ❑ Links public facilities, including schools and parks.
- ❑ Addresses safety considerations.
- ❑ Maintain and update the bicycle transportation map.

Strategy 3: Make the Borough more pedestrian-friendly in urban and suburban areas and safer in rural and remote areas.

Action A: Improve existing and create new walkways in urban areas that meet design standards.

- Have circulation patterns that are pedestrian friendly.
- Promote alternate forms of access between downtown and new railroad depot off Danby.
- Provide good sidewalk connections to bus stops and Para transit facilities.
- Create and implement a maintenance plan for walk ways that when possible makes sidewalks useable year-round for all citizens.

Strategy 4: Integrate safe multiuse trail circulation into road networks and maintain multiuse trails for commuter and recreational purposes.

Action A: Promote a comprehensive multiuse trail plan that:

- ❑ Links communities.
- ❑ Incorporates maintenance.
- ❑ Links public facilities, including schools and parks.
- ❑ Addresses safety considerations.
- ❑ Creates a map of multiuse paths.
- ❑ Provides urban right-of-ways to rural trails.
- Create a task force that resolves issues surrounding use of multiuse paths, especially during winter.

Action B: Encourage use of non-motorized transportation systems.

Action C: Recognize waterways as transportation corridors.

Strategy 5: Support and maintain coordination with the Alaska Railroad.

Action A: Encourage a reroute of the railroad to reduce the number of at-grade railroad crossings; create separate grade crossings for the remainder, when possible.

GOAL 2 To have sufficient public utilities and infrastructure to meet existing and future demands

Strategy 6: Develop appropriate infrastructures that support all land use categories.

Action A: Encourage development of industrial infrastructure.

- Identify utility capacity for the areas designated industrial
- Identify types and location of needed industrial infrastructure

Action B: Support development of infrastructure for agricultural activities.

Action C: Continue developing infrastructure that enhances the economic potential of mining developments, including adequate transportation into and out of the Borough.

Strategy 7: Encourage the expansion of utility services to accommodate existing and future development.

Action A: Coordinate cooperation amongst utility companies for the expansion of services.

- Provide a forum for infrastructure providers to meet periodically with the Borough to discuss long-term growth issues.

Action B: Promote and upgrade core area utilities, streets and sidewalks to meet future needs and encourage private sector investment.

Action C: Require easements within new subdivisions that would accommodate future water and sewer systems, and all other utilities as the areas infill.

Action D: Support grant funding that is equally available for publicly- and privately-owned utilities

Action E: Investigate the feasibility of a future regional wastewater treatment facility.

Strategy 8: Encourage energy-efficient utility patterns.

Action A: Recognize and encourage solar access to residential and commercial structures.

- Adopt winter city guidelines for residential and commercial development that consider:
 - ❑ Reflective light
 - ❑ Building orientations.
 - ❑ Subdivision layout.
 - ❑ Height limitations.
 - ❑ Southern exposure densities.
 - ❑ Winter landscaping
 - ❑ Quality of indoor environments.

Action B: Use waste heat from utility plants to heat surrounding buildings.

Action C: Encourage the development and use of alternative energy sources including solar and wind energy.

Strategy 9: Encourage safe and full utilization of available public utilities (i.e., public water and sewer services).

Action A: Encourage optimal development where public water and sewer exists.

Action B: Cooperate with state and federal agencies to ensure safe water supplies and proper sewage disposal within the Borough.



ENVIRONMENT

GOAL 1 Work to increase the overall percentage of private property holdings, to allow more land uses both public and private

Strategy 1: Work with borough, state and federal agencies to expand the private property holdings within Borough boundaries.

GOAL 2 To promote responsible stewardship of the Borough ecosystem

Strategy 2: Maintain favorable air and water quality in the community.

Action A: Encourage ongoing programs to monitor water quality and quantity, including programs to:

- ❑ Monitor wells for water quality and quantity.
- ❑ Improve surface water quality, which may include using natural vegetation and drainage plans to minimize parking lot and commercial runoff.
- Conduct additional water supply and sewage disposal studies to determine soil capabilities and appropriate building densities and revise the Comprehensive Plan accordingly.
- Encourage continued State of Alaska involvement with Fox Springs, assuring that it remains a safe, free water supply available to all residents.
- Educate the public concerning water quality issues.

