



FAIRBANKS NORTH STAR BOROUGH Division of Land Management

907 Terminal St ✦ P.O. Box 71267 ✦ Fairbanks, Alaska 99707-1267 (907) 459-1241 ✦ FAX (907) 459-1122

MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, Mayor *Car for BW*

FROM: Daniel Welch, Acting Land Manager *DTWII*

DATE: January 14, 2021

SUBJECT: Ordinance 2020-20-10

AN ORDINANCE PROVIDING FOR THE SUBDIVISION OF TRACT H-3, ASLS NO. 87-17; AMENDING THE FY 2020-21 BUDGET BY APPROPRIATING \$40,600 FROM THE LAND REVENUE RESERVE TO THE MULTI-YEAR GENERAL SUBFUND AND/OR CAPITAL PROJECTS FUND FOR THE SUBDIVISION OF WEST 30TH DEVELOPMENT PROJECT (30TH AVENUE BETWEEN PEGER ROAD AND LATHROP STREET)

The management and sale of Fairbanks North Star Borough (Borough) owned land is a key function of the Land Management Division. The subdivision process prepares land for potential future sale and transfer of land into private ownership thereby fostering economic growth in the community. A future sale of these properties will also generate income to the General Fund through property taxes.

The attached ordinance requests authorization for the subdivision of Borough owned land to the public and amending the Fiscal Year 2020-21 budget to fund the project from the Land Revenue Reserve.

The subject parcel is Tract H-3, ASLS No. 87-17, an approximately 16-acre lot, located on 30th Avenue between Peger Road and Lathrop Street. The vacant parcel was removed from the South Davis Park Master Plan on December 16, 2019 and subsequently rezoned from Outdoor Recreation (OR) to Multi-Family Residential/Professional Office (MFO) by Ordinance No. 2020-23 on August 27, 2020. The rezone included a 50-foot wide Outdoor Space Buffer (OSB) along the western edge of the parcel to prevent and potential land use conflicts.

The proposed subdivision plan intends to create approximately eight lots, ranging from approximately 2,500 square feet to 2.8 acres, with an average lot size of approximately 2 acres (**Attachment 1**). The 2,500 square foot Lot 1 will encompass the existing OSB area and be retained by the Borough for simpler management.



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Track H-3 requires funding to complete the surveying work toward Platting Board approval for the desired subdivision and preparation for sale of lots. The estimated cost for survey, platting, final plat, appraisal, advertising, and sale is \$40,600.

Getting land into private ownership is a key function of the Land Management Division which benefits the Borough at large by fostering economic growth in the community, and by providing supplemental income to the General Fund through property taxes. The proposed lots will require an appraisal for actual values. There is also sale potential via FNSBC 20.20.090, Direct Sale, for proposed Lot 8 with adjacent businesses.

We urge your support and thank you for your time and consideration of this ordinance.

Attachments

1 By: Bryce Ward, Mayor
2 Introduced: January 14, 2021
3

4 FAIRBANKS NORTH STAR BOROUGH

5
6 ORDINANCE NO. 2020 - 20 - 10
7

8 AN ORDINANCE PROVIDING FOR THE SUBDIVISION OF TRACT H-3, ASLS NO. 87-17;
9 AMENDING THE FY 2020-21 BUDGET BY APPROPRIATING \$40,600 FROM THE LAND
10 REVENUE RESERVE TO THE MULTI-YEAR GENERAL SUBFUND AND/OR CAPITAL
11 PROJECTS FUND FOR THE SUBDIVISION OF WEST 30TH DEVELOPMENT PROJECT
12 (30th AVENUE BETWEEN PEGER ROAD AND LATHROP STREET)
13

14 WHEREAS, The Fairbanks North Star Borough (Borough) is the owner of
15 certain real property known as Tract H-3, ASLS No. 87-17, Section 16, T.1S., R.1W., F.M.,
16 as shown on Exhibit Map "A" attached hereto; and
17

18 WHEREAS, The Land Management division is preparing a subdivision
19 project for sale of land described as Tract H-3, ASLS No. 87-17, located on the north side
20 of 30th Avenue, east of Peger Road, west of North Van Horn Road; and
21

22 WHEREAS, Tract H-3, ASLS No. 87-17 has been successfully rezoned by
23 Ordinance No. 2020-23 and requires surveying work toward platting board approval for
24 the desired subdivision and sale of lots; and
25

26 WHEREAS, The estimated cost for survey, platting, final plat, appraisal,
27 advertising, and sale of Tract H-3, ASLS No. 87-17 is \$40,600; and
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29 WHEREAS, In Ordinance No. 2010-18, the Borough Assembly established
30 the Land Revenue Reserve to accumulate funds for the acquisition, management,
31 development, sale, and administration of borough land and land resources. The Land
32 Revenue Reserve currently has an estimated balance of \$989,555; and

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

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WHEREAS, The Land Management division has reviewed records for the property and there are no known interests which impact, or are impacted by, the proposed subdivision.

NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks North Star Borough:

Section 1. Classification. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. Land Revenue Reserve Appropriation. The FY 2020-21 budget is hereby amended by appropriating \$40,600 to the Land Revenue Reserve budgetary guideline entitled "Contribution to Multi-Year General Subfund and/or Capital Projects Fund" and by increasing Contribution from Fund Balance by a like amount.

Section 3. Multi-Year General Subfund and/or Capital Project Fund Appropriation. The FY 2020-21 budget is hereby amended by appropriating \$40,600 to the Multi-Year General Subfund and/or Capital Projects Fund budgetary guideline entitled "West 30th Development Project" and by increasing Contribution from Land Revenue Reserve by a like amount.

Section 4. Lapse of Funds. Upon completion of this project, any unexpended, unencumbered funds will lapse to the Land Revenue Reserve fund balance.

Section 5. Effective Date. This ordinance is effective at 5:00 p.m. on the first Borough business day following its adoption.

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

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ADOPTED THE _____ DAY OF _____ 2021.

Mindy O’Neall
Presiding Officer

ATTEST:

APPROVED:

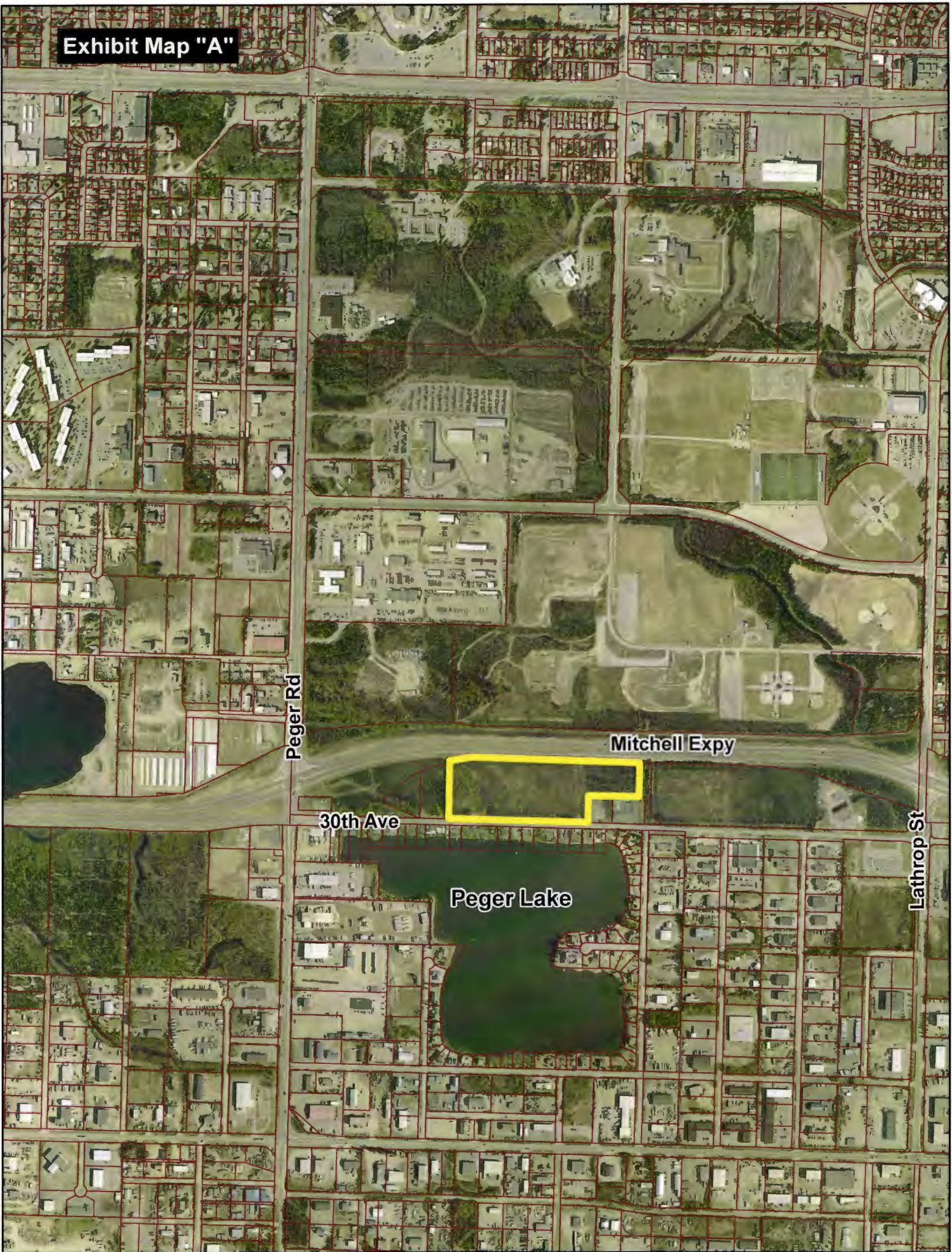
April Trickey, CMC
Borough Clerk

Approved by JSP

Jill S. Dolan
Borough Attorney

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

Exhibit Map "A"



