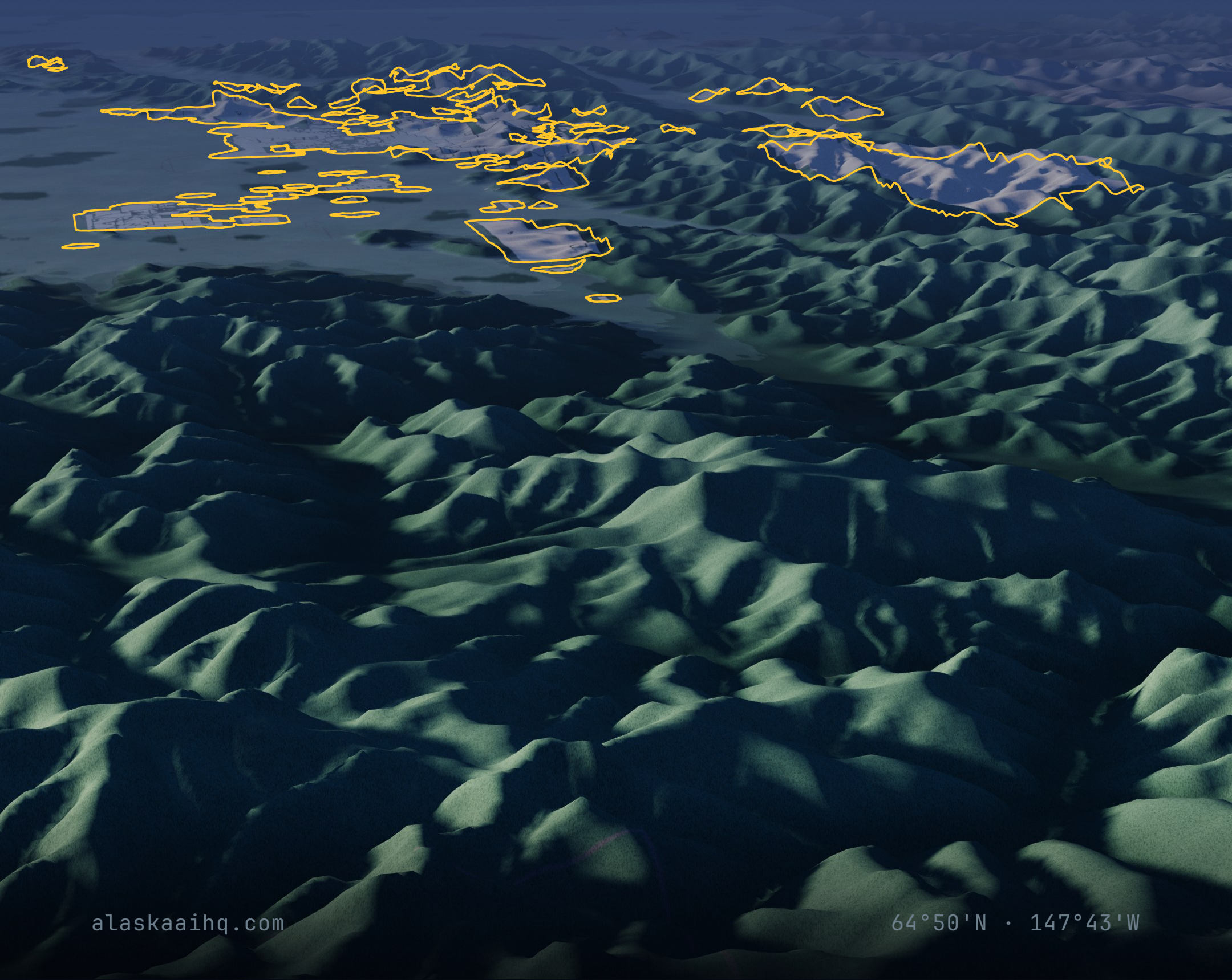


UPDATE • FAIRBANKS DATA CENTERS

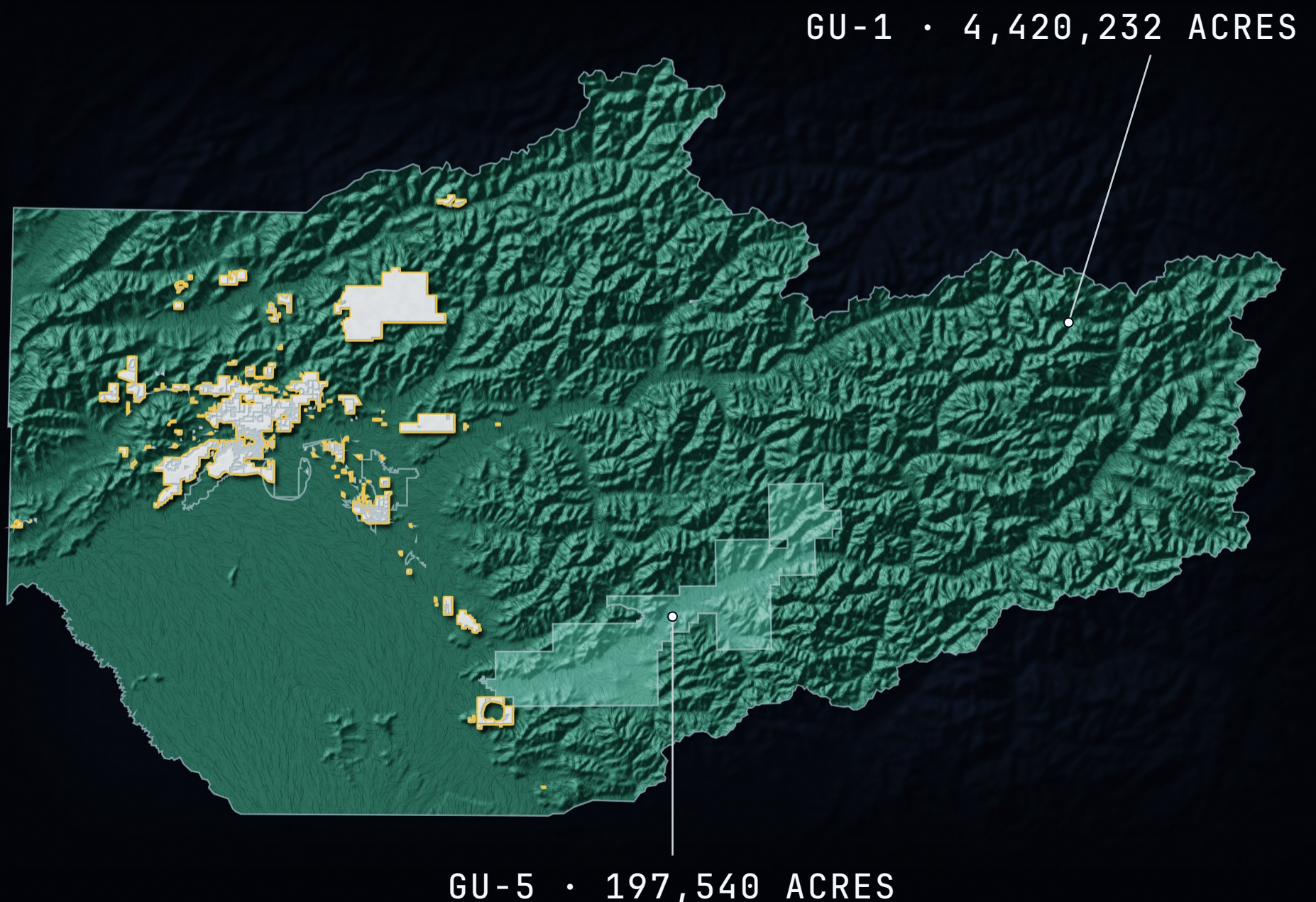
"Only" two zones. 97 percent of the map.



ORDINANCE NO. 2026-42

The draft says "only" GU-1 and GU-5. They are nearly all of it.

Under today's code, the ordinance says, a large data center would be permitted only in these two General Use districts.