Action B: Continue efforts to lower carbon monoxide levels.

- Encourage environmentally friendly energy sources.
- Explore ways to increase recovery of waste heat.

Action C: Advocate for reasonable application of wetlands regulations by the Corps of Engineers and other federal and state agencies.

Strategy 3: Encourage the recycling of resources and reduction of waste.

Action A: Expand recycling efforts.

- Encourage a long-term recycling plan, including investigating the feasibility of a centralized recycling facility.
- Encourage inbound carriers to provide reasonable freight rates to move recycled material.
- Promote maximum recycling of solid waste disposal from industrial land use.
- Create incentives that encourage comprehensive recycling by all sectors of the economy.
- Provide incentives for the development of businesses that reduce, reuse, recycle, or transform waste into products for resale.
- Investigate the cost effectiveness of recycling at the transfer stations.
- Support efforts to educate the public about reducing, recycling, and reusing.

Action B: Encourage a litter-free community.

- Create a comprehensive litter control program, including Borough waterways.
 - Enforce existing litter control regulations.
 - Improve the abandoned vehicle program.
 - Expand the clean-up day program.

Strategy 4: Recognize, identify and address existing contaminated areas.

Action A: Maintain a map of known contaminated areas within the borough.

- Encourage resolution of contaminated areas.
- Locate hazardous material storage away from residential areas or areas of dense population.

Strategy 5: Seek mitigation opportunities to balance development and preservation goals.

Action A: Support Fairbanks North Star Borough, State of Alaska, and Alaska’s Federal Delegations efforts to reorganize Federal 9th Circuit Court of Appeals at San Francisco to more closely reflect decisions and needs of the American Northwest States and the orderly development needs of America’s Alaskan Resources.

Action B: Continue supporting the efforts of the Fairbanks North Star Borough Assembly, the Alaska Municipal League, the Administration and Governor of Alaska, and Alaska’s Federal Delegation for the establishment of a Federal Environmental Protection Agency Region #11 Research Center in conjunction with the University of Alaska and the Alaska Department of Environmental Conservation.

Strategy 6: Encourage reasonable interpretation of wet lands regulations by government agencies.

GOAL 3 To protect natural systems

Strategy 7: Consider land development toward areas where natural systems will be least adversely affected.

Action A: Define and identify areas with severe natural hazards.

- Modify Title 17 and 18 to minimize development in areas with severe natural hazards and, where unavoidable, ensure that it proceeds with precautions essential to avoid unnecessary public and/or private costs.
- Zone properties in accordance with natural hazards such as soil types, slope and aspect, incidence of flooding, and presence of ice-rich permafrost and other items detrimental to development.
- Create incentives for environmentally sensitive uses of natural hazard areas.
- Update Title 15 Floodplain Ordinance to be consistent with current FEMA regulations.
- Update the federal insurance rate maps for the FNSB.

Action B: Prevent or minimize damage to environmentally sensitive areas.

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

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

- Identify and survey the value of natural resources.
- Provide for opportunities to enjoy the outdoors
- Promote sustainable forest and harvest practices.
- Identify and reserve accessible forestlands as firewood resource areas.

Strategy 9: Support efforts to protect waterways.

Action A: Develop a riparian plan for the Borough's waterways that will:

- ❑ Protect riparian habitat by establishing riparian zones.
- ❑ Replace existing Outdoor Recreational zoning along waterways with appropriate zones.
- ❑ Limit erosion along waterways.
- ❑ Ensure public access to all rivers.
- ❑ Protect riparian rights of property owners along lakes and rivers.

Action B: Maintain the Chena River Plan and update it as necessary to accommodate growth and change.

Strategy 10: Borough public land and open spaces

Action A: Identify and provide public borough land for open spaces that can maintain, enhance and conserve outdoor recreational opportunities, wildlife, marginal lands, drainage areas, linkage between existing public open spaces, natural vegetative areas near urban development, public open spaces along transportation corridors between borough communities, tourism opportunities.

Strategy 11: Identify and plan for locations on public lands that provide for roadside pullouts that have scenic viewing opportunities.

Action A: Provide regular review of ongoing maintenance and enhancements.

GOAL 4 To protect and enhance both the natural and formal landscape

Strategy 12: Support beautification measures.

