

Appendix 12: Response to Public Comments

Salcha-Badger Road Area Draft Plan: Summary of Public Comments and Proposed Actions, May 2019					
Focus Area	Date	Submission Method	Comment Summary	Action/ No Action	Recommendation or Response
Transp.	14-Feb	Email	Has there been any discussion about the idea of using the train tracks to carry people? As sort of a tram between North Pole and Fairbanks and North Hall and Eielsen ? Many communities utilities this form of public transportation.	No action	
Transp.	14-Feb	Email	I'd like the Borough or State to fix an issue with Benn Lane in which the right of way is not assured. I have asked several times about establishing a service district but the FNSB says we can't because of "an issue" with Benn Lane. I asked about using eminent domain. These kind of issues limit development. Benn could otherwise go directly to the Richardson Hwy.	No action	For FNSB consideration
General	20-Feb	Email	The postcard received on Tuesday was the first we've heard of this. Our house is at *****. We would appreciate any maps, proposals or updates that could bring us up to the current plan. At this point, we don't have any idea what's going on. Thank you.	No action	
General	21-Feb	Email	My name is (<i>name hidden</i>). We are property owners in North Pole (<i>address hidden</i>) and in Salcha (<i>address hidden</i>). We've recently received the notification about the upcoming meetings in North Pole and Salcha next week. I am reaching out to ask if there is any needed support or requirements from the Church as property owner in the area on this project? My office is in Wasilla and I live in Palmer – I will try to get up there to attend one of the meetings, but I am not yet sure if I'll be able to. If however, you need to contact us now or in the future, please be aware of my contact information. Thank you for all of the work that you and your teams are doing on this critical area!	No action	
Housing	22-Feb	Email	Good job. It is fascinating. In a private meeting yesterday with an appraiser I learned so much about land values, demand, etc. that my mind is spinning. It is exciting and very challenging to make projects viable in this costly environment. We are seeing interest in commercial too, but they like to see more residential growth first to support their sizeable investments.	No action	
Land Use	23-Feb	Email	I missed the survey when it was open, but my comment is that increased density of population will increase air pollution, which is already problematic, in the area. Clean air is critical to quality of life and must be preserved.	No action	The plan includes recommendations that consider air quality
Land Use	24-Feb	Email	We have agricultural and open space lands that back up to Chena Lakes and the dam and do not want to see the area where our land is located developed and destroyed. It's full of wildlife and water resources. There needs to be allowance for existing ag and open space lands to remain as such and to encourage agriculture that co exists well and respects nature.	No action	Land is categorized Rural/Suburban Residential on the FLUM
General	25-Feb	Community mtg comment form	Well done meeting, very good give and take	No action	
Land Use	25-Feb	Community mtg comment form	Urban-adjacent area should be extended the full length of Nelson Rd considering current development in subdivisions off Nelson Rd. Liverty Homes, Hawk Enterprises development, Mellencamp Sub. (sp?)	No action	According to aerial photographs of existing land use this is predominantly rural single family residential, and the area has not been selected for water, sewer or natural gas infrastructure, so existing designation makes sense
Land Use	26-Feb	Email	The area must provide abundant trails and green spaces that will ensure a high quality of life for incoming residents, as well as, maintain and improve habitat for our iconic species, especially moose, salmon, and waterfowl. Thank you.	No action	

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General	28-Feb	Community mtg comment form	I can make recommendations for the plan board for Salcha	No action	For FNSB consideration	
General	28-Feb	Community mtg comment form	Nice use with the clickers! Allowed the quieter voices to be heard. I know how challenging it can be to lead a meeting of this sort. Well done.	No action		
General	28-Feb	Mailed	We commend our friends to the North for wanting to fix some of their problems, but Salcha is not broken; if we wanted to live like the people in North Pole, we would have moved there. The best thing that the borough can do for us is nothing, just move the borough southern boundary north to Stringer Road.	No action	This Plan already aims for a less intensive, more "hands off" approach to the Salcha portion of the project area, in response to input from Salcha residents that the Salcha area should remain largely unchanged; however there are some key health and safety policies that are recommended boroughwide	
Land Use	28-Feb	Community mtg comment form	Internet a high priority	No action	Internet is already identified as a strategy in the land use chapter (strategy #9)	
Land Use	28-Feb	Community mtg comment form	Junk yards should not be visible from roadways	No action		
Land Use	28-Feb	Community mtg comment form	Pot facilities near schools - no! (Canaday Rd)	No action	For FNSB consideration	
Land Use	28-Feb	Community mtg	PFAT clean up? Moose Creek	No action	For FNSB consideration	
Land Use	28-Feb	Mailed	(in response to proposed building codes strategy): This means adopt unrealistic building codes, require permits for everything, implement inspection fees, and prohibit many current land uses in the Salcha area. Municipalities do not write building codes, they incorporate national building codes not designed for the area...They will be destructive to the way of life in the Salcha Area... Most of the Salcha residents do not want this plan to be destruction to the way of life as we know it in Salcha. We want to preserve this area for our grandchildren. The cellular provider's business model is not an acceptable model for FNSB to use with us.	No action	The intention of this plan is not to establish stringent building codes, but rather to incorporate minimal basic safety requirements in response to concerns about the quality of boroughwide housing stock from residents and emergency responders.	
Land Use	28-Feb	Mailed	Cell phone reception is one of the most significant issues of the plan but received the least consideration...providers advertise 4G service but provide dial-up bandwidth. It will take more than modest efforts to cure this. It may require installing municipal service or prohibiting them from upgrading service in prime areas until low density areas meet a minimum standard.	No action	Internet is already identified as a strategy in the land use chapter (strategy #9)	
Land Use	28-Feb	Email	Within the area just south of the refinery area is Army owned land and there is some just north and east of the Tanana River there. This is a previously used range so we think it is best not to have it identified as recreational land but rather as military lands that are not for public use. (see photo with email)	Action	Change this area to military on the future land use map and rename the category from "Military bases" to just "Military"	

