

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE LAND CLASSIFICATION OF A BOROUGH-OWNED PROPERTY (TAX ID 27N05W18A001) NEAR MILEPOST 123 OF THE PARKS HIGHWAY AS RESERVED USE LAND FOR THE PURPOSE OF A SHOOTING RANGE. (MSB008307)

AGENDA OF: August 4, 2026

ASSEMBLY ACTION:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	7 / 2 0 / 2 0 2 6 X P e t e r B u r t o n S i g n e d b y : P e t e r B u r t o n
Land & Resource Manager	7 / 2 0 / 2 0 2 6 X J o e M e t z g e r S i g n e d b y : J o e M e t z g e r
Department Director	7 / 2 0 / 2 0 2 6 X J i l l i a n M o r r i s s e y S i g n e d b y : J i l l i a n M o r r i s s e y
Finance Director	7 / 2 1 / 2 0 2 6 X C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l
Borough Attorney	7 / 2 1 / 2 0 2 6 X N i c h o l a s S p i r o p o u l o s S i g n e d b y : N i c h o l a s S p i r o p o u l o s
Borough Manager	7 / 2 1 / 2 0 2 6 X M i c h a e l B r o w n S i g n e d b y : M i k e B r o w n
Borough Clerk	7 / 2 2 / 2 0 2 6 X L o n n i e M c K e . . . S i g n e d b y : L o n n i e M c K e a c h n i e

ATTACHMENT (S) : Map (1 pp)
 Best Interest Finding (3 pp)
 Public Comment (7 pp)
 Planning Commission Resolution 26-15 (2 pp)
 Ordinance Serial No. 26-091 (2 pp)

SUMMARY STATEMENT:

This ordinance is at the request of Assemblymember Bernier.

The Land and Resource Management Division(LRMD) has identified a Borough-owned parcel for classification as Reserved Use - Shooting

Range.

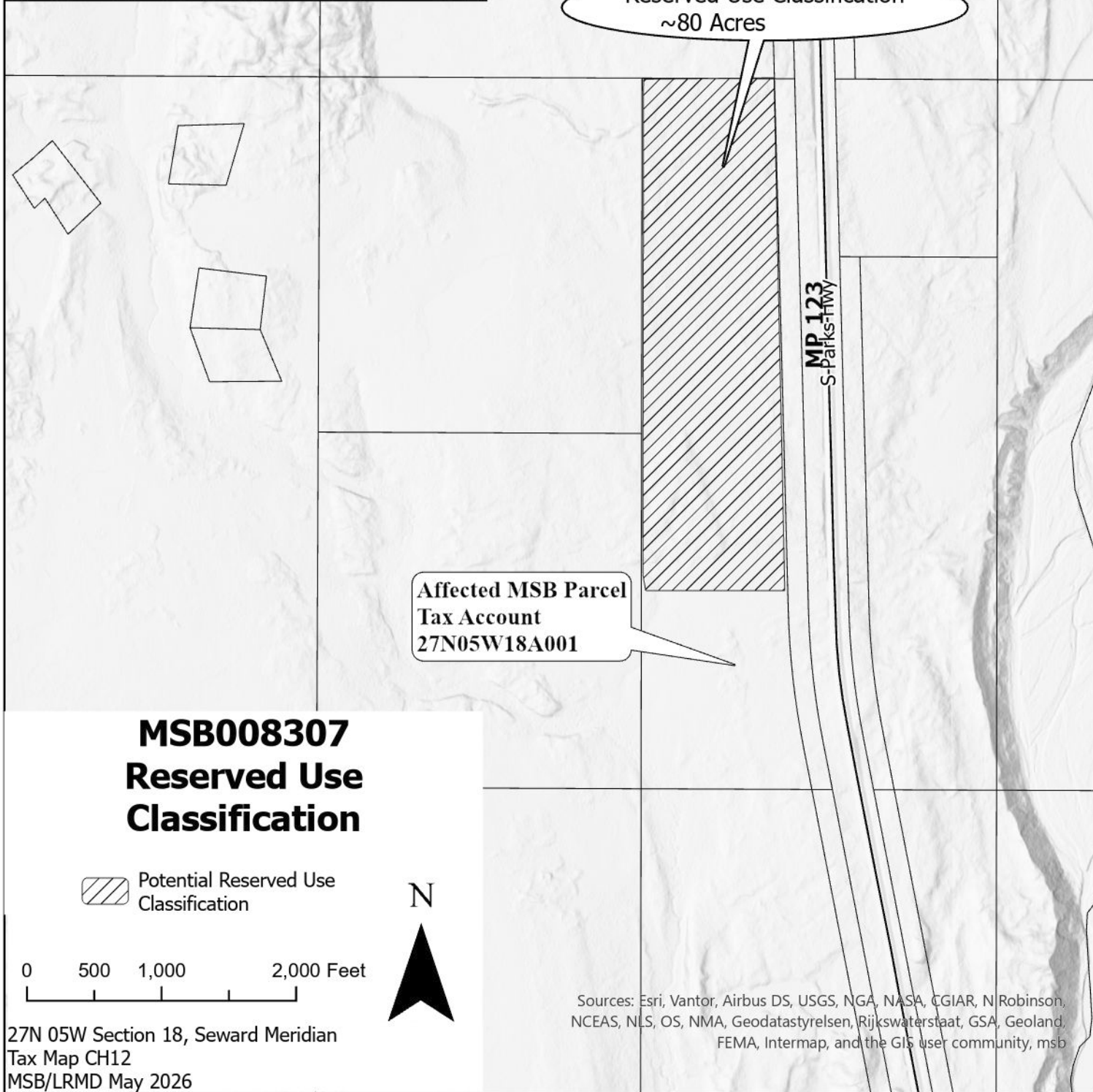
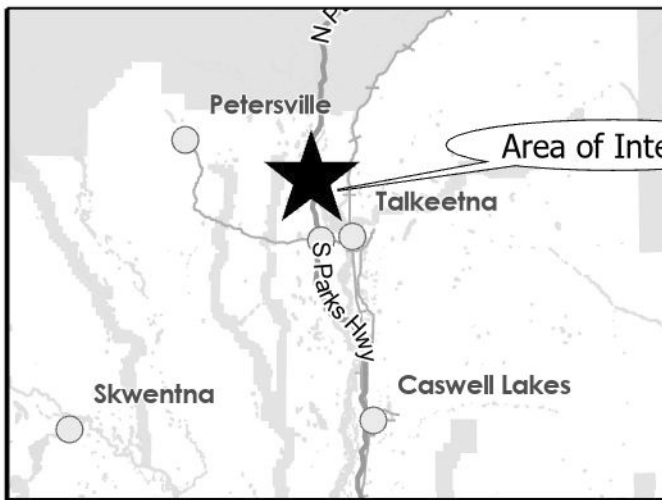
The 129-acre subject parcel, being Tax ID 27N05W18A001, is located on the west side of Parks Hwy at approximately mile post 123. LRMD proposes to classify a portion of this parcel as Reserved Use Lands for future potential development as a shooting range