Peger Rd

Mitchell Expy

30th Ave

Peger Lake

Lathrop St

FAIRBANKS NORTH STAR BOROUGH
FISCAL NOTE

I. Request

Ordinance No: 2020-20-10 Date Introduced: January 14, 2021

Abbreviated Title: Appropriating \$40,600 from the Land Revenue Reserve to the Multi-Year General Subfund and/or Capital Projects Fund for the Subdivision of the West 30th Development Project

II. Financial Detail

Department/Division Affected: Mayor's / Land Management

EXPENDITURE	Multi-Year General Subfund and/or Capital Projects Fund		Total
	Land Revenue Reserve		
	FY 20/21	FY 20/21	FY 20/21
Awaiting Budget		40,600	
Contribution to Multi-Year General Subfund and/or Capital Projects Fund	40,600		
Total	40,600	40,600	

SOURCE OF FUNDING

Contribution from Land Revenue Reserve		40,600	
Contribution from Fund Balance	40,600		
Total	40,600	40,600	

Specify Funding Sources: Land Revenue Reserve fund balance

OTHER FUNDING (PREVIOUSLY APPROPRIATED)

III. Project Purpose:

To provide funding for the subdivision of the West 30th Development project

IV. Analysis of Future Liabilities and Funding Sources:

None

IV. Fund Certification: I certify that funding sources are available as detailed in II above.



 Debra L. R. Brady
 Chief Financial Officer

1/6/21
 Date

FA	SrGLA
GA	CA
SpA	C
TBM	GLA

**Fairbanks North Star Borough Fiscal
Impact Statement (FIS) (FNSBC 3.20.010 C.)**

Check	Date
Version 1	
Version 2	
Version 3	
Version 4	

Originator's Name: Daniel Welch **Department:** Mayor's Office/Land Management
To Be Introduced/Sponsored By: Mayor Bryce Ward
Abbreviated Ordinance Title: Ordinance for Subdivision Sale of Tract H-3 and Amending FY2020-21 Budget
Department(s)/Division(s) Affected: Mayor's Office/Land Management
Proposed Introduction Date: January 14, 2021 **Ordinance No.:** 2020-20-10

Does this ordinance authorize:

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

Required Information/Estimates	FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE				
	Remainder of Current FY	1st Full FY of Operations	2nd Full FY of Operations	3rd Full FY of Operations	4th Full FY of Operations
	FY 20 / /	FY 20 / /	FY 20 / /	FY 20 / /	FY 20 / /
1. Timeline inclusive of all phases					
2. Number and type of new positions which may be required					
3. Cost of operations and maintenance					
4. Future costs to complete capital assets					
5. Estimated revenue impact					
6. Estimated non-Borough funds that may be received:					
a. to fund the ordinance					
b. to fund future phases					
c. to fund future operations and maintenance costs					
7. Anticipated annual tax subsidy					

Is backup attached? Yes ___ No

Contact Person's Name, for FIS questions: Daniel Welch **Extension:** 1237
Director(s) Signature(s): [Signature] **Date:** 11/3/2020
Mayor's Office or Assembly Member Signature: [Signature] **Date:** 11/3/2020
Chief Financial Officer Signature: [Signature] **Date:** 12/21/20

Attachment 1

Lot 1 to be retained by the FNSB

MITCHELL EXPRESSWAY

50' wide OSB

2

~1.75 ac

3

~2.0 ac

4

~2.0 ac

5

~2.0 ac

6

~2.0 ac

7

~2.0 ac

8

~2.8 Acres

2A

85-97

1A

FAIRBANKS MONTESSORI

84-172

2013-002

WILBUR ST

Tr J-3

AVE

30TH AVE

30TH AVE

TL-2140

TL-2136

TL-2120

TL-2127

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PEGER LAKE DEVELOPMENT (1)

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78-20

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NORTH VAN HORN RD

PEGER LAKE DEVELOPMENT

(2)

1A

2015-014

1B

PEGER LAKE DEVELOPMENT PHASE II

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