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Land Use	28-Feb	Email	<p>I live and own property at the east end of Peede Rd. Year-round, I walk, snow-show and hunt in the FNSB land to the east of Brock Rd and to the north of Repp Rd. I'm out there usually at least once a week. This undeveloped land is a huge asset for me, and one of the main reasons I like so much living where I do. (I already commented on the value of this area in the Interactive Map that your project made available last Fall.) I am also sure that this area is of great recreation and health value to the many dog mushers and snow-machiners I see out there (and to the hunters I don't see!).</p> <p>I was therefore dismayed to note that in the "Salcha-Badger Road Area Plan DRAFT Executive Summary" of Feb 2019 the land use map shows four extra sections added to the Badger East Residential area (see attached image); these sections are the ones I frequent and value most.</p> <p>I do realize (partly as the result of our conversation) that any re-zoning would have to pass through full public process review, that there was community resistance to similar re-zoning in ca. 2012, and that there would be opportunities later to comment in writing (and in front of the assembly), but it would be far better from my point of view for the Salcha-Badger Road Area Plan NOT to recommend these sections as a potential residential area.</p> <p>This therefore is the purpose of my email: to request that these sections remain as "Public Multi-use" and not be shown on the final</p>	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans
Transp.	28-Feb	Community mtg comment form	Highway turnouts are important for our safety with Big Rigs traveling 70 mph, especially at the Salcha School, Salcha Store, transfer sites, etc.	No action	
Transp.	28-Feb	Community mtg comment form	Connect Eielson Farm Road to the Old Valdez Trail/Old Rich Highway and make it a Road Service Area so buses can travel the full route without turnarounds.	No action	Too specific for area plan
Transp.	28-Feb	Community mtg comment form	Bicycle path a high priority - safety!	No action	This action is already included in the plan.
Transp.	28-Feb	Community mtg comment form	Light at 30 mile transfer site would feel safer	No action	Very specific request not appropriate for this area plan; this recommendation broadly falls under transportation strategy #1
Transp.	28-Feb	Community mtg comment form	Need a well-rounded trail commission in order to reserve XC ski, mushing while still accomodating those with snowmobiles.	No action	There is already a FNSB Trails Advisory Commission
Transp.	28-Feb	Community mtg comment form	Recommendations for Trail Plan, to include the following: 1) school, ski club, mushers, boy scouts, snow machiners, bike path, ATV use	No action	
Transp.	28-Feb	Mailed	Who is going to use the bike path? A few for sure, but it would cost less to send them a taxi. For the cost of a bike path you could install fiber optic internet cable.	No action	The bike path was identified as a repeated theme/priority during community input

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Transp.	28-Feb	Mailed	(in response to RSA model, connected bike/ped network, expended need for transit and obtaining trail easements): these are extremely expensive ambitions with the potential to adversely affect the quality of life in the Salcha area. For the most part they are fiscally irresponsible	No action	These strategies are intended to increase quality of life in the area and align with repeated priorities expressed by area residents. Actual costs may vary but in some cases such as the RSA improvements, the intention is to result in a more efficient and cost-effective system, not a more expensive one.
Transp.	28-Feb	Mailed	There aren't very many people in the Salcha area who want another easement on their property for more trails and more traffic. Let's preserve the rustic nature of trails in this area for future generations.	No action	This would only apply for those who are willing to establish easements and was well-supported in meetings throughout the project area
Transp.	28-Feb	Mailed	We tried the bus service, you could have provided helicopter transportation for each rider at a lower cost	No action	
General	1-Mar	Email	Children: <ul style="list-style-type: none"> • Standup of a new unit generally consists of a mix of more experienced, hence, higher ranks with a higher percentage of senior and middle ranks. • Continuation of the unit results in a decrease of senior ranks and an increase in middle and lower ranks, i.e. SMS & MSgts are replaced by TSgts and SSgts, Majors are replaced by Captains and 1st Lts. More younger airmen are sent up. • What this correlates to is a need for more preschool and lower elementary grade capacity. 	No action	This level of detail regarding the F-35 Beddown is not included in this plan. There is information on the anticipated impact of the F-35 Beddown on youth populations and school enrollment in the Eielson Regional Growth Plan.
General	1-Mar	Email	The presentation failed to account for the number of preschool and child care facilities operated by local Churches. These do not need to be State licensed. They are several in the 99705 area. EAFB has a plan to build a new CDC facility according to Duane (EAFB Planning Office) who was at the meeting.	No action	Child care is not discussed in this plan. There is information on the current and anticipated child care demands in the 99705 area in the Eielson Regional Growth Plan.
General	1-Mar	Email	Is reality following your plan projections? For example, have the 27 military and 35 dependants for the F-35s project to arrive in 2017 and 2018 actually arrived? If not, what does this mean as far as the plan timeline is concerned?	No action	See Eielson Regional Growth Plan for more information about projections
General	1-Mar	Email	Has there been a concurrent induced population increase in the Borough in 2017 and 2018 as projected? If not, what are the impacts on the plan?	No action	See Eielson Regional Growth Plan for more information about projections
General	1-Mar	Email	I note that your limitations and exclusions section acknowledges the new marijuana industry but fails to account for the established	No action	See Eielson Regional Growth Plan for more information
General	1-Mar	Email	Property tax increases — Have you started to factor in the property tax increases we can anticipate as the result of the Dunleavy budget proposal? Schools, trash dumps, RSAs, FSAs, and all other government support.	No action	This plan does not respond to undetermined statewide fiscal policy changes; rather it provides broad guidance on future growth and decision making in the project area.
Housing	1-Mar	Email	Housing off base/on base estimates seem out of balance given your earlier survey reflecting great hesitancy of new, warm climate experience individuals to living off base in our climate. <ul style="list-style-type: none"> • It is unlikely, in my experience, that 641 off-base housing units will be required for the accompanied married military given what is likely to be some reluctance for cold weather inexperienced individuals to move off-base when on-base housing is an option, which it is likely to be. • Single individuals are much more likely to rent housing together, i.e., as roommates. Does your figure of 225 housing units include this as in multiple roommates (3-4) to a unit? 	No action	The Department of Defense does not intend to build new housing on EAFB to accommodate the increase in personnel. The housing capacity estimates already assume all on-base units will be filled, therefore many of the incoming F-35 personnel and their families will need to find housing off-base