Action A: Consider a landscaping ordinance that includes:

- ❑ Urban green areas.
- ❑ Landscaping for businesses
- ❑ Landscaping for highway projects, including fencing and lighting.
- ❑ Incentives for compliance and maintenance.
- ❑ Considerations of existing natural vegetation and topography.
- ❑ Requirements for new subdivision development.
- ❑ Provide incentives to business owners to beautify their places of business including consultation, education, volunteer efforts.
- Support Arbor Day tree-planting programs.
- Encourage decorative winter lighting.
- Develop greenbelt plans for establishing and maintaining vegetated areas in intensely developed urban areas.
- Maintain, enhance, and conserve vegetation, preferably natural, along transportation corridors, rivers, lakes and ponds to preserve scenic beauty, prevent erosion, and support wildlife.

Action B: Maintain the aesthetic integrity of rural highways and community roads.

- Encourage retention of vegetation and landscaping within highway and railroad rights-of-way as safety allows.
- Encourage development and maintenance of aesthetically pleasing entrances into communities.

COMMUNITY AND HUMAN RESOURCES

GOAL 1 To have services and facilities that enrich the quality of life for all residents

Strategy 1: Provide for delivery of the essential human services for residents.

Action A: Encourage coordination, improvement, and cooperation among social service agencies in order to eliminate duplicate services, address unmet needs, and assure efficient development and provision of services.

- Expand human services for the aging population.
- Consider special needs of individuals and groups in the development of public and private facilities, programs, and social support services.

Action B: Encourage measures that provide residents access to safe and affordable housing.

- Provide for specialized housing to meet the needs of persons with disabilities, low-income, elderly and other special populations that is integrated within the general community. This housing should not be congregated or clustered in any specific area.

Action C: Encourage measures that provide access to affordable healthcare.

- Provide health care training for caregivers of persons with disabilities and aging residents.

Action D: Encourage programs to reduce substance abuse in the community.

Action E: Encourage local food production.

- Support the Tanana Valley Farmers Market and other local agricultural markets.
- Create community gardens on selected public or private land to provide agricultural opportunities to densely populated areas.
- Encourage agricultural education programs at the local schools

Action F: Provide suitable facilities for solid waste collection and disposal to meet present and future needs.

Strategy 2: Enhance public safety.

Action A: Maintain public safety services including the following:

- Emergency operations plans.
- Animal control services.
- Fire protection.
- Emergency Medical System (EMS).
- Hazardous material emergency response operations.
- Police protection.
- Lighting on urban streets and sidewalks.

Action B: Encourage cooperation of public safety agencies.

- Provide orderly delivery of services.
- Develop efficient expanded services.
- Function in an emergency.
- Coordinate programs of volunteer organizations that improve public safety.
- Improve Insurance Services Organization (ISO) ratings throughout the Borough.

Action C: Enhance fire prevention outside city limits through education, voluntary inspections and improved information on construction standards.

Action D: Encourage education of life safety issues.

- Coordinate with schools to provide life safety education to children.
- Educate the public about the content of FNSB Emergency Operations Plan.
- Provide the benefits of residential building code adoption for fire prevention.

Action E: Develop a public safety services comprehensive funding plan for:

- Personnel.
- Facilities.
- Equipment.
- Training.

Action F: Develop a long term facilities plan for animal control.

- Update periodically.
- Support additions, remodels and new structures within plan.

Strategy 3: Provide opportunities for community recreation.

Action A: Support activities for youth.

- Support new opportunities for youth-centered activities.
- Support creating more youth outdoor recreational facilities.
- Support creating additional indoor youth facilities.

Action B: Maintain a Parks and Recreation Master Plan.

- Support a variety of sporting activities.
- Support more regional, national and international sporting events.

Action C: Maintain a Recreational Trail Plan that addresses:

- Easements.
- Maintenance.
- Multiple-use trails.
- Cooperative recreational use agreements of military land, e.g. the Tanana Flats.

Action D: Encourage safety education about off-road recreational vehicles (e.g. snow machines, ATV's, personal watercraft).

Strategy 4: Assess and plan for future community service needs.

Action A: Conduct research and planning to meet future needs.