ACRES AS THE BOROUGH PUBLISHES THEM, SUMMED

EVERY OTHER DISTRICT

Everything else fits in 3 percent.

Every district besides GU-1 and GU-5 covers 145,827 acres. Heavy Industrial is 3,555 of them, Light Industrial 5,929. By the draft's own reading of today's code, neither one qualifies.



THE OLD MAP

Written in 2005, before AI demand.

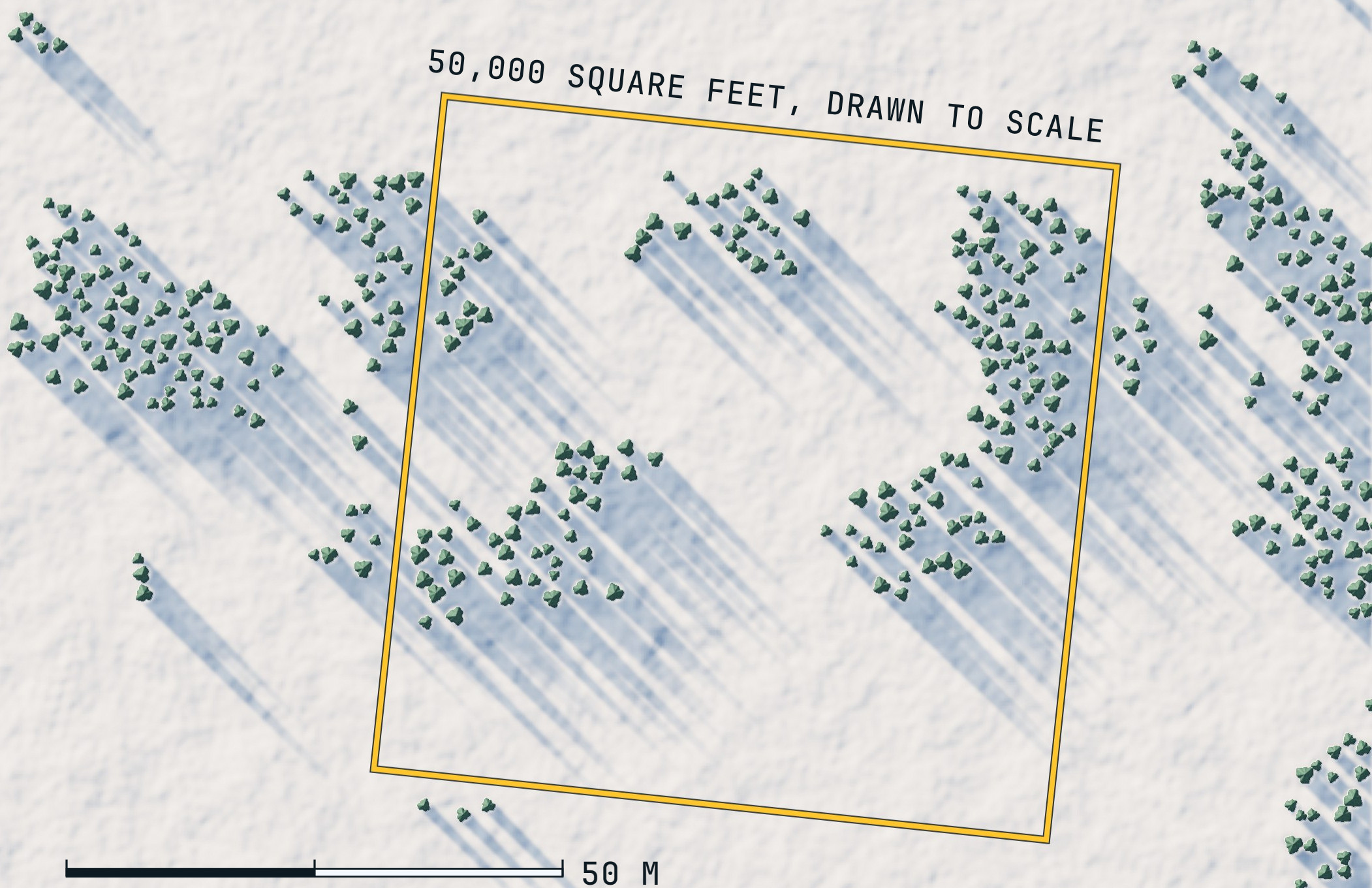
The draft says the code doesn't address data centers as a use. General Use, the widest zone, is where they fall.