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Land Use	1-Mar	Email	comment under Zoning: Your reflection of temps as -15 to -25 as very cold is misleading. Those are mild winter temperatures. Hiding reality does no one any favors and just makes the rest of the conclusions and statements suspect as not really reflecting reality.	No action	Unable to identify what this comment is referring to
Land Use	1-Mar	Email	I think you are aware of this, but want to ensure that. The Zoning section reflects significant land in the GU area and only 3,500 acres in the Ag & Farmstead areas. Most of Eielson Farm Road (EFR) is zoned GU but is designated by the State as Ag restricted land. The Agricultural restricted areas on EFR is more than all the Ag land zoning you identify even though it is currently GU land. It can not be subdivided into housing sized parcels nor used for anything that precludes agriculture. Additionally, it is in a high noise environment and includes Mental health lands as well as Wet Lands.	No action	Covered in broader land use actions re: comprehensive code revisions to better reflect the FLUM/area plan; create the right tools for implementation
Transp.	5-Mar	Website form submission	Is the new bridge over the chena being constructed in east badger	No action	Question for FNSB, not for area plan process
General	4-Apr	Email	The salcha badger road plan is a very well put together document. I read through both the executive summary and the entire plan document.	No action	
Land Use	4-Apr	Email	In one of the open houses held at 3 different locations, the comments regarding better internet and cell coverage came up at each location. There is nothing in the plan document that addresses goals or ideas on how to address this. The 2 companies that might string cable have fairly small construction budgets and unless residential density is high enough, laying fiber won't be cost effective. Cell coverage improvement is going to mean more towers. Towers often run into zoning and conditional use permit issues. There is nothing in the plan that addresses what can be done to encourage investment by these companies and to try to streamline the construction approval process. Internet access for homes and businesses is something most people make unreasonable assumptions about in this area. They end up being surprised when they either can't get it or it is so slow, or costly(in the case of cell based service). The low earth orbit satellite based systems now being deployed could end up being the only option for service if terrestrial facilities aren't built especially in new residential and industrial areas.	No action	Internet is already identified as a strategy in the land use chapter (strategy #9)
Land Use	4-Apr	Storymap survey	A survey taken at three locations in the main document shows residents want much better internet and cell coverage. The document doesn't address this in any manner. The 2 companies most likely to be able to lay fiber have relatively small budgets for construction and low housing density areas don't lend themselves to expensive fiber projects. Wireless providers face zoning problems in building cell towers. These companies need to know the permitting process won't be onerous before making plans to improve coverage in these underserved areas.	No action	Internet is already identified as a strategy in the land use chapter (strategy #9)
Transp.	4-Apr	Email	The other issue is bike paths. Easy for people to favor but harder for them to understand design and cost issues. Agencies need to educate the public about the costs of widening shoulders versus building separated paths early in any planning process. The reduced maintenance funds available for year around maintenance needs to be an important part of any discussions about these sorts of projects. If the borough is going to improve road design standards, looking at wider shoulders in areas where there may be ped and bike traffic traversing to more major paths should be a goal. This plan, if adopted, can be a good guide for agencies and zoning bodies on which to base their decisions but the 2 issues should be somehow worked in as goals so they aren't overlooked as development takes place.	No action	The current plan does not explicitly suggest paths vs. shoulders - it broadly encourages routes that enable cyclists to "travel safely and freely" and "prioritize a connected network"
Transp.	4-Apr	Storymap survey	The design, cost and maintenance of bike paths is poorly understood by the public. Agencies need to do a better job educating the public on the issues of widened shoulders versus separated paths. The budgetary limitations of shrinking maintenance funds needs to be an important part of any discussion regarding new projects. Paths are a very desirable addition to a neighborhood and non-motorized transport plan but have to come with well understood limitations.	No action	This was identified as a repeated theme during community input

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Land Use	5-Apr	Email	Our office is reviewing the above referenced plan. I was hoping to get some clarification on a FNSB plan that is referenced on page 21 of the draft plan. It references the FNSB Chena Waterfront Plan. However, I am only able to find a plan called the FNSB Chena Riverfront plan (http://www.co.fairbanks.ak.us/cp/documents/2016-0128_ChenaRiverfrontPlanUpdate_Adopted.pdf) Is this the plan you folks are referring to in your draft plan?	Action	Change to "Riverfront," not "Waterfront" Plan
Land Use	8-Apr	Email	I'd like to comment on the draft plan- I did not see any plans to clean up vagrant/dump housing lots. There are a lot of abandoned empty housing lots in the Badger Road West area. These vagrant/dump lots are bringing down quality of neighborhood life and property value. There are a lot of nice family houses in my neighborhood. However just on my street there are 3 houses/ lots that are abandoned. These dump properties have run down old structures that no one lives on along with junk in the yards. These properties only open an invitation for vagrants and drug/alcohol issues. I'd like to see something done about these lots, or put some kind of pressure on land owners to demolish run down/hazardous structures/properties.	Action	Added abandoned houses to the existing junkyards strategy in the housing section
Land Use	11-Apr	Email	It would appear you didn't look at the permafrost or wetlands over permafrost at all in your hazard maps. That seems like a grievous oversight to me. Especially since I've been hearing stories about builders coming up and buying the crap land to build on. Who is going to make certain all these houses don't go on bad land?	No action	Permafrost issues were captured in the capability model through soil subsidence and solar aspect; wetlands with the "hydric soils" info. This info is in the appendix.
Land Use	15-Apr	Storymap survey	Spend more time concentrating on the safety of our water, less time in the gas. We all have heating sources that work well. We all have worked through a change out program already. We all understand air quality of course, but water is also I critical to survival. This should now become priority number one.	Action	Add a groundwater/water quality strategy
Land Use	16-Apr	Email	I have been on badger rd for 60 years, seen all the changes on the road and the neighborhoods, but i must say its looking like a junk yard from one end to the other, I understand what your trying to do and appreciate it but it does need to be addressed.	No action	Junkyards are addressed in the housing chapter, strategy #6
Land Use	16-Apr	Phone	Subdivisions should not be zoned general use, because they are residential. There should not be a house on one side and a junkyard on the other because it effects our property values. I have not been able to rent my duplex because of a lot of junk in the lot next to mine	No action	Junkyards are addressed in the housing chapter, strategy #6; the Future Land Use Map encourages alternative land use policies besides GU for more concentrated residential portions of the project area
Land Use	16-Apr	Phone	Marijuana facilities should not be allowed in residential areas and subdivision. They should be in areas that allow for businesses, especially in the manufacturing of marijuana because, for one reason, there is an incredible horrible spell.	No action	Commercial marijuana facilities are not currently allowed in areas zoned as residential, but much of the residential developments in the project area are zoned general use
Land Use	16-Apr	Storymap survey	Find a way to protect the existing neighborhoods in the "pink zone" !!	No action	Addressed through "compatibility" language
Land Use	18-Apr	Email	I would like to see Badger (Chena) Slough cleaned up. Over the years, this 15 mile recreational waterway has filled in with silt and invasive weeds. Currently the State of Alaska is in a 4-year plan to eradicate invasive elodea waterweed. Upon completion, the slough will need dredged and re-directed to increase flow.	No action	For FNSB consideration
General	20-Apr	Email	Hello, we received the Draft plan in the mail and reviewed it. The research done is impressive go you all!	No action	
Land Use	20-Apr	Email	I manage the Chena flood control project for the Corps of Engineers. A lot of your land ownership designations are inaccurate around the dam and the 20,000 acre property I manage.	Action	FNSB to correct land ownership layers