- Develop information for the public about the relative costs of providing services throughout the Borough.
- Research aging population demands on housing, health care and assisted living needs.
- Maintain the Borough function that tracks broad community indicators.

- Action B:** Provide quality and economical public services facilities that:
- ❑ Fully utilize and maintain existing facilities.
 - ❑ Provide for compatible joint use of facilities.
 - ❑ Replace antiquated and wasteful facilities.
 - ❑ Build new space to accommodate needs.
 - ❑ Develop satellite service centers in areas of high population density.
 - ❑ Improve accessibility to all public facilities (i.e. ADA guidelines).

GOAL 2 To have a variety of educational and training opportunities available to residents

Strategy 5: Support and sustain elementary, secondary and higher education.

Action A: Encourage excellence of educational programming.

Action B: Support organizations and programs that improve education.

Action C: Support and encourage private and parochial schools and alternative education.

Action D: Support sustaining higher education at the University of Alaska Fairbanks.

Action E: Maintain and improve educational buildings, sport fields, and equipment such as computers.

Strategy 6: Encourage training opportunities that benefit all segments of the population.

Action A: Support job and vocational training opportunities relevant to the economic development needs within the Borough.

- Define necessary employee skills and provide training for local residents in conjunction with employers.
- Help coordinate and promote a state program to fund seats at medical schools to guarantee doctors in Alaska (and other professions as needed).
- Support increased minority participation.

Action B: Maintain the community library system to support training and education.

Action C: Provide training for community basic needs.

- Identify funding for job training and employment training assistance.
- Encourage “welfare to work” and other employment development programs.
- Encourage the provision of daycare service to support employment.
- Encourage parenting education programs.
- Expand training opportunities for persons with disabilities.
- Encourage programs to educate residents of all ages about effective citizen participation in government.

GOAL 3 To embrace the cultural and historic heritage of the community

Strategy 7: Recognize and celebrate the cultural diversity of residents.

Action A: Foster social interactions among diverse cultures of the population.

- Encourage participation of residents with differing cultures, ages, philosophies, abilities, races and lifestyles in community activities.
- Encourage integration of the military population into the local community.
- Implement an “Adopt-a-Service Member” program.

Action B: Encourage arts and cultural activities.

- Support more regional, national and international arts events.
- Support cultural and eco-tourism economic development opportunities.

Strategy 8: Recognize and preserve our historic past.

Action A: Maintain a Historic Preservation Plan.

Action B: Recognize and preserve our Alaska Native cultural activities and historic past.

Action C: Emphasize and support the expansion of historic economic development opportunities.

Action D: Invite public participation in development issues that affect historic sites.

GOAL 4 To maximize citizen involvement in all aspects of our community

Strategy 9: Encourage citizen participation in governmental affairs.

Action A: Develop relationships to accomplish Comprehensive Plan objectives.

- Encourage civic and special interest groups to participate in the planning, development and implementation of projects in the Borough.
- Encourage community participation and input through vision planning at five to ten year intervals.

Action B: Support individual volunteers in the local governments.

- Provide training opportunities for government volunteers.
- Conduct an annual recognition program for government volunteers.

Action C: Cooperate on transportation projects.

- Continue the transportation planning process through the Fairbanks Metropolitan Area Transportation System (FMATS) and the Metropolitan Planning Organization.
- Encourage public input at the earliest stages of transportation project planning.
- Encourage all agencies involved in transportation programs and systems to coordinate with local governments.

Action D: Gather public input.

- Maintain an effective notification system for public hearing items.
- Develop a community council plan and provide for optional implementation.
- Sponsor a periodic forum for borough-wide dialogue on civic issues.

Strategy 10: Encourage volunteer participation in local activities.