THE DEFINITION

The pause makes news. The definition decides.

Under the draft, a data center is large at 5 MW of peak demand, more than 50,000 square feet of data center floor, or 5 MW of onsite generation. Any one test is enough.



If adopted, no applications
accepted and none approved
through December 31st, 2027.

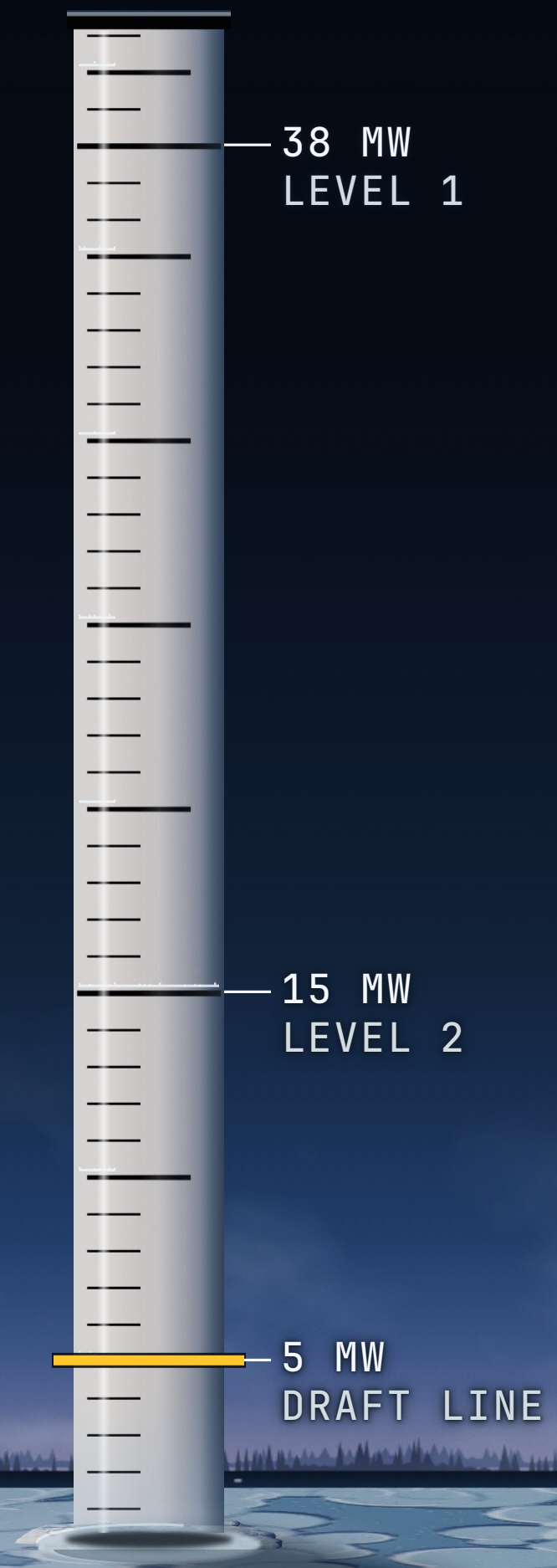
50,000 SQUARE FEET, TRUE SIZE



THE GRID

Is 5 MW large? Ask the reserve.