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Transp.	20-Apr	Email	As a resident of the Newby Rd area we have watched Dawson Road become a through fare from the Rich to Hurst Road. Currently there is no bike trail on Dawson Road and this is very heavily traveled by pedestrians. As the traffic and speed of said traffic increases the risk of injury does also. We would like to see a bike trail or sidewalk down the entire length of Dawson. This would hook into the Hurst bike trail and then another one on Nelson would connect to Chena Lakes bike trail. Currently Dawson and Nelson do not have but narrow shoulders and are very dangerous to travel at times. As we are going to be seeing more families move in with children that will use these roads I think it is something to consider. Thanks for your time .	No action	This level of detail is not included in the plan, but the intent of this suggestion is addressed as a part of transportation strategy #4 and #8	
Transp.	20-Apr	Email	I also see that you have a multiuse motorized trail forecasted on top of the dam. There are a lot of federal regulations that will never let that happen. I suggest your organization get in touch with me so we can have accurate data. The draft looks good so far but i just wanted to offer some input.	Action	Modify plan text and map to reflect this comment	
Transp.	24-Apr	Email	Hello! I was disappointed that a draft overlay of proposed bike paths were not included in the plan. I live adjacent to Nelson Road. There is a great bike path on Hurst Road, but nothing on Nelson. A bike path on Nelson would provide access to the Tanana Lakes Recreation Area bike path and the Hurst Road/Badger Road bike paths. More bike paths are desperately needed in the Badger East and Badger West areas. It would be great if bike patch access to Eielson AFB was made possible.	No action	This level of detail is not included in the plan, but the intent of this suggestion is addressed as a part of transportation strategy #4 and #8	
Transp.	24-Apr	Email	It would be very nice to have the bike trail which runs beside Badger Road free of people riding snow machines in the winter and for people to stop riding ATVs alongside in the ditch along same bike trail kicking up dust getting it into peoples faces and onto their clothing in the summer. It would also be very nice to keep people from running snow machines across my property along powerline right-of-ways in the winter.	No action	This level of detail is not included in the plan, but the intent of this suggestion is addressed as a part of transportation strategy #4 and #8	
General	29-Apr	Email	Thank you for your work on this extensive and valuable plan.	No action		
Land Use	29-Apr	Email	As an avid trail user in the Badger East Area, I recommend designating the land east of Brock road and North of Repp Road as "open space/recreational." This would allow the borough planning commissions to know that local residents still value this area for its recreation opportunities and trails much higher than for its residential development value. About 7 years ago, a group of us made this clear when we overturned the zoning commissions plans to subdivide this area for residential use. The point of view from locals that live in this area remains the same. We do not want the land developed for housing. We value the land as it exist currently with open space, winter and summer trails, wildlife viewing opportunities, etc.	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans	
General	2-May	Hard copy	Page 4 (bottom): add "City of North Pole" before the 2010 Plan.	Action	Make suggested edit(s)	
General	2-May	Hard copy	Page 9: What are the white areas?	Action	Add annotation to the white areas: "this area is largely undeveloped and not categorized within the boundaries of a subarea "	
General	2-May	Hard copy	Page 38: Whole new section needed re: hazard mitigation and natural systems element: wildfire, air quality, erosion, water (GWP, FHZ). Too little recognition given to natural hazards such as floodplains, surface flow runoff, shallow ground water table, erosion in the face of the population in flux, new housing construction.	No action	There is significantly more detail on hazards and natural systems in the appendix; this background was used to inform the goals, strategies and future land use map	
General	2-May	Hard copy	Page 9: Larger font for map header	No action	The font size is consistent with other headers throughout the plan	
General	2-May	Hard copy	Page 12: Challenge: we like the "small town feel" but have an influx of people coming from Eielson. Oppositional values - cognitive dissonance?	No action	This is already expressed in the land use goals and elsewhere in the plan.	