An inter-department review was conducted, and public notice has been completed in accordance with MSB 23.05.025. There are no objections from inter-department review. There are three respondents from the public noticing.

The Planning Commission adopted Resolution Serial No. 26-15 on July 20, 2026, recommending Assembly approval of this land classification.

RECOMMENDATION OF ADMINISTRATION:

Matanuska-Susitna Borough Assembly approval of the land classification as set forth in the attached Best Interest Finding and Ordinance Serial No. 26-091.



BEST INTEREST FINDING
For the
Classification of Borough-owned Land

I. Summary of Proposed Action

In response to Assembly direction, the MSB Land & Resource Management Division (LRMD) has identified a Borough-owned parcel for classification as Reserved Use - Shooting Range.

The 129-acre subject parcel, being Tax ID 27N05W18A001, is located on the west side of Parks Hwy at approximately mile post 123. LRMD proposes to classify a portion of this parcel as Reserved Use Lands for future potential development as a shooting range. A vicinity map is attached to assist with the location of the parcel.

II. Property Site Factors

A. Location: The subject parcel (Tax ID 27N05W18A001) is located west side of Parks Hwy at approximately mile post 123. The subject parcel is located in the Trapper Creek Community Council.

B. Legal Descriptions: 27 North, 05 West, Section 18, Tract A ASCS 89-9, Plat 96-24

C. Land Status: Acquired by Patent 15575, Book 160, Page 139, 11/25/1996, Talkeetna Recording District.

D. Restrictions:

1. Land Classification – Currently Classified as Resource Management and Watershed
2. Land Use Plans – The property lies within the boundaries of the Chultina River NRMU
3. Title Restrictions – State of Alaska reserved all oil, gas, and mineral rights.
4. Covenants – None
5. Zoning – None
6. Easements & Other Reservations – None

E. Current Land Use: Currently limited use, used for remote property access.

F. Surrounding Land Use: Surrounding properties are public lands. Chultina Bluff Trail located on the east side of Parks Hwy meandering as close as 1500' feet from parcel. Four private remote properties that access their property from this parcel exist approximately ½ mile to the west.