APPENDIX

CPAC MEMBERS:

Tom Marsh	Greg Whisennant
Deb Hickok	Robert Gray
Emily Ennis	Tom Bundtzen
Joseph Beedle	Carl Benson
Jan Dawe	Dennis Hedgecock
Audrey Foldoe	Richard Green
Arthur Hussey	John Finch
Dave Tyler	

PLANNING COMMISSION MEMBERS:

Merle Jantz, Chair	Chris Miller, Vice Chair
Deborah Horner	Roy Earnest
Toby Hall	Steve Krause
Kelly Dryer	Alexandra M. Kienle
Gerald V. Neubert	Bruce Hamilton

BOROUGH ASSEMBLY MEMBERS:

Garry Hutchison, Presiding Officer	
Bonnie Williams	Earl Romans
Randy Frank	Terry Aldridge
Guy Sattley	Hank Bartos
Charlie Rex	Luke Hopkins

ADDITIONAL ELEMENTS OF THE REGIONAL COMPREHENSIVE PLAN:

Chena Riverfront Plan
Comprehensive Economic Development Strategy (CEDS)
Historic Preservation Plan
Parks and Recreation Plan
Recreational Trail Plan
Road Plan
Solid Waste Management Plan

SOURCE MATERIAL USED FOR THE PLAN:

Chabin Report (Economic Summit 1999)
Community Meetings (56 Public Meetings throughout the Borough)
Compass II Action Plan (United Way and Borough joint visioning session)
Comprehensive Plan Advisory Committee
Craciun Scientific Attitudinal Telephone Survey 2002
Fairbanks North Star Borough Regional Comprehensive Plan Background Reports
Fairbanks North Star Borough Visioning Priorities, June 2002
Mayor's Visioning Session, 2002
If I Were Mayor Contest, 2002
Youth Summit, 2002

ALASKA STATE STATUTE 29.40.010-29.40.040:

AS 29.40.010. Planning, Platting, and Land Use Regulation.

- (a)** A first or second class borough shall provide for planning, platting, and land use regulation on an areawide basis.
- (b)** If a city in a borough consents by ordinance, the assembly may by ordinance delegate any of its powers and duties under this chapter to the city. The assembly may by ordinance, without first obtaining the consent of the city, revoke any power or duty delegated under this section.

AS 29.40.020. Planning Commission.

- (a)** Each first and second class borough shall establish a planning commission consisting of five residents unless a greater number is required by ordinance. Commission membership shall be apportioned so that the number of members from home rule and first class cities reflects the proportion of borough population residing in home rule and first class cities located in the borough. A member shall be appointed by the borough mayor for a term of three years subject to confirmation by the assembly, except that a member from a home rule or first class city shall be selected from a list of recommendations submitted by the council. Members first appointed shall draw lots for one, two, and three year terms. Appointments to fill vacancies are for the unexpired term. The compensation and expenses of the planning commission and its staff are paid as directed by the assembly.
- (b)** In addition to the duties prescribed by ordinance, the planning commission shall
 - (1)** prepare and submit to the assembly a proposed comprehensive plan in accordance with AS 29.40.030 for the systematic and organized development of the borough;
 - (2)** review, recommend, and administer measures necessary to implement the comprehensive plan, including measures provided under AS 29.40.040.

AS 29.40.030. Comprehensive Plan.

- (a)** The comprehensive plan is a compilation of policy statements, goals, standards, and maps for guiding the physical, social, and economic development, both private and public, of the first or second class borough, and may include, but is not limited to, the following:
 - (1)** statements of policies, goals, and standards;
 - (2)** a land use plan;
 - (3)** a community facilities plan;
 - (4)** a transportation plan; and
 - (5)** recommendations for implementation of the comprehensive plan.
- (b)** With the recommendations of the planning commission, the assembly shall adopt by ordinance a comprehensive plan. The assembly shall, after receiving the recommendations of the planning commission, periodically undertake an overall review of the comprehensive plan and update the plan as necessary.

AS 29.40.040. Land Use Regulation.

- (a)** In accordance with a comprehensive plan adopted under AS 29.40.030 and in order to implement the plan, the assembly by ordinance shall adopt or amend provisions governing the use and occupancy of land that may include, but are not limited to,
 - (1)** zoning regulations restricting the use of land and improvements by geographic districts;
 - (2)** land use permit requirements designed to encourage or discourage specified uses and construction of specified structures, or to minimize unfavorable effects of uses and the construction of structures;
 - (3)** measures to further the goals and objectives of the comprehensive plan.
- (b)** A variance from a land use regulation adopted under this section may not be granted if
 - (1)** special conditions that require the variance are caused by the person seeking the variance;
 - (2)** the variance will permit a land use in a district in which that use is prohibited; or
 - (3)** the variance is sought solely to relieve pecuniary hardship or inconvenience.

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