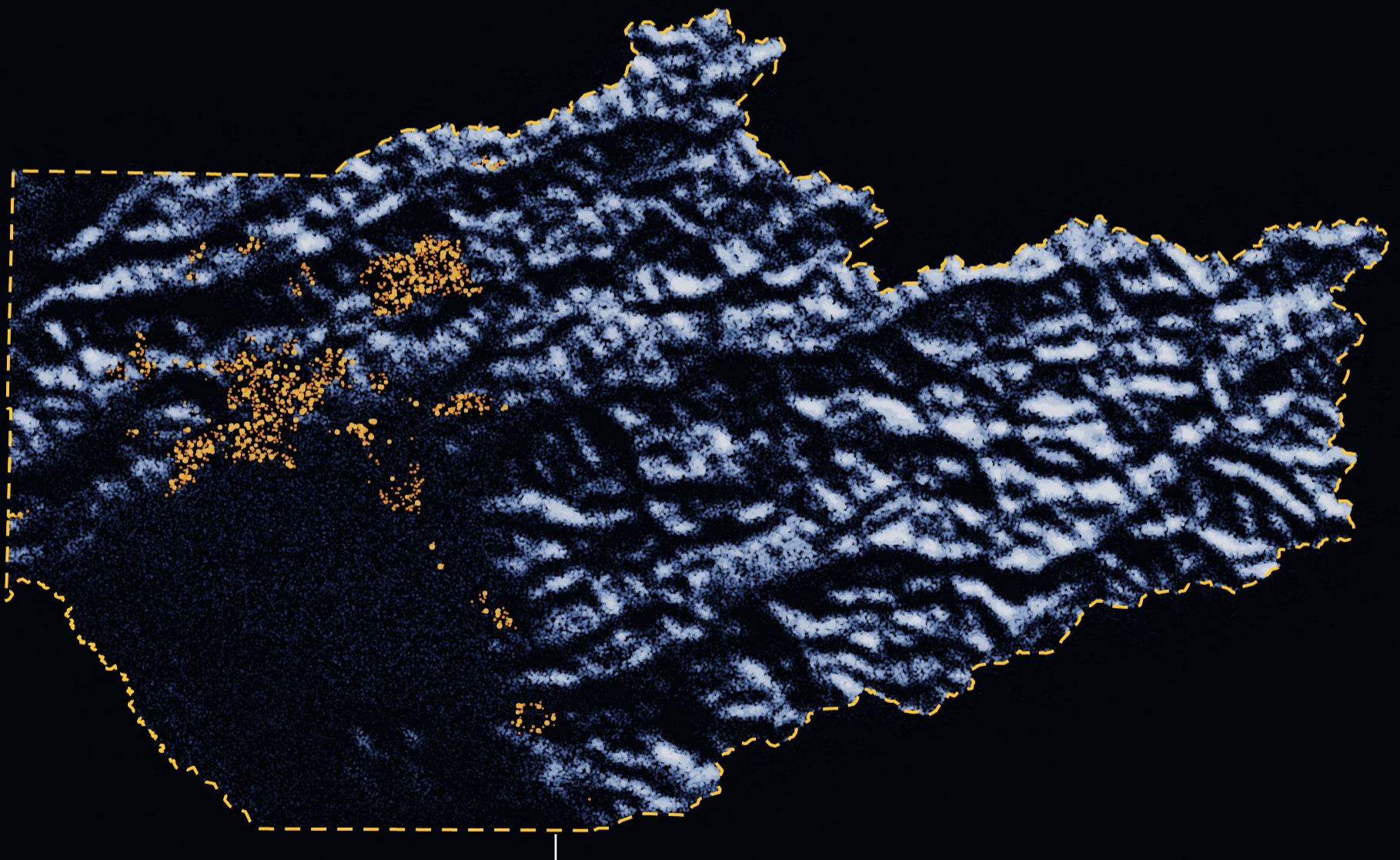
GVEA's Level 1 alert starts below 38 MW of reserve, Level 2 below 15 MW. Its first alert, October 12th, reached Level 2, with two units in maintenance and a third offline.



NEXT

The line gets argued now.

The agenda sends the draft to the Planning Commission, recommendation due in 90 days. A commission work session on the final Comprehensive Plan is set for October 27th. If adopted, a study of energy, air, water and noise follows within six months.



TEMPORARY, NOT CODIFIED

Is 5 MW the right line for "large" in Fairbanks?

