How has the Salcha-Badger Road Area changed?

The Salcha-Badger Road area is the most rapidly growing part of the Fairbanks North Star Borough.


Plan Purpose  How can we actively shape changes in our community?

This plan is a community resource and guide that will help:

- Protect what residents value most about the Salcha-Badger Road area.
- Enhance quality of life for current and future residents.
- Address immediate and longer-term community needs:
  - housing
  - transportation
  - utilities
  - recreation
  - commerce

For more information and to review the full plan: http://salchabadgerplan.com

Project funded through Department of Defense Office of Economic Adjustment grant
In the Salcha-Badger Road area, should we promote or discourage action in these development categories?  

**2018 Survey of Salcha-Badger Road Area Residents; 109 responses**

Over 70% of survey respondents want to see **trails, recreation** and **housing** promoted in the area.

Respondents have mixed perspectives on commercial and industrial development; as a result, this plan concentrates these types of activities to limit negative impacts on other land uses.

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**Goals**

**A** Maintain a balance between the area’s predominantly small town and rural character with ready access to open space as well as vital community commercial areas in population centers like the City of North Pole.

**B** Protect private property rights and provide for freedom to enjoy private and public properties without creating land use conflicts.

**C** Guide land use in predominantly residential areas to maintain neighborhood character, including buffering residential uses from more intensive commercial and industrial uses.

**D** Encourage availability of quality housing in a range of densities, prices and settings.

**E** Provide for shopping and other commercial and industrial activities to meet local needs for goods and services and create local jobs and business opportunities.

**F** Expand water, sewer, gas and other infrastructure, where appropriate.

**G** Provide for continuing access to open space, trails and outdoor recreation.

**H** Protect the natural environment and recognize existing floodplain and groundwater hazards.

**I** Support the responsible development of resources, including agriculture, tourism, timber and mining, to create a stronger, more diverse local economy.

**J** Retain and improve outdoor recreation opportunities.

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“I truly value the rural feel and wide-open undeveloped wilderness and farmlands. Let the cities/towns be developed and made richer for all to drive into town to enjoy. We go into town for shopping, the library, etc., and then we love going home to our house in the woods.”

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**PROMOTE**

<table>
<thead>
<tr>
<th>Development Category</th>
<th>Promote</th>
<th>Discourage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trails development</td>
<td>83%</td>
<td>17%</td>
</tr>
<tr>
<td>Recreational facilities</td>
<td>80%</td>
<td>20%</td>
</tr>
<tr>
<td>Residential development</td>
<td>79%</td>
<td>21%</td>
</tr>
<tr>
<td>Environmental preservation</td>
<td>78%</td>
<td>22%</td>
</tr>
<tr>
<td>Farmland preservation</td>
<td>75%</td>
<td>25%</td>
</tr>
<tr>
<td>Commercial development</td>
<td>75%</td>
<td>25%</td>
</tr>
<tr>
<td>Industrial development</td>
<td>73%</td>
<td>27%</td>
</tr>
</tbody>
</table>

**NOTE:** This is a snapshot of resident perspectives from spring/summer of 2018.
Current FNSB land use policies for the area do not align with existing or desired future land use.

The result: **Conflicting land uses and no guidance for future growth.**

The area plan **Future Land Use Map** (see map centerfold) aligns with existing or desired future land use.

The result: **Protection of what residents value most and a clear guide for future growth.**

**Strategies**

**Tools and Capacity**

1. Guide location and intensity of land use through implementation of the Salcha-Badger Future Land Use Map.
2. Establish policies that encourage infill and appropriate increases in densities in existing low-density residential areas where lots are currently one acre or larger.
3. Expand the land use policy tools available to the FNSB to better meet community goals.
4. Increase public understanding and compliance of zoning policy and simplify the process for complying with the zoning code.
5. Improve opportunities for shopping, dining and other commercial services by supporting growth and enhancing the appeal of commercial districts.
6. Conduct site-specific planning for large blocks of undeveloped lands designated Rural/Suburban Residential.
7. Expand the capacity of the FNSB and the Community Planning Department to carry out and enforce existing and new land use policy.

**Infrastructure**

8. Develop more effective approaches for expanding public water, natural gas and other public infrastructure.
9. Expand quality of service and access to internet and cell service in outlying portions of the project area.
10. Identify and protect historic and cultural resources in the Salcha-Badger Road area.

**Environment**

11. Improve natural resource maps and data for the Salcha-Badger Road area to better inform land use decisions.
12. Develop and apply policies to protect rivers and riverside vegetation that serve as habitat to priority species, especially salmon, and as important natural areas to residents and visitors.
13. Work with state and local partners to increase oversight and performance of septic systems.
14. Work at the state and local level to address air quality issues by promoting efficient development.
15. Address land use issues associated with military activity on and near Eielson AFB, including anticipated noise increases associated with F-35s, to prevent future land use conflicts and protect the military’s mission.
16. Continue to address water quality issues in the project area, including mitigating the impacts of groundwater contamination.

**Resource Development**

17. Continue development of the region’s forest industry to create jobs in the FNSB and provide wood products for area residents.
19. Convene local economic development partners to identify actions that will increase time and money spent by visitors traveling in and through the region, including the Salcha-Badger Road area.
AREA PLAN GOALS AND STRATEGIES

Transportation

Goals

A. Ensure the transportation system is planned, constructed and maintained to facilitate access and improve safety and mobility for all users.