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General	2-May	Hard copy	Page 3: Add to core components of the plan: "Awareness and recognition of natural hazards where they occur."	No action	While natural hazards are discussed in the plan and appendix, this information is too detailed for the introductory section.
General	2-May	Hard copy	Page 9: change title to "what are the subarea boundaries?," add map title	No action	The name of the plan has been changed from a "Subarea Plan" to an "Area Plan," the smaller geographies are now each referred to subareas so the title is correct as written. The map has a header in lieu of a title.
Housing	2-May	Hard copy	Page 32: Add to key issues, the challenges to maintain "small-town feel" in light of new housing and densities. These are in conflict; can the plan better delineate how these two conflicting values can work together?	No action	This is already expressed in the land use goals and elsewhere in the plan.
Land Use	2-May	Hard copy	Strategy 11 action f, recommendation to revise OSB and WS overlay zones	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Page 15: Goal C, clarify "residential areas" - are these areas that are residential by use, or by zoning?	No action	
Land Use	2-May	Hard copy	Page 18: Under "large blocks of public lands" add Tanana River flood plain and associated levee system	Action	Add this detail to the "Application Area" column of the land use category table
Land Use	2-May	Hard copy	Page 15: Change "to respond" to "in response" in the 1st sentence of intro paragraph and remove the word "support"	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Page 15: Goal F, add "gas" to the list and the statement "where appropriate" at the end of the goal.	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Page 13: Add to key issues: "In the face of growth, smart and active planning is essential	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 13 action e, question "CCHRC? UAF?"	Action	Add a footnote to see information in the Housing chapter about the Community Housing Task Force
Land Use	2-May	Hard copy	Strategy 3 action d. "FNSB also"	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 10 add action linking to Hazard Mitigation planning and linkages	Action	Add hazard mitigation planning to the actions under this strategy (continue to update and implement)
Land Use	2-May	Hard copy	Strategy 11: replace the word "priority" with "anadromous"	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 11 action a: replace "and other species" with habitat	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 11 action b, recommend adding "by encouraging green infrastructure practices in control of urban runoff"	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 11 action d, comments include "mitigation banking," add "high value" in front of the word wetlands, a comment that "headwaters" is confusing and not a wetland function, and, and add stormwater retention as a wetland function	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 13 action d, add "where appropriate"	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 17, recommended additional actions: G. Capitalize on the winter cities concept to promote and encourage winter tourism where appropriate.	Action	Make suggested edit(s)
Land Use	2-May	Hard copy	Strategy 17, recommended additional actions: f. Clean up existing junkyards by effective legal zoning enforcement.	Action	Currently an action under housing; cross reference to land use
Land Use	2-May	Hard copy	Page 15: Goal H, add "recognize and identify existing floodplain and groundwater hazards."	Action	Add to goal H
Land Use	2-May	Hard copy	Strategy 8 comment: "pricing schemes based on conventional means such as street frontage vs. lot area served."	Action	Add to Strategy 8b: "financing strategies, including best practice pricing models."
Land Use	2-May	Hard copy	Strategy 10. recommend modifying to read "natural hazard resource maps"	Action	Use the official FNSB name for these maps
Land Use	2-May	Hard copy	Strategy 10 action a, question: "is the FNSB natural environment/habitat model the same as the suitability model?"	Action	Update language to address concern/make the plan more clear

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Land Use	2-May	Hard copy	Strategy 3 action a: "please provide examples" (a = Improve the FNSB's conditional use procedures and associated decision criteria.)	Action	Develop examples to include in the appendices
Land Use	2-May	Hard copy	Strategy 3 action b. "cluster already on the books"	No action	Leave as is; Borough does not have sufficient PUD code
Land Use	2-May	Hard copy	Strategy 11 narrative: replace "and make an important contribution to what attracts residents and visitors to the area" with "and are a key measure of local quality of life."	No action	
Land Use	2-May	Hard copy	Strategy 14 action a, comment: "Salcha River!"	No action	
Land Use	2-May	Hard copy	Page 18: River Corridor: why will "actual regulations vary by location"? Also, this should be consistent with salmon streams	No action	This plan does not establish specific setbacks, but recommends that voluntary setbacks be implemented based on type of habitat/level of environmental sensitivity and current/proposed land uses. If more formal development setbacks are established through changes to the zoning code, that would happen through a separate process with public input
Land Use	2-May	Hard copy	Page 38: How is FNSB best positioned to not create "problems" in light of minimal code enforcement, out of date hazard identification and lack of public awareness?	No action	See land use chapter, strategies 3 and 7
Land Use	2-May	Hard copy	Page 15: Goal B, "provide for freedom," reader added question marks	No action	
Land Use	2-May	Hard copy	Page 15: Goal I, replace "responsible" with "sustainable"	No action	Keep as-is; not all the resources listed here are technically "sustainable" (e.g., mining)
Land Use	2-May	Hard copy	Page 13: Proposing higher densities may negate the area's "small-town feel" values	No action	Addressed in the actions under Land Use strategy #2
Land Use	2-May	Hard copy	Page 14: Add to the key issues: Natural hazards such as active flood plains, high groundwater levels and high value wetlands limit areas for new residential development	No action	Already captured in the discussion of "Development constraints" in the key issues section
Land Use	2-May	Hard copy	Page 17: Industrial adjacent to urban to the west of North Pole - is this a conflict?	No action	Industrial west of North Pole is not a conflict, if Borough code establishes and enforces appropriate standards, e.g. on lot sizes, buffers, hours of operation
Land Use	2-May	Hard copy	Strategy 12 action a, clarification is this a zoning setback?	No action	Addressed in Strategy 12 action f
Land Use	2-May	Hard copy	Strategy 7: recommend deletion. "Don't need this! It will happen by itself."	No action	
Land Use	2-May	Hard copy	Strategy 13, recommend replacing "efficient" with "sustainable"	No action	In this case, efficient is a more accurate term to capture the intent
Land Use	2-May	Hard copy	Strategy 16 action c, comment: "HEMP!!!"	No action	Too specific for area plan
Land Use	2-May	Hard copy	Page 17: Strip commercial vs. nodes as current plan prescribes.	No action	Per input from residents and the Working Group, the planning team removed the "node" concept and instead used a "commercial strip" approach
Land Use	6-May	Storymap survey	All the waterways in the area, especially Chena (Badger) Slough need to be preserved for public, recreational uses. Thank you.	No action	
Land Use	9-May	Email	In regards to land development, I see the FNSB just release a plan to auction off borough land. While I understand this plan in non-binding, I would think we would ask the borough that any land sales be coordinated with this Badger Salcha plan.	No action	For FNSB consideration

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Land Use	14-May	Hard copy	Please withhold decision on the proposed land use designation of the land east of Brock Road and north of Repp Road. A serious public discussion needs to be held to consider changing it from Rural Residential to Open Space or Public Multi-Use. This area is popular with a variety of trail users, especially motorized users who have lost access to other areas over the years, such as the Tanana Lakes Rec Area and Skyline Ridge Park	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans
General	15-May	Letter	We commend the FNSB for the forward thinking that has gone into developing this plan and appreciate the opportunity to provide input. We appreciate the Plan clearly identifying the importance of salmon in the planning area, and incorporating ways to protect natural resources in the community through measures such as riparian area setbacks, wetland preservation, and protection of headwaters.	No action	
General	15-May	Letter	We appreciate this opportunity to comment on the Salcha-Badger Road Area Plan. These efforts are valuable for successful community planning and environmental preservation, and we encourage opportunities to work collaboratively with the Borough to protect those natural resources that are both important to the communities in the planning area as well as entrusted by the Service. The Service can offer guidance on environmental conservation including setbacks, protecting migratory birds, wetland restoration or enhancement, habitat friendly-material site restoration, bird-friendly powerline development, invasive species control, keeping plastics out of the waterways during construction, fish friendly culverts, etc. We look forward to working with the FNSB on these issues.	No action	
General	15-May	Letter	Thank you for all of your work to solicit broad community engagement. I look forward to seeing the final plan and commit to working on implementing recommendations to the best of my ability and within my authority.	No action	
Housing	15-May	Letter	Consider including the following strategy: 7. Encourage environmentally friendly subdivisions, such as cluster developments, which promote well-planned subdivisions concentrating dwelling units on the most buildable portion of the site, while preserving natural drainage systems, vegetation, open space and other significant natural features for the mutual benefit and enjoyment of the subdivision residents.	No action	Addressed in land use chapter
Housing	15-May	Letter	Preserve low-density residential characteristics: We appreciate this goal, especially adjacent to natural features such as open space, sloughs, streams, and rivers. This goal, along with the Land Use and Infrastructure Goals G and H help to provide access to open space and protect the natural environment, and can have a substantial influence on maintaining the environment for our fish and wildlife resources.	No action	
Housing	15-May	Letter	4a – The Air Quality Stakeholders group is disbanded. Additionally, while the FNSB helped coordinate funding and technical assistance, it was not the FNSB's group; it was a community group. The group was formed specifically to provide community-based solutions to DEC for the development of the Serious State Implementation Plan (SIP). Upon the final report being approved, the group disbanded. Alternatively, this recommendation should be done through FEDC's Housing Task Force, with partners such as CCHRC, AHFC, etc.	Action	Modify description to reflect these comments
Land Use	15-May	Letter	Land Use designations (table on page 18): Open Space/Natural Area and Public Multiple-Use categories (last entries of the table on page 19): The descriptions for these designations are somewhat confusing. One clarifies state and federal land while the other simply states public land. Is public land state, federal, or both? Consider revising and explaining the difference between these two uses.	Action	Revised descriptions
Land Use	15-May	Action	Land Use designations (table on page 18): We recommend providing a table caption and referencing the table in the narrative.	Action	Reference table in the introduction under strategy #1 and add header

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Land Use	15-May	Letter	<p>Land Use designations (table on page 18): Open Space/Natural Area and Public Multiple-Use categories (last entries of the table on page 19):</p> <p><input type="checkbox"/> Provide examples of “important habitat” for the Open Space/Natural Areas. The Service considers open-water ponds/lakes, seasonally flooded wetlands), and riparian corridors as some examples of important habitat for migratory birds.</p> <p><input type="checkbox"/> Consider adding “habitat value” as a function under the “Public Multiuse” category.</p> <p>o River Corridor land use category: It would be helpful to move “(At this scale, this category is not visible on the map)” to the category column, rather than the application area column.</p>	Action	Make suggested improvements
Land Use	15-May	Letter	<p>(in reference to strategy 10): The Service fully supports updating the existing FNSB natural environment/habitat model. We recommend:</p> <p><input type="checkbox"/> Mapping wetland headwaters and natural percolation areas in alignment with Strategy 11d (Protect wetlands that serve as headwaters), and</p> <p><input type="checkbox"/> Identifying and mapping tributaries to the Chena and Salcha rivers that have juvenile salmon and/or suitable rearing habitat (Matter et al. 2018) and to be in alignment with our recommendations provided for Strategy 11 (below)</p>	Action	Add to implementation suggestions in the appendix
Land Use	15-May	Letter	<p>(in response to strategy 16): Consider adding the Fairbanks and the Salcha- Delta Soil and Water Conservation Districts to the list of resource agencies for element 16(b).</p>	Action	Make suggested edit(s)

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Land Use	15-May	Letter	<p>(in response to strategy 11): We appreciate recognizing the importance of the Chena and Salcha rivers. In addition, please consider: Providing examples of priority species to which the Plan is referring. The Service considers anadromous fish (Chinook salmon in particular) a priority fish species (USFWS 2016), as well as a number of migratory bird species on the Birds of Conservation Concern list (USFWS 2008) such as Lesser Yellowlegs, Rusty Blackbird, Olive-sided Flycatcher, and Solitary Sandpiper.</p> <p><input type="checkbox"/> Including the Tanana River, which hosts over 20% of the Yukon River Chinook salmon run. As part of the Tanana River drainage, the Salcha and Chena rivers, for their size, host the largest and second largest Chinook salmon runs in the entire Yukon watershed (Brown et al. 2017).</p> <p><input type="checkbox"/> Recognizing most of the waterways leading to the main rivers in the plan area as also important for providing salmon habitat. There are likely more tributaries to these rivers with juvenile salmon and/or habitat suitable for rearing juvenile salmon (Matter et al. 2018) that have not yet been documented in the Alaska Department of Fish and Game's Anadromous Waters Catalog. We recommend offering equal protections for these waterways as well.</p> <p>11(b). Pollutants: Consider listing some example pollutants. For example "Minimize pollutants that can wash into rivers and streams, such as septic effluent, trash/debris, sediment from erosion, petroleum products, soaps, and cleaners."</p> <p>11(c). Culverts. Culverts should be designed for floodplain connectivity (U.S. Forest Service 2008, Figure 2.5, page 2-6) and for the free and efficient passage of all aquatic organisms.</p> <p>11(d). Headwater wetlands: Wetlands located in the headwaters of the watershed have the greatest opportunity to alter water quality throughout the basin Brinson 1993, U.S. EPA 2015). We appreciate plans to protect headwater wetlands and recommend avoiding and preserving, higher-value wetlands, such as seasonally and semi-permanently flooded emergent wetlands, and natural ponds and lakes. These wetland types are often associated with a diversity of habitats attractive to nesting migratory birds, and they are very difficult to replace through any restoration effort. All wetlands typically reduce flood peaks, recharge groundwater aquifers, filter pollutants, provide habitat for wildlife, and support unique plant communities that contribute to the conservation of biological diversity (National Research Council 1995, U.S. EPA 2015).</p> <p>11(e). Public access points along the Chena River: We agree providing public access to the river is important for the community, and they can also be a good way to manage impacts, such as erosion, along a river's corridor. Additionally, access points are good locations for educational outreach opportunities through the use of kiosks.</p> <p>11(f). FNSB zoning code overlays: Consider moving (and re-lettering) 11(f) to after any additional elements added for Strategy 11,</p>	No action	Too specific for area plan
Land Use	15-May	Letter	Goals G and H: We appreciate the protection of the natural environment as a land use and infrastructure goal as it is a priority for the community and for the Service.	No action	
Land Use	15-May	Letter	Recommend designating the undeveloped FNSB land in the Badger West subarea (i.e., PAN 368296) as Open Space/Natural Areas for the reasons discussed below in 11(d).	No action	
Land Use	15-May	Letter	6 – This recommendation should be more granular. For example, "Use zoning code to maximize densities with utilities."	Action	Deleted this strategy altogether, since it was redundant with land use strategies 2 and 3
Land Use	15-May	Letter	6a – What options should be considered? Policy options? Incentives? Additional allowable uses in certain zones? This recommendation should provide more direction to meet the community intent.	Action	Deleted this strategy altogether, since it was redundant with land use strategies 2 and 3
Land Use	15-May	Letter	6b – What is the quality and desirability of the neighborhoods? Some of this has been captured through mission, vision, and values section of the plan. Is that what's meant. The recommended actions should embrace and tie back to those.	Action	Deleted this strategy altogether, since it was redundant with land use strategies 2 and 3
Land Use	15-May	Letter	2e – As written, the language seems to conflict and doesn't make sense. Consider rewording.	Action	Reword for clarity
Land Use	15-May	Letter	3b – A definition of what a Planned Unit Development should be included.	Action	Make suggested edit(s)
Land Use	15-May	Letter	9b – FNSB doesn't have the authority to regulate the market rate leases on land for towers.	Action	Remove market rate lease reference

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Land Use	15-May	Letter	13b – Amend to read “...identify measures that support proper installation and appropriate use of septic systems...”	Action	Make suggested edit(s)	
Land Use	15-May	Letter	14a & 14b – These seem out of place. This section is regarding air quality issues; however, these recommendations are regarding public water/sewer and zoning standards. These should be moved to other sections.	Action	Remove actions and instead cross-reference relevant strategies/actions elsewhere that aim to increase density	
Land Use	15-May	Letter	14 – Add an additional recommendation: “Encourage the Borough to continue pursuing funding opportunities to support the wood stove change out program.”	Action	Make suggested edit(s)	
Land Use	15-May	Letter	16 – Add an additional recommendation: “Develop areas that are close to town that have the right type of wood for a pellet mill.”	Action	Make suggested edit(s)	
Land Use	15-May	Letter	17 – These subsections need to be re-lettered. They are listed as “c,” “d,” and “e,” when they should be “a,” “b,” and “c.”	Action	Make suggested edit(s)	
Land Use	15-May	Letter	18a – Update the reference to the “Fairbanks Convention and Visitors Bureau” to “Explore Fairbanks.”	Action	Make suggested edit(s)	
Land Use	15-May	Letter	4d – This recommendation is vague. What does “simplify the zoning code” mean? Reduce the number of zones? Recommendations in this plan add more zones, which would make this contradictory. If the recommendation is to make the zoning code easier to use or more functional, the recommendation should state that with more specific guidance on what is meant. As-is, this is not an actionable recommendation.	Action	Replace with “Improve and simplify ongoing application of the zoning code, for example, by expanding “by right” uses where these activities have minimal off-site impacts, and by setting clearer standards, such as minimal lot sizes and buffering requirements, where needed to better address priority issues like screening or removal of junk and debris.”	
Land Use	15-May	Letter	8a – What utilities – power, water, wastewater, natural gas, phone, internet? That’s an important detail to note as the FNSB doesn’t have utility powers and the City offers limited utilities but only within the City limits. There are other entities within the Borough that provide these various services, but the recommendation needs to be more clear in order for this recommendation to be actionable.	No action		
Land Use	15-May	Letter	3a – I strongly support the recommendation to improve the FNSB’s conditional use procedures and associated decision criteria. I have met with Community Planning and we are already working on this item.	No action		
Land Use	15-May	Letter	3c – FNSB has existing code and policies that deal with junk cars and other debris that should be referred to. What is this actually recommending? Should those policies be stricter? Is this a general comment or should be for specific zones? A definition of “other debris” should be provided to be clearer.	No action	There are additional details regarding implementation in the appendix	
Transp.	15-May	Letter	This section contains a picture of a bridge with riverbank and vegetation in the foreground (page 25). The vegetation captured in this photo is white sweetclover (<i>Melilotus alba</i>), which is a highly invasive plant species in Alaska (https://accs.uaa.alaska.edu/invasive-species/non-native-plant-species-list/) that can have serious impacts on plant communities and wildlife. Suggest replacing this photo.	Action	Replace photo	
Transp.	15-May	Letter	Consider including the following strategy: 2(e). Encourage subdivision road alignments that integrate natural landscape features such as ponds, sloughs, and seasonally flooded wetlands, rather than roads laid-out in a traditional cardinal-direction grid (e.g., north, east, south, and west). Integrating these natural features into the subdivision road plan, will likely require less wetland fill and help to conserve the higher-value wetlands important to wildlife and for floodwater management, as well as helping to maintain the natural character of the landscape many people enjoy.	Action	Add additional action	
Transp.	15-May	Letter	3d – Update reference to “FMATS” to “FAST Planning.”	Action	Make suggested edit(s)	

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Transp.	15-May	Letter	5 – Refer to the Transit Plan, which calls for a transit center to be constructed in North Pole. Trails	No action	There is no FNSB Transit plan; the North Pole transit center concept is also not mentioned in the FNSB Coordinated Transportation Plan or the Short and Long Range Transit Plan
Transp.	15-May	Letter	9, 10, 11 – These could be included as objectives for “8. Update the 2006 Comprehensive Recreational Trails Plan.”	No action	
Land Use	16-May	Email	Please accept and submit my comments on the Draft Salcha- Badger plan In the Future Land Use Plan Map (p. 17 of draft plan document), please change the Proposed Land Use Designation of the land east of Brock Road and north of Repp Road (sections 16, 21, 28,27, 26) from Rural Residential to Open Space or Public Multi-Use. Thanks	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans
Land Use	16-May	Email	I am concerned with the additional homes being added to Valley Water. The system simply cannot support more homes as it is today. My home is at the top of the hill and there are many, many days throughout the summer months that we are unable to shower, wash dishes or use the washing machine all due to low pressure. There have been days where we were unable to flush the toilet. Our lawn watering does not exist anymore. Please do not allow more homes to hook up to Valley Water. The system simply is worn out and the pipes break all along the route, putting the home owner responsible for their old, worn out system.	Action	Qualify language in strategy 8 action d to assess before expanding to address potential capacity limitations
General	17-May	Email	Thank you for the work you have done over the last months to develop this much-needed plan. In general, I found the Draft Plan to be a comprehensive and engaging document which I think will wisely guide future development in the area. I particularly appreciate the emphasis you have placed on maintaining access to trails and open areas.	No action	
Land Use	17-May	Email	There is an area in Badger East that is used for recreation by a lot of people and you have it designated Rural Residential on page 17 of the draft plan. Specifically I'm referring to the land east of Brock Road and north of Repp Road, sections 16,21,26,27, and 28. Because this is currently public-use borough land, it is used for hiking, snowshoeing, camping, dog mushing, four wheeling, and other outdoor activities by many local residents, as well as military personnel. Please change it's designation on your plan to Open Space or Public Multi-Use.	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans
Land Use	17-May	Email	I am deeply concerned with the recommended change of the Peede and Repp Road area to Residential. This area is used by thousands of people for recreation 365 days a year. I personally, among many others, bought our homes West of Brock Road based on the access to open recreation land in this area. Adding housing in this area will destroy our access to recreation. This development will also lower our property values. Also, an addition of additional houses will increase the already dangerous level of 2.5 PPM pollution in this area. I propose that this area stay as public access for open recreation.	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans

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Land Use	17-May	Email	<p>I take issue only with the Future Land Use classification for the currently undeveloped, non-State land east of Brock Road and North of Repp Road (sections 16, 21, 28, 27, 26, 25 in 1S/2E/Fairbanks). In your Future Land Use Plan Map (p. 17) and in the GIS system you have currently classified this area as Rural/Suburban Residential. I strongly request that this be classified as Open Space/Natural Area in the final version of the plan, thus guiding the Borough away from developing this land. Here are the reasons for my request:</p> <ol style="list-style-type: none"> 1. The whole area has been used for decades for recreation (snow-machining, mushing, 4-wheeling, horse-riding, walking, cycling, skiing), and harvesting (hunting, trapping, berry-picking). This natural area is very accessible to the Badger Road neighborhood and for many residents can be reached on foot, bike or with a dog team. I estimate that at least 200 people use this block of land in some way every week, year round, meaning that there may be over 10,000 uses every year. This estimate has been corroborated during recent conversations with other users and neighbors. This heavy use of outdoor space fits with the survey you have done that reports North Pole residents' top reason for liking the area to be the Trails (p 12). A number of dog sled and snow machine tourism businesses also now depend on this area. 2. This whole block of land is outside the Federal Air Quality Non-attainment area. Any residential development in it would worsen the serious air quality problem we have while being outside of Borough, State or Federal air quality action and control. Therefore the Borough would be undermining its own concerns and actions to recommend residential development in this area. 3. The area bounded by Brock, Repp and the Chena River (approximately 10 sq. miles) is primarily low-lying swamps and sloughs with limited well-drained soils, much of it classified as wetland (see Tanana Valley Watershed Assoc. WRAP map). Most of the land is unsuitable for residential development (cf. the 2017 DNR Tundra Rose study). At the same time this land acts as a buffer for the Chena river, absorbing floodwaters into its many sloughs and wetlands. Residential development in this area will inevitably reduce this buffering capacity and therefore increase the likelihood of flooding downstream in Fairbanks. <p>On the other hand, this area has great potential as a formal or semi-formal Park which would guarantee continuing Open Space benefits enjoyed by so many. Indeed, much of the area was already a park: in 1976 the Borough and BLM created the 2,600 acre Heritage Park for use by the school district, for environmental and outdoors education. Heritage Park was used for many years by North Pole and Fairbanks schools. The area could also be the site of trails that connect Badger Road neighborhoods to the Chena Lakes area.</p> <p>As you know, some large parcels of Borough land in this area have just been listed for possible sale in fall 2019. Residents are currently organizing to urge the Borough not to actually sell this land (please see http://peedetrails4all.org/). If the Salcha-Badger Plan</p>	Action	future land use map remains the same but added land use strategy #6 to encourage site-specific planning for large undeveloped plans
Land Use	20-May	Storymap survey	Page 20-21 Infrastructure 8d. I am concerned about expanding water service any further under Valley Water Utility. Valley Water has not been maintained and residents already on the utility are suffering degradation in water supplies, limited water pressure, and unhealthy water. 2-3 times a year the water becomes extremely murky/muddy. This utility should be purchased/updated by GHU or the City of North Pole before any further homes/residences are added to the utility.	Action	Qualify language in strategy 8 action d to assess before expanding to address potential capacity limitations
Land Use	20-May	Storymap survey	There are several gravel pits/rock mining industries along Badger Road. Unsure of quality checks required on ponds/ground water impacts from these operations. Any oversight?	No action	For FNSB to respond outside of plan process?
Housing	23-May	Hard copy	The draft looks good with the F-35s coming...means more housing is for them. My question, what will it do to the ones like me who own a place in North Pole will the taxes go up or do they have the (funds?). I would also like to be updated on all you are doing for them, it's a good thing they are coming here.	No action	
Land Use	28-May	Storymap survey	Density of housing and population may affect air quality. Air quality is top priority in several aspects. This may not be compromised by adding more pollution to the areas.	No action	The plan includes recommendations that consider air quality

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Land Use	28-May	Storymap survey	Accessible services (commercial) could be an improvement. Quality of life improvements and not detriments should be the goal. The climate and location (valley) do not allow much industrial development, because it would increase pollution of air, land and water.	No action	
General		Internal	The table on Page 12 is in different fonts (light green is in Gills Sans, red is in Garamond). Make consistent	Action	Make suggested edits
General		Internal	Land Use strategy #12, page 21, has a big paragraph of background that needs to be moved into the LU appendix.	Action	Make suggested edits
General		Internal	Update FLUM and land use categories on the maps, keys and in-plan references: oRename Urban Adjacent to Urban Adjacent Residential oRename Mixed Industrial/Commercial to Mixed Commercial/Industrial oFix the colors on the land use map: specifically the public multi-use and the mixed comm/industrial oState recreation area @ Salcha River should be changed to open space oMake FLUM in the full draft tabloid size for the final	Action	Make suggested edits