G. Existing Infrastructure: None

- H. Soils & Terrain:** The majority of the parcel is composed of Strandline-Spenard-Kroto complex.
- I. Resources:** There is no specific data on resources for this parcel.
- J. Assessment:** The 2026 assessed value of the entire 129-acre parcel is \$52,100.00.

III. Review and Comments

The parcel has undergone departmental review. Such review includes historical data, topography, access, adopted Borough plans, desirability of location, land value, and highest and best use of land. Inter-department review revealed no objection to the proposed classification.

Public notice was conducted in accordance with MSB 23.05.025. Public comments were received from three individuals in response to the public notice. Public comment highlighted concerns with the ability to continue to use this parcel to access remote properties, as well as concerns with a shooting range being disruptive due to noise or lead pollution. Public comment is attached to this document.

On July 20, 2026, the Planning Commission unanimously approved Resolution No. 26-15 recommending the Assembly approve of an ordinance classifying a portion of land located in tax account 27N05W18A001 as Reserved Use Lands for the purpose of a future shooting range facility.

IV. Analysis & Discussion

The parcel is within the South Subunit of Chulitna River Natural Resource Management Unit(NRMU), adopted October 2019. Under the Chulitna River NRMU, upland areas, except those designated as a water resource, are classified as Resource Management Lands. LRMD proposes to classify an approximately 80-acre portion of the subject parcel as Reserved Use Land – Shooting Range to allow for the potential development of a future shooting range that will not impact existing recreation and remote property access.

Classification of Borough lands for reserved use is consistent with the Borough's Policy to create an asset management plan. Classification of this land will inform the public that this land could be the location for a future shooting range. The land classification will require Assembly approval.

The classification for the parcel is a portion of the parent parcel. Surveying and subdividing the parcel by a plat or waiver subdivision prior to development may be desirable but is not required while the Borough owns the parent parcels.

V. Administrative Recommendation

The Community Development Department, Land & Resource Management Division respectfully requests Assembly review of the classification of a portion of Tax ID 27N05W18A001 as Reserved Use Land – Shooting Range as shown on the attached Vicinity Map.

MSB 23.05.100(A)(13) defines “Reserved Use Lands” are those lands which have been transferred assigned, or designated for present or future public use, or for use by a government or quasi-government agency, or for future development of new town sites, or for future expansion of existing public uses.

Authority: Classify land MSB 23.05.005, 23.05.100

Peter Burton

From: Land Management
Sent: Monday, June 1, 2026 7:59 AM
To: Peter Burton
Subject: FW: MSB008307

From: John <jhenryw36@yahoo.com>
Sent: Sunday, May 31, 2026 10:57 AM
To: Land Management <lmb@matsugov.us>
Cc: Tricia Perrozzi <triciaperrozzi@hotmail.com>
Subject: MSB008307

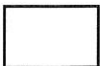
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Matsu,

Concerning MSB008307, my family and I are strongly opposed to this location. This has been our summer access to 4 properties just due west of that location only 3/4 of a mile, for many years. The safety concerns of an east to west range are a huge concern for my family's safety and other property owners, and the highway. A north to south, or south to north range is also concerning, seeing how there's a public parking lot just north, and the East and West recreational trail is south at mile 121. Much of that area north of east / west trail is heavily used for hunting and spotting wildlife. There are multiple gravel locations on the east side of the Parks Hwy all within that realm of area that would be a better location and are already mostly cleared if a range is even needed in that area at all. There is minimal parking in that area as it is for the amount of property owner's due west of those 2 parking spots. There are additional 30+ owners just west on the lakes that must use those minimal areas to park. The paved parking lot at just north, marker 124, is always overflowing with truck/trailers too close to the highway. Especially in winter. (again, not enough parking for property/recreational usage) If this shooting range gets green lit at this location, this will substrate less parking for property owners / recreational usage, add to public safety issues, take away parking and create a noise issues. Hard to enjoy the quiet great outdoors with a shooting range cracking off rounds. Please advise with future information / plans concerning this "proposal".

Regards,

West Property Owners 907-301-4277



Virus-free. www.avast.com

Peter Burton

From: Land Management
Sent: Monday, June 1, 2026 7:58 AM
To: Peter Burton
Subject: FW: MSB008307

From: chris larsen <chris_in_ak@yahoo.com>
Sent: Sunday, May 31, 2026 12:17 AM
To: Land Management <lmb@matsugov.us>
Subject: MSB008307

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

This is concerning the proposed shooting