B. Improve road maintenance standards to (1) maintain roads at levels appropriate to current use and to respond to demand (change of use and/or growth), (2) protect user safety, and (3) provide efficient, convenient travel along the route.

C. Establish and maintain a connected bicycle and pedestrian network along major collectors and arterials in the project area to create safer and efficient connections.

D. Maintain an effective and efficient regional freight and rail transportation system.

E. Develop an interconnected recreational trail system that considers all users and abilities and serves as a foundation for tying the Salcha-Badger Road area together.

F. Ensure recreational trails are planned, designed, constructed and maintained in such a manner that the environment is respected, long-term maintenance needs are kept to a minimum and associated costs are within the reach of the land managers.

“Lack of building standards, lack of good road access is a real safety problem. The fire department cannot reach homes if the roads are in bad shape. And the majority of fires happen in buildings without modern construction standards...we need walking and biking trails for safety and recreation.”

How would you grade current facilities and level of services in the Salcha-Badger Road area?

2018 Survey of Salcha-Badger Road Area Residents; 114 responses

Over 70% of survey respondents are satisfied with area 
highways and roundabouts, giving them an “A” or “B” grade.

Survey respondents were less satisfied with public transportation, local/community roads and pedestrian pathways/sidewalks.

This plan offers recommendations to address these shortcomings, including updating the FNSB trails plan and suggesting improvements to the road service area model to address maintenance issues on local roads.

NOTE: This is a snapshot of resident perspectives from spring/summer of 2018.
What is a Road Service Area?
A taxing jurisdiction established at the request of the voters within a geographical area to provide road-related services within their area.

Almost half of the local roads in the Salcha-Badger Road Area are not maintained

There are approximately 540 miles of road in the project area.

- 215 miles are State DOT, EAFB or pipeline access roads; all are maintained.
- 325 miles are local roads
  - 168 miles are maintained.
  - 157 miles are not maintained.

Damaged Johnson Road
**Goals**

A. Increase access to quality, affordable housing.

B. In developed areas such as the City of North Pole, promote mixed-use and higher density development that combines commercial and residential uses.

C. Preserve low-density residential characteristics of the Salcha subarea where residents have space, privacy and are surrounded by nature.

“**We need strong oversight of new housing...my vision includes well-built (for Alaska weather) homes of all sizes, good schools, MUCH better air quality, more use of solar... and neighborhoods where people know each other.”**

**Strategies**

1. Target new housing developments in areas with established/planned infrastructure and services.

2. Incorporate basic building standards into zoning requirements for areas outside of the city limits of Fairbanks and North Pole, including basic safety requirements that increase health, safety and welfare.

3. Encourage a coordinated response between community leaders, developers, policymakers and planners to ensure housing needs are met for existing residents and incoming F-35 families.

4. Encourage energy efficient construction and energy efficiency upgrades to reduce annual home heating costs and address air quality concerns.

5. Encourage alternative forms of heating devices in new construction other than relying on solid fuel burners.

6. Use simple tools to increase public education of zoning allowances, restrictions and enforcement procedures related to junkyards and abandoned properties.

**Applications for New Addresses in the FNSB:**

Where is growth happening?

- Requests for new addresses are one indicator of potential growth.
- The highest concentration of new addresses are within North Pole city boundaries and the west side of Badger Road.
- Approximately half of the new addresses have a constructed facility.

More than 40% of housing units in the Salcha-Badger Road Area are in substandard condition*

*substandard = housing that is poorly constructed and/or maintained; these homes may be energy inefficient and/or have safety issues, making them less appropriate/desirable for rental or purchase.

Source: Eielson Regional Growth Plan based on information from the FNSB Assessor's office and U.S. Census data.
Future Land Use Map
Preserving what residents value most about the Salcha-Badger Road Area

Residents value:
- Access to commercial and industrial businesses
- Vibrant, safe neighborhoods and responsible growth
- Access to commercial opportunities
- Privacy and solitude of rural neighborhoods
- Access to open space, trails, solitude

Land use category:
- Mixed Commercial/Industrial
- Urban Adjacent Residential
- Rural/Suburban Commercial
- Rural/Suburban Residential
- Open Space/Natural Areas
- Public Multi-use
- Agriculture
- Military
- Residential
- Rural/Suburban Commercial
- Rural/Suburban Residential
- Outlying Area
- Commercial
- Rural/Suburban
- Agriculture
- Military
- Residential
- Rural/Suburban
- Outlying Area

Area defined as:
- Mixed Commercial/Industrial
- Urban Adjacent Residential
- Rural/Suburban Commercial
- Rural/Suburban Residential
- Open Space/Natural Areas
- Public Multi-use
- Agriculture
- Military
- Residential
- Rural/Suburban
- Outlying Area
- Commercial
- Rural/Suburban
- Agriculture
- Military
- Residential
- Rural/Suburban
- Outlying Area

Residents value:
- Healthy waterways
- Local farming
- Supporting military families and their service mission
- Very rural areas.
- Very rural areas.

Land use category:
- River Corridor
- Industrial
- Agriculture

Area defined as:
- River Corridor
- Industrial
- Agriculture

Residents value:
- Access to commercial and industrial activities, from low to high intensity.
- Areas defined as:
- Future Land Use Designation
- Land use category:
- Area defined as:
- Future Land Use Map are approximate and may out of necessity be changed. It is not the intent to divide lots or specific uses by these boundary lines.

Note Boundary lines in the Future Land Use Map are approximate and may out of necessity be changed. It is not the intent to divide lots or specific uses by these boundary lines.