



MATANUSKA-SUSITNA BOROUGH

Office of the Borough Manager

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-8689 • Fax (907) 861-8669

Mike.Brown@matsugov.us

MEMORANDUM

DATE: March 31, 2021
TO: Mayor and Assembly
FROM: Michael Brown, Borough Manager
RE: Manager's Weekly Post

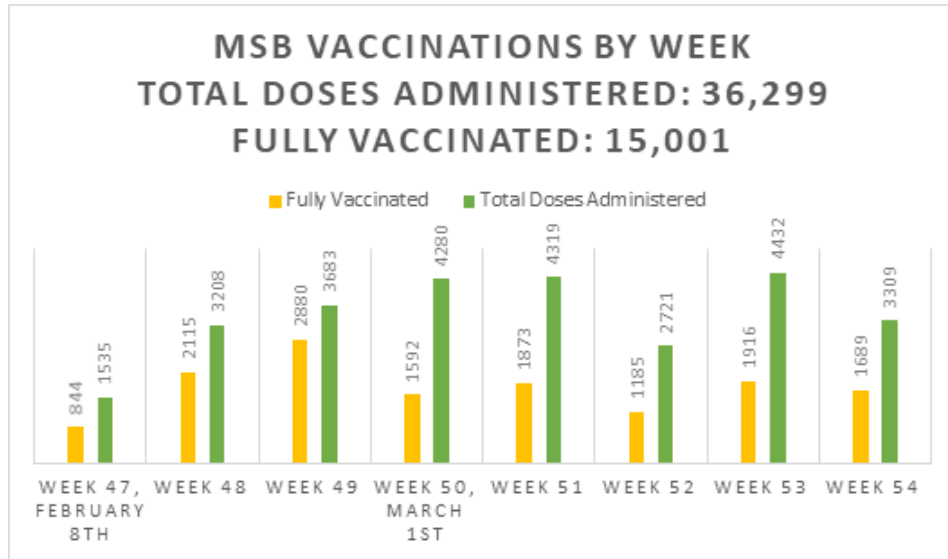
Strategic Plan: Attached is the Borough's updated Strategic Plan. This document is a product of the Assembly Special Meeting held on February 20, 2021.

Follow-up to Joint Assembly/School Board Meeting Fund Balance Discussion: The District stated in a slide that the Borough's Fiscal Year (FY) 2020 fund balance was 42% of total general fund expenditures compared to the District's at 10%. Borough code establishes a fund balance stabilization policy. The policy states that the stabilization reserve established in the budget will be the lesser of 22.25% of all operating expenditures approved in the budget or \$25,000,000. The Borough FY 2021 budget has the reserve at \$25,000,000 as this is less than \$29,488,693 (22.25% of expenditures).

When removing the stabilization funding, the Borough's unassigned fund balance as a percentage of general fund operating expenditures is 15.8%. The Borough's unassigned fund balance will be addressed in more detail in the FY 2022 proposed budget.

Alaska Scholastic Clay Target Program (ASCTP) Property Analysis: The Assembly recently directed Borough Administration to prepare land options for consideration for a youth shooting facility. Borough staff coordinated with the ASCTP State Advisor, Neil Moss, and prepared the analysis in the attached for consideration. Borough staff will bring a resolution forward to the Assembly at the April 20, 2021 Regular Meeting for consideration. If the Assembly approves the recommended property, Site A in the attached, Borough staff will begin the process for a less than fair market value sale to ASCTP.

Vaccination Weekly Update: 36,229 total doses have been administered in the Borough, with 15,001 persons fully vaccinated.



Public Affairs Media Flyover:

Economy

- Senate committee axes West Susitna Access project
https://www.frontiersman.com/news/senate-committee-axes-west-susitna-access-project-in-state-bond-bill-but-houston-middle-school/article_28b3dbd4-8d2b-11eb-867b-0320fa1d6221.html
- Alaska marked a year of deflation in 2020
<https://www.ktoo.org/2021/03/26/alaska-marked-a-year-of-deflation-in-2020-for-the-first-time-ever/>

State

- Contentious issues emerge with legislative session half done
https://www.frontiersman.com/news/with-legislative-session-half-done-contentious-issues-now-emerge/article_532fa454-8df0-11eb-bbb8-7bf9b741407e.html

COVID-19

- Alaska vaccine coordinators working to go where the people are
<https://www.adn.com/alaska-news/2021/03/26/from-airports-to-high-schools-alaskas-vaccine-effort-is-working-to-go-where-the-people-are/>
- Radio: Medical professionals answer Alaskan’s questions about Vaccine
<https://www.alaskapublic.org/2021/03/26/medical-professionals-answer-alaskans-questions-about-the-covid-19-vaccine/>
- 60 Legislators asked if they’re getting vaccinated: Here’s what they said:
<https://www.alaskapublic.org/2021/03/29/we-asked-all-60-alaska-legislators-if-theyre-taking-the-covid-19-vaccine-heres-what-they-said/>

Schools

- Assembly/School Board discusses funding gap on Houston Middle School
https://www.frontiersman.com/news/assembly-school-board-continue-discussion-of-funding-gap-for-houston-middle-school/article_b67c719a-8d46-11eb-953a-3f30d620d3ec.html

Providing Outstanding Borough Services to the Matanuska-Susitna Community

Assembly Business

- Road safety improvements headed for Valley schools
https://www.frontiersman.com/news/road-safety-improvements-headed-for-valley-schools/article_2f2a6484-8e10-11eb-8ffe-d3ee0c7cf007.html#discuss-350-million-west-susitna-access-project-with-assembly/article_58ab3738-87c7-11eb-ba3a-4b26959f04c4.html

Fisheries

- Lawmakers consider relaxing conflict rules for boards of fish, game
<https://www.knba.org/post/lawmakers-consider-relaxing-conflict-rules-boards-fish-game>

Natural Resource Development

- Barrick CEO talks up Donlin Creek Gold Project
<https://resourceworld.com/barrick-ceo-talks-up-donlin-creek-gold-project-alaska/>

Radio

- Tom Anderson show interview with Borough's Mayor and Manager (3-29 at 4:15)
<https://tomandersonshow.com/>

ATTACHMENTS

Matanuska-Susitna Borough Strategic Plan

FY 2022 - 2027

March 31, 2021



INTRODUCTION

The FY 2022 - 2027 Strategic Plan is the result of a Special Meeting of the Matanuska-Susitna Borough Assembly held on February 20, 2021. The purpose of the plan is to more closely align the Borough's operations with the Assembly's priorities by providing focused direction to Borough staff and establishing major objectives with measurable outcomes.

The plan contains three focus areas:

1. Economic growth and diversification;
2. Delivering high quality services; and
3. Managing growth.

The intent of the planning effort is to meet annually and revisit objectives associated with each focus area. The items listed in each area are considered objectives over the next five years and allow Borough administration to develop annual objectives in support of each strategic objective and align resources to support attaining these goals.

Near the beginning of each calendar year, Borough administration will work to develop and publish an annual performance report. The report will focus on the implementation status of the strategic plan.



VISION

The greatest community in Alaska to live, work and play



MISSION

To efficiently and effectively deliver responsive services to the public and to cultivate opportunities for commercial enterprise to prosper



VALUES

Accountability; Customer Focus; Dedication; Integrity; Responsiveness; Teamwork

FRAMEWORK

The following framework was developed to represent the three focus areas on the left, key objectives in the center gray-shaded area, and strategic outcomes in the black-shaded block. This graphic is informed by the strengths, weaknesses, opportunities, and threats (SWOT) analysis depicted in Figure 2.

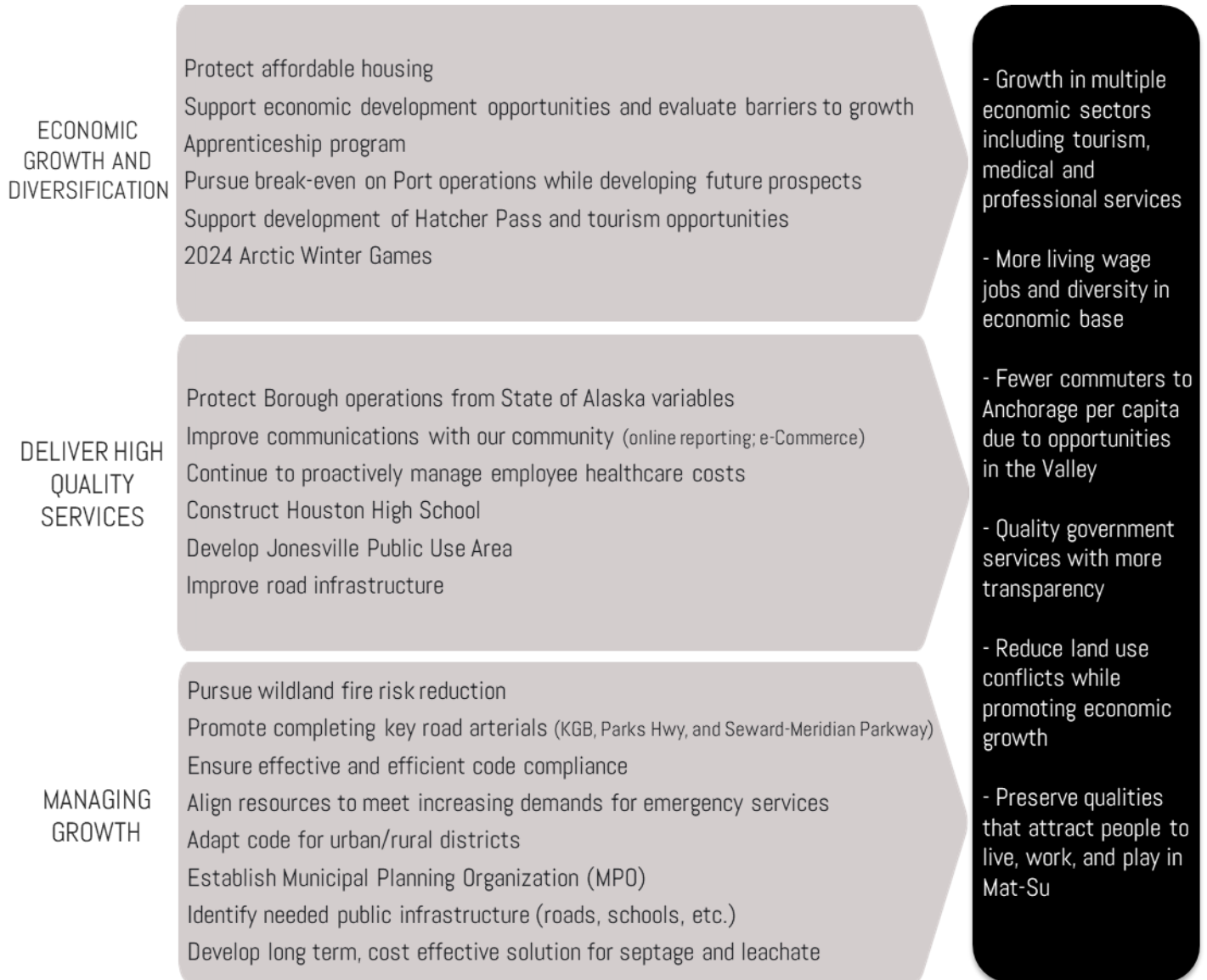


Figure 1. Strategic Plan Framework

FRAMEWORK



Figure 2. SWOT Analysis

ECONOMIC GROWTH AND DIVERSIFICATION

1. Protect affordable housing.
 - a. Continue to keep the barrier to entry low for new homeowners and renters by continuing to improve Borough processes and code associated with multi-family and subdivision developments (Planning Department).
 - b. Develop a self-administered Local Improvement District (LID) program that allows homeowners to make capital improvements within a given service area (Finance Department).
2. Support economic development opportunities and evaluate barriers to growth.
 - a. Develop a working group that meets periodically to discuss various economic development matters (Administration).
 - b. Continue to improve and maintain public infrastructure (roads, public safety, schools, etc.) (Administration).
 - c. Consider incentives for businesses desiring to move to the Borough (Administration).
 - d. Support completion of the Port MacKenzie Rail Extension project (Public Works).
3. Apprenticeship Program. Work with partners in education and industry to enhance apprenticeship opportunities and improve skilled labor workforce (Administration).
4. Pursue break-even on Port operations while developing future prospects.
 - a. Pursue increased cargo opportunities in the near-term (Port).
 - b. Contract for professional services to support marketing and business development (Port).
5. Support development of Hatcher Pass and tourism opportunities.
 - a. Pursue upgrading Hatcher Pass Road to allow bus travel from Palmer to Willow through Hatcher Pass (Public Works).
 - b. Support development of the Skeetawk ski area (Community Development).
 - c. Maintain and develop tourism-related infrastructure such as boat ramps, parks, trails, pools, and ice rinks (Community Development).
6. 2024 Arctic Winter Games. Establish partnerships, complete event planning, and host a successful competition (Multiple Departments).

STRATEGIC RESULTS

- Growth in multiple economic sectors including tourism, medical, and professional services
- More living wage jobs and diversity in economic base
- Fewer commuters to Anchorage per capita due to opportunities in the Valley

DELIVER HIGH QUALITY SERVICES

1. Protect Borough operations from State of Alaska variables (reduce dependence on State funding).
 - a. Evaluate strategies to address infrastructure development (Finance Department).
 - b. Develop sustainable approach to funding existing bond debt service obligations (Finance Department).
2. Improve communications with our community (finances, online reporting; e-Commerce).
 - a. Evaluate improvements to the Borough website (Information Technology).
 - b. Refine e-Commerce offerings and optimize for consumer use (Information Technology).
 - c. Improve financial reporting including: automating reporting; developing formatted reports for public use; and continuing to achieve Government Finance Officers Association (GFOA) reporting excellence awards (Finance Department).
 - d. Develop and publish an annual performance report (Administration).
 - e. Continue to publish annual Citizen's Financial Report (Popular Annual Financial Reporting – PAFR) (Finance Department).
 - f. Launch Problem Reporter application for the public to report various issues (e.g. junk/trash, potholes, etc.) (Multiple Departments).
3. Continue to proactively manage the cost of labor and employee healthcare costs and leverage cost containment strategies (Human Resources).
4. Construct Houston High School (Public Works).
5. Develop, construct, and manage Jonesville Public Use Area (Community Development).
6. Improve road infrastructure.
 - a. Review maintenance contracts looking for opportunities to reduce the per mile cost of road maintenance while maintaining service levels (Public Works).
 - b. Investigate opportunities to advance road construction and road connectivity by partnering with developers and offering incentives (e.g. incentivize construction of collector roads as a part of new subdivisions) (Multiple Departments).

STRATEGIC RESULT

- Quality government services with more transparency (described in an annual performance report)

MANAGING GROWTH

1. Pursue wildland fire risk reduction within the Borough.
 - a. Conduct seasonal public education campaigns to raise awareness (Department of Emergency Services and Public Affairs).
 - b. Advance completion of Community Wildfire Protection Plans (CWPPs) for all high risk areas (Department of Emergency Services).
 - c. Mitigate Borough high risk areas and coordinate fuel reduction measures with State of Alaska (Community Development Department).
 - d. Streamline commercial permits for beetle-kill harvesting (Community Development Department).
 - e. Pursue funding opportunities to assist landowners with wildland fire risk reduction (Department of Emergency Services and Community Development Department).
2. Promote completing key road arterials (KGB, Parks Highway widening, and Seward-Meridian Parkway) (Administration).
3. Ensure timely, effective, and efficient permitting and enforcement by coordinating resources to address specific problems (i.e. strategic enforcement) leading to responsible ownership and compliance (Planning Department).
4. Continue to align resources to meet increasing demands for emergency services (Department of Emergency Services).
5. Adapt code for urban/rural districts to better meet land use needs.
 - a. Establish a new core area boundary based on the 2020 census data (Planning Department).
 - b. Continue to modify code in order to address the growing number of land use conflicts caused by population growth (Planning Department).
6. Establish Metropolitan Planning Organization (MPO) (Planning and Public Works Departments).
7. Identify needed public infrastructure.
 - a. Identify land for future Borough facilities (e.g. fire station, school, etc.) (Planning and Community Development Departments).
 - b. Identify and fund procurement of key rights-of-way for future road corridors (Planning and Public Works Departments).

MANAGING GROWTH

8. Develop long term, cost effective solution for septage and leachate.
 - a. Develop methods to effectively treat leachate at the Central Landfill (Public Works).
 - b. Explore feasibility of use of City of Palmer wastewater treatment facility as a future septage treatment facility (Public Works).

STRATEGIC RESULTS

- Reduced land use conflicts while promoting economic growth
- Preservation of qualities that attract people to live, work, and play in the Mat-Su

Alaska Scholastic Clay Target Program

Property Analysis

March 25, 2021



Alaska Scholastic Clay Target Program Property Analysis

For the Less Than Fair Market Value Sale of Borough-owned Land

Background/History

In 2014 and 2015 Land and Resource Management staff processed an application on behalf of Alaska Scholastic Clay Target Program (ASCTP), a non-profit organization, for the sale of borough land at less than fair market value. ASCTP was pursuing the purchase of borough land for the development of a competitive shotgun course and small-bore rifle range, primarily for the youth shooting teams in Southcentral Alaska. During this almost yearlong process there were three attempts made to purchase three separate borough parcels. Ultimately, none of the attempts were successful and ASCTP is still looking for land for a range.

Initially the organization was interested in purchasing two 40-acre lots off of Purinton Parkway, but the effort stalled at the Assembly when the decision was delayed for 6 months in January of 2015. There was both support and opposition from the public for the sale of these lots during the public process and at the Assembly meeting.

The next property that was considered was the northern 80 acres of a 156-acre borough owned property located at Church and Seldon (6757000T00A). Public comment was solicited and overwhelming opposition from the public was received. This property was never brought before the Assembly.

The last property ASCTP applied for was for 240 acres of a 636-acre borough owned property located off W. Carmel road and west of Redington Jr/Sr High School. During the public notice process approximately 90 public comments were received, most of which were in support of the sale. This matter came before the Assembly in the fall of 2015 and after much mixed public comment at the hearing, the assembly chose not to approve the sale of the property at less than fair market value to ASCTP. Since 2015, there have been no other applications submitted by ASCTP to purchase borough land.

Summary

Recently, ASCTP has expressed interest again in pursuing the sale of borough-owned property for a shotgun range. Through discussions with staff, Neil Moss, President of ASCTP, indicated there are two properties the organization is currently interested in. The properties include approximately 80 acres off of Purinton Parkway and 240 acres off of W. Carmel and west of the Redington school site. The 240 acres off of Carmel is the same property that ASCTP applied to purchase in 2015. The location off of Purinton Parkway is similar to what ASCTP originally applied to purchase in 2014, however, the northern 40-acre lot of that 80 acres was sold in a borough land sale in 2019. The “new” 80 acres off of Purinton Parkway includes the southern 40 acres of the original 80 acres and 40 acres to the south of the original request. The sites are identified as follows:

- 1. Site A: 240-acre subdivision of 16N03W01A001**
- 2. Site B: 80 total acres; 16N04W04D008 (40 acres) and 40-acre subdivision of 16N04W04D009**

Property Site Factors: Site A

A. Location: The subject parcel is located about two and three quarter miles west of Knik-Goose Bay Road at the end of W. Carmel Road within the Knik-Fairview Community Council area.

B. Legal Description (after subdivision):

South half of the Northwest quarter (S1/2NW1/4), and the Southwest quarter of the Northeast quarter (SW1/4NE1/4), and Government Lots 1, 2, and 3, containing 240 acres, more or less, within Section 01, Township 16 North, Range 03 West, Seward Meridian, recorded in the Palmer Recording District on June 29, 1979, as Plat 1979-421.

C. Land Status: Acquired by Patent No. 5020, Serial No. 1980-004582-0, 5/15/1980, Palmer Recording District.

D. Restrictions:

1. Current Land Classification: The property is classified for Forest Management. A timber sale contract that terminated in 1996 included the subject property. No other timber sale was identified.

2. Land Use Plans: The subject parcel lies within the Knik-Fairview Community Comprehensive Plan area, adopted May 1997. There is no language in the Plan specific to shooting ranges.

The relevant language from the plan follows:

Prior to any future borough land disposals in the area, the borough should investigate the appropriateness of the land for public facility sites, and reserve the land if necessary for this purpose.

The parcel is not included in the MSB Natural Resources Management Unit Plan.

3. Title Restrictions: None

4. Covenants: None

5. Zoning: The subject parcel is located with the Knik Sled Dog and Recreation Special Land Use District, MSB Code 17.20. A youth shotgun range operated by a non-profit organization is a permitted use in this zoning district.

A conditional use permit (MSB 17.68 Outdoor Shooting Facilities) would be required for development of a range at this location.

6. Easements & Other Reservations:

- 50-foot section line easement along the western property boundary.
- 50-foot section line easement along the northern boundary of the parcel.
- 50-foot section line easement along the eastern boundary of the parcel.
- 50-foot section line easement along the southern boundary.

E. Current Land Use: A local trail crosses the proposed subdivision from the southwestern corner of the property towards the northeastern corner of the subject parcel. The trail provides connectivity on public lands (generally allowed use of MSB land) between Carmel Rd. and Clay Chapman Rd. This trail does not appear to have a recorded easement and is not included in the Borough Recreational Trails Plan. The trail appears to be located along a wetland and is likely a winter-only use trail. It is important to maintain trail connectivity on public land, but it could be accomplished with thoughtful realignment if necessary.

F. Surrounding Land Use: The subject parcel is bounded to the north by an undeveloped 480-acre parcel owned by the Cook Inlet Region Incorporated; to the northeast a 10-acre residential property; to the northwest an undeveloped 560-acre borough-owned tract; to the west by undeveloped large tracts owned by Alaska Mental Health Trust, Knikatnu, Inc., Girl Scouts, and privately owned parcels; to the southwest by a 14-acre privately owned property and a 180-acre tract owned by the Girl Scouts; to the south by 40-acre privately owned parcels; to the east by a developed residential subdivision and an undeveloped 140-acre parcel owned by Knikatnu Inc; and to the northeast by a sparsely developed large lot residential subdivision. Redington Junior/Senior High School site is located about three-quarters of a mile to the east of the subject parcel.

G. Existing Infrastructure: Carmel Road runs from Knik-Goose Bay Road to the northeast corner of the property and extends about 700 feet along the northern property boundary. Clay-Chapman Road also runs from Knik-Goose Bay Road to the southeast corner of the property and extends about 1,600 feet along the southern property boundary.

H. Soils & Terrain: According to the USDA Natural Resources Conservation Service Soil Survey of the Matanuska-Susitna Valley Area, soils on the parcel include the Deception Silt Loam which is moderately limiting for building sites. There are north-east southwest trending lobes of Histosols (wetland soils) transecting the property, which are not suitable for building sites. Some of the occurrences of the Deception Silt Loam are on steep slopes susceptible to erosion and are not suitable for building sites. However, the property includes two upland ridges parallel to the wetland soils that appear to provide adequate space for the proposed development.

I. Resources: There is no specific data on resources of the property. The parcel was included in a timber sale a couple decades ago.

J. Assessments: The 2021 borough tax assessed land value for parcel Tax ID 16N03W01A001 is \$810/acre (\$515,400).

K. Analysis & Discussion: ASCTP applied to purchase this 240-acre parcel in 2015 and the Borough Assembly did not approve the sale. Since 2015, the property has largely remained the same, however the assessed land value has increased and the number of residential homes within one mile of the use has also increased. In 2015 the property was assessed at \$550/acre (\$349,900) and now the property is assessed at \$810/acre (\$515,400). In 2015 there were 46

parcels with residential homes within one mile of the subject property and in 2021 there are now 69 parcels with homes.

In accordance with Alaska Statute 29.40.180, and prior to entering into a purchase agreement, the borough parcel is required to be subdivided and approved by the borough platting authority in order to create a legal lot of record. Cost of the survey and subdivision should be the responsibility of the applicant. Estimated cost for survey and associated fees is around \$5,000.

Visual, noise, and physical buffers are reasonable requirements of the future use of the property considering the nature of the proposed shooting ranges. A restriction on the hours of operation would address concern over quiet hours in addition to physical buffers constructed to MSB 17.68 Outdoor Shooting Facilities standards to safely contain the proposed activity on the property.

Property Site Factors Site B:

A. Location: The subject parcels are bounded on the west, south, and east by undeveloped borough-owned property. Privately-owned parcels are adjacent to the north. There are no houses adjacent to the subject parcels.

B. Legal Descriptions:

Tax parcel D008: NE ¼ SE ¼ Section 04, Township 16 North Range 04 West, recorded as #1974-004678-7, Palmer Recording District, Third Judicial District, State of Alaska, containing 40.00 acres more or less.

Legal description after subdivision of parcel D009: SE¼ SE¼ Section 04, Township 16 North Range 04 West, recorded as #1974-004678-7, Palmer Recording District, Third Judicial District, State of Alaska, containing 40.00 acres more or less.

C. Land Status: Acquired by Patent 1949, Book 85, Page 638, recorded 7/26/74, Palmer Recording District.

D. Restrictions:

1. Current Land Classification: The southern half of parcel D008 was classified for forest management in 1992 and parcel D009 to is classified for forest management.

2. Land Use Plans: The subject parcels lie within the Big Lake Community Comprehensive Plan area. There is no specific language in the community comprehensive plan regarding the two subject parcels or the proposed use as a firing range.

3. Title Restrictions: None

4. Covenants: None

5. Zoning: None

6. Easements & Other Reservations: A 50-foot section line easement runs along the eastern boundary of both parcels. There is also a 200-foot public use easement, which runs along the eastern boundary of both parcels. A 50-foot section line easement runs along the southern boundary of parcel D009.

E. Current Land Use: There is an unrecorded trail that crosses the southern portion of parcel D008. This old seismic trail provides constructed connectivity on public lands between Big Lake Trail T14 and Bike Lake Trail T13. The trail appears to be upland, so it is likely this is an all-season trail. Big Lake Trail T14 and T13 also connect further to the north near W. Susitna Parkway on private land. It is important to maintain trail connectivity on public land, but it could be accomplished with thoughtful realignment if necessary. There are no other current land uses on the parcels.

F. Surrounding Land Use: The 40-acre property to the north is privately owned. The adjacent properties to the west, east, and south are all undeveloped and owned by the borough. Most other properties in the area are either undeveloped, or being used for residential purposes. There is a gravel pit located to the northeast

G. Existing Infrastructure: None, however, portions of the Purinton Parkway easement were cleared and leveled in 1996 as part of the firebreak system constructed during the Miller's Reach Fire. Residential power and phone appear to be available along the eastern side of Purinton Parkway directly across from the subject parcels.

H. Soils & Terrain: According to the USDA Natural Resources Conservation Service Soil Survey of the Matanuska-Susitna Valley Area, soils for these parcels include the Kashwitna Silt Loam and the Kichatna Silt Loam which are suitable for building sites. Some of the occurrences of the Kichatna Silt Loam are on steep slopes susceptible to erosion and are not suitable for building sites.

I. Resources: There is no specific data on resources for these parcels.

J. Assessments: The 2021 borough tax assessed land value for D008 is \$2,438/acre (\$97,500) and for D009, is \$1,225/acre (\$343,000)

K. Analysis and Discussion: The location off of Purinton Parkway is similar to what ASCTP originally applied to purchase in 2014, however, the northern 40-acre lot of that 80 acres was sold in a borough land sale in 2019. The "new" 80 acres off of Purinton Parkway includes 40 acres that is located to the south of the original request.

In 2014/2015 Neil Moss, ASCTP president, indicated the 80 acres that were originally applied for would be sufficient for the needs of the organization. Staff has spoken with Mr. Moss and indicated that the northern 40 acres of the 80 was no longer available and suggested the potential for a subdivision of parcel D009 to make up the difference. It should be confirmed with ASCTP if this option would be sufficient for the needs of the organization before proceeding with this property as there are other potential subdivision options for parcel D009 that may or may not be more favorable for a shooting range.

In 2015 parcel D008 was assessed at \$2,215/acre (\$88,600) and now the property is assessed at \$2,750/acre (\$97,500). In 2015 there were 107 parcels with residential homes within one mile of the property and in 2021 there are now 118 parcels with homes.

In accordance with Alaska Statute 29.40.180, and prior to entering into a purchase agreement, the borough parcel is required to be subdivided and approved by the borough platting authority in order to create a legal lot of record. Cost of the survey and subdivision should be the responsibility of the applicant. Estimated cost for survey and associated fees is around \$5,000.

Visual, noise, and physical buffers are reasonable requirements of the future use of the property considering the nature of the proposed shooting ranges. A restriction on the hours of operation would address concern over quiet hours in addition to physical buffers constructed to MSB 17.68 standards to safely contain the proposed activity on the property.

Staff Comments: Between these two locations, Site A appears to be the more preferred location for the potential shooting range. It is closer to the core area than the Purinton Parkway property and the close proximity to Redington Jr/Sr High School is considered to be a significant positive aspect of this location for a new scholastic shotgun range. There are also less residential homes in the area than compared to the Purinton Parkway property.

It should be noted that regardless of the size of the subdivision or where the range is located, if the borough sells land at less than fair market value for the purpose of a youth shooting range, it is reasonable to believe future borough land sales in the general area may not receive as much interest. A lot of borough residents are supportive when it comes to the development of shootings ranges, but most people do not want the presence of a range near their residential home.

There are other borough properties that may be suitable for a shooting range that are not included in this analysis. Staff spoke with Neil Moss about some potential other properties, but it seems like these two properties are currently the most desirable for the needs of the organization.

It should also be noted that the State of Alaska owns a considerable amount of land in the borough and it may be worthwhile for ASCTP representatives to engage in conversations with State officials about locations for a shooting range on State land.

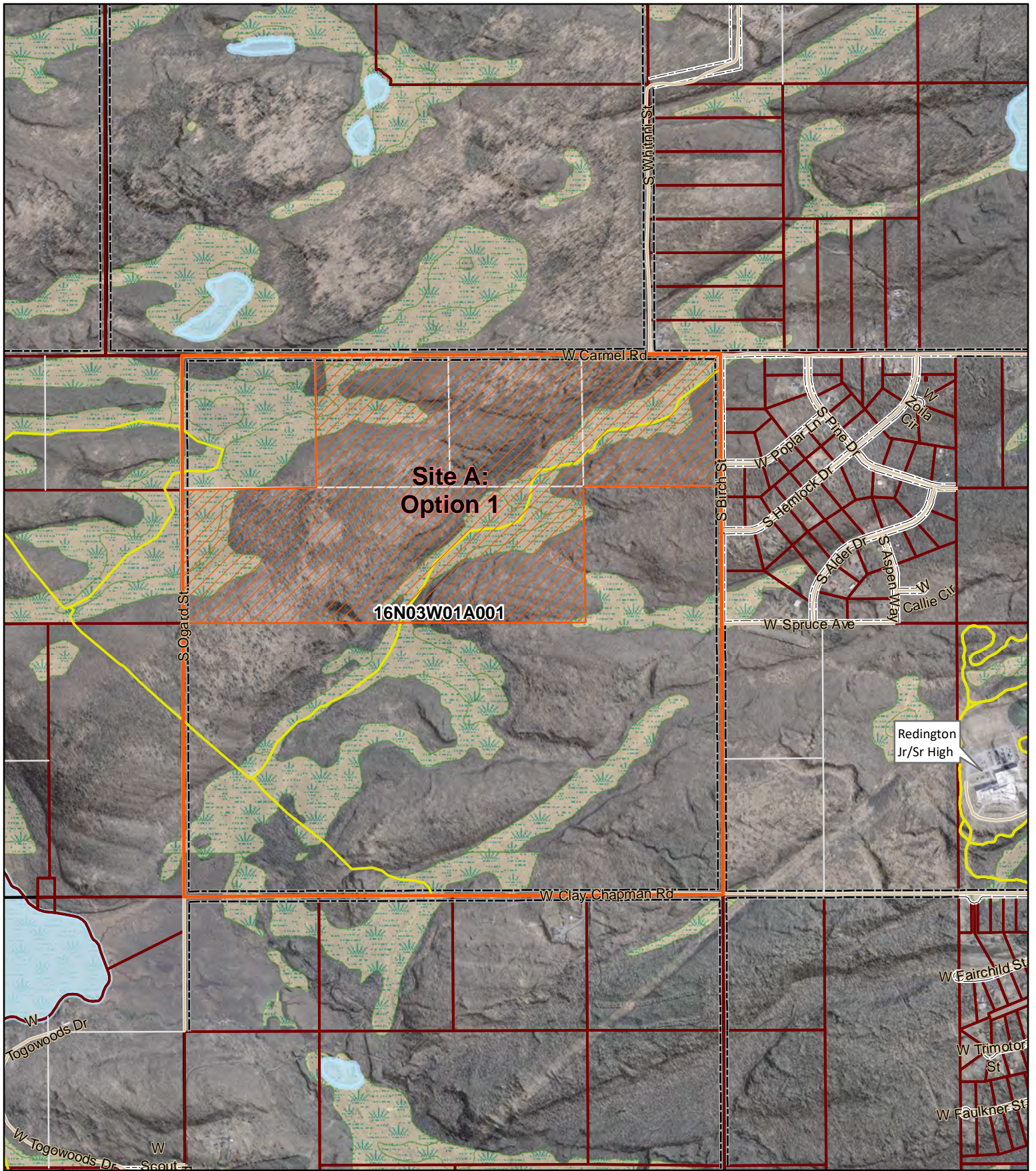
Attachments:

Site A property map

Site B property map

Site A property map with residential homes within 1 mile

Site B property map with residential homes within 1 mile



Potential Lot Identification for Proposed Youth Shooting Range



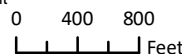
Map Produced by MSB GIS Division
3/24/2021

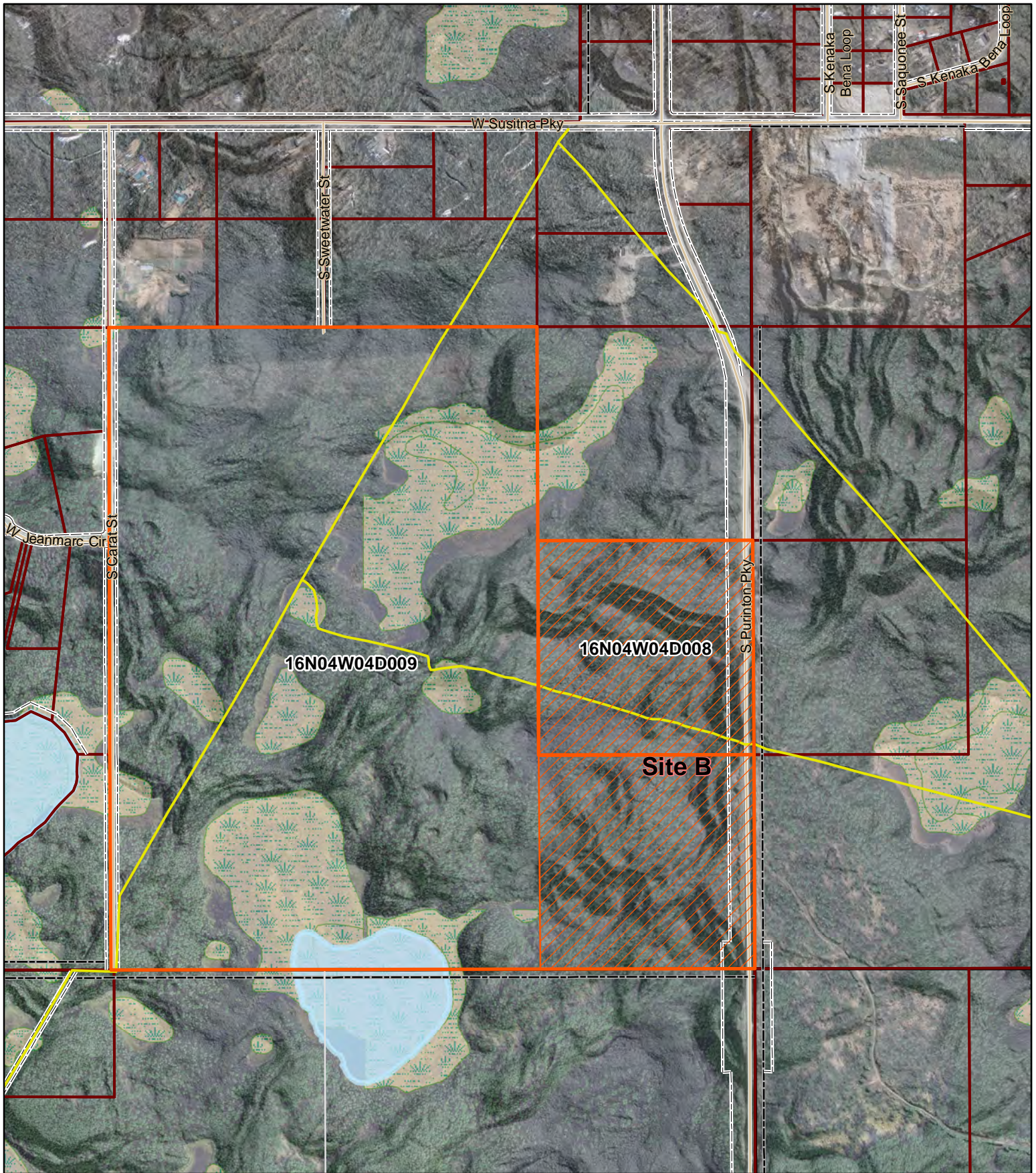
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

Legend

- Potential Lots for Proposed Shooting Range
- Parcels of Interest
- Other Parcel Boundaries
- Local Trails

- Government Lots
- Section Line Easement
- Right-of-Way Easement
- Wetlands









Potential Lot Identification for Proposed Youth Shooting Range







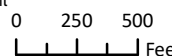
Map Produced by MSB GIS Division
3/24/2021

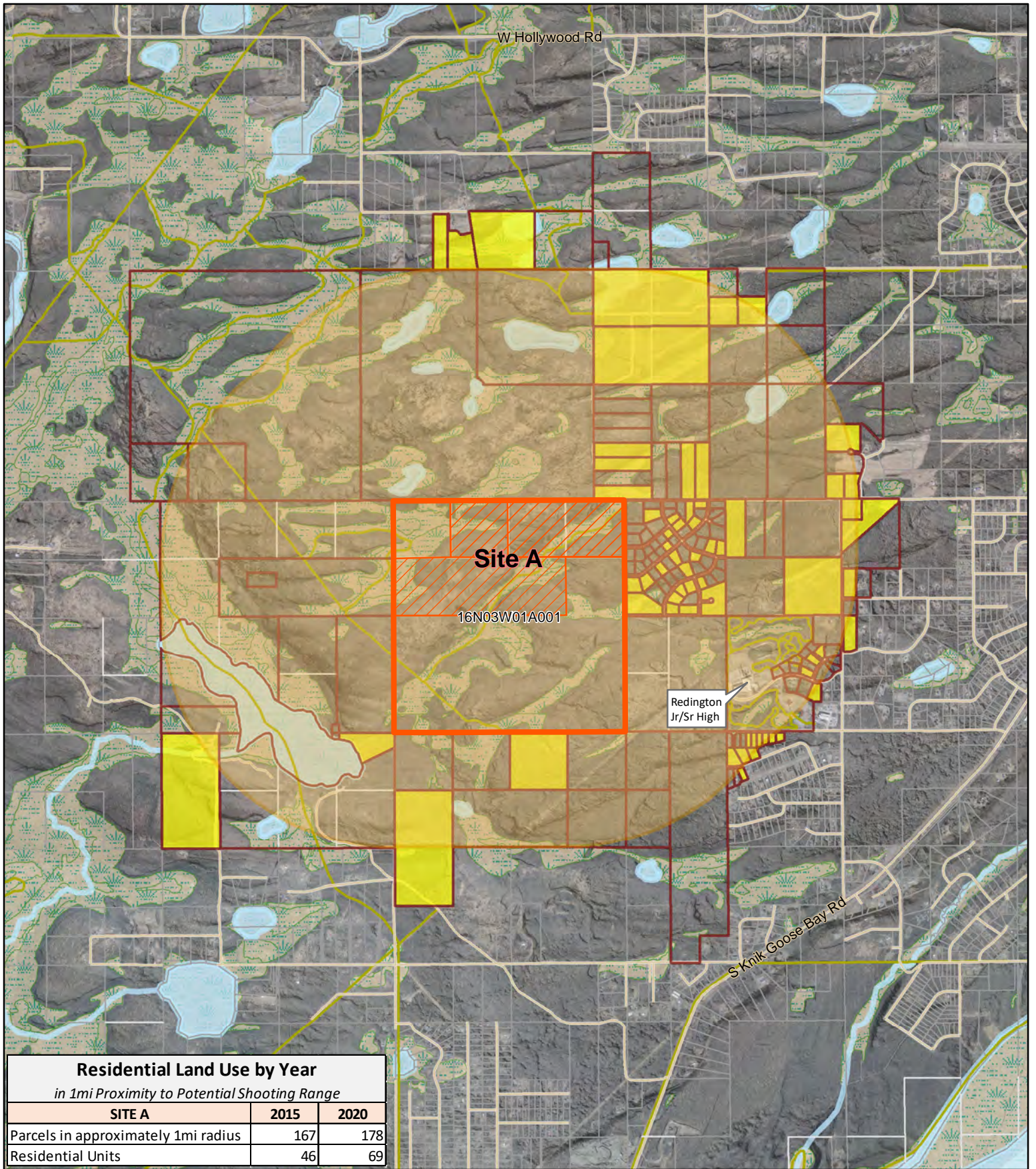
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

Legend

-  Potential Lots for Proposed Shooting Range
-  Parcels of Interest
-  Other Parcel Boundaries
-  Local Trails

-  Government Lots
-  Section Line Easement
-  Right-of-Way Easement
-  Wetlands





Residential Land Use by Year in 1mi Proximity to Potential Shooting Range		
SITE A	2015	2020
Parcels in approximately 1mi radius	167	178
Residential Units	46	69

Residential Units in 1mi Radius of Proposed Youth Shooting Range

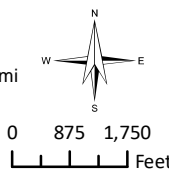


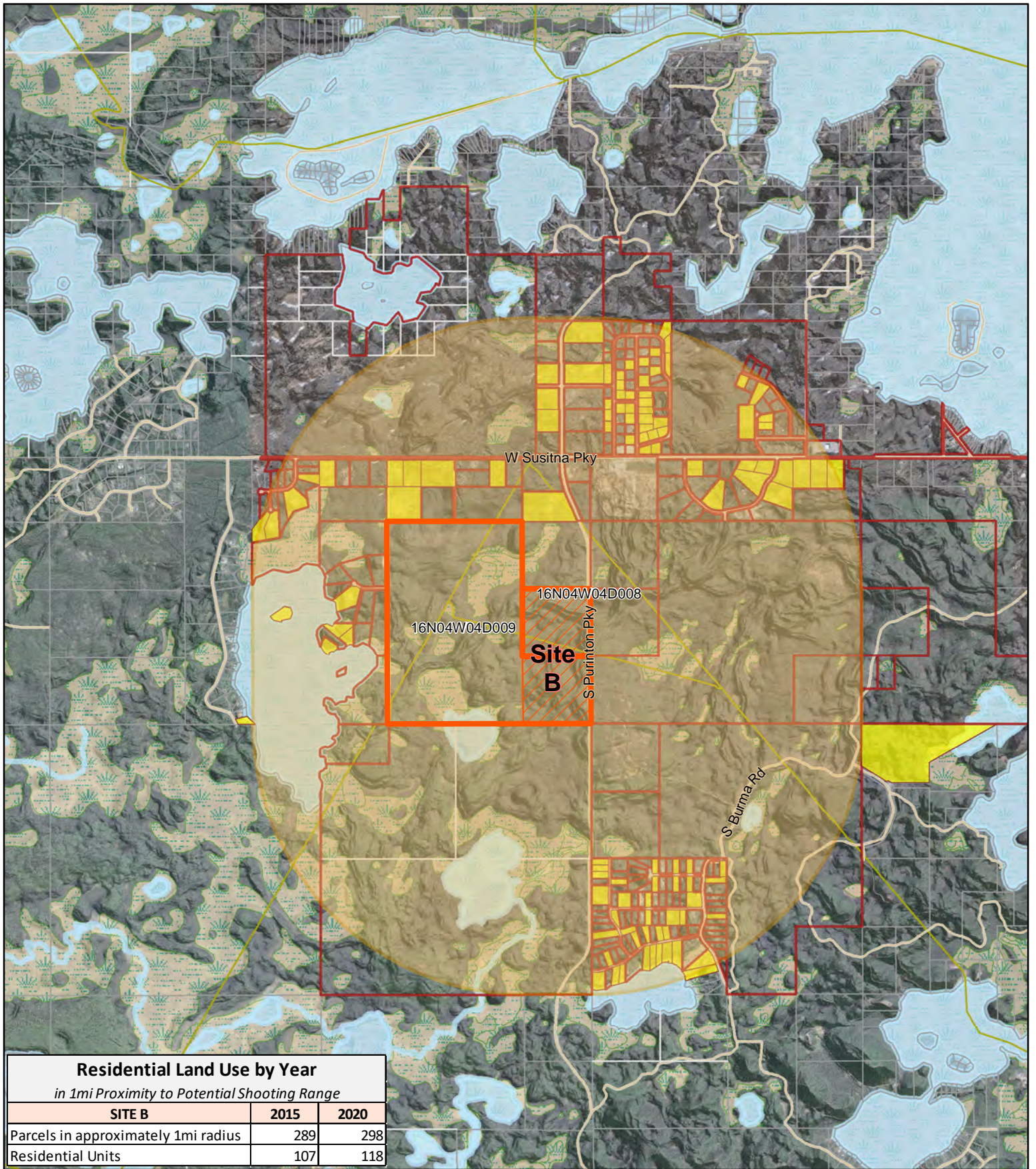
Map Produced by MSB GIS Division
3/24/2021

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

- Potential Lots for Proposed Shooting Range
- Parcels of Interest
- 1mi radius from Parcel of Interest

- Parcels in 1mi radius of Parcel of Interest
- Residential properties in 1mi radius of Parcel of Interest
- Local Trails





Residential Land Use by Year in 1mi Proximity to Potential Shooting Range		
SITE B	2015	2020
Parcels in approximately 1mi radius	289	298
Residential Units	107	118

Residential Units in 1mi Radius of Proposed Youth Shooting Range



Map Produced by MSB GIS Division
3/24/2021

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858

- Potential Lots for Proposed Shooting Range
- Parcels of Interest
- 1mi radius from Parcel of Interest

- Parcels in 1mi radius of Parcel of Interest
- Residential properties in 1mi radius of Parcel of Interest
- Local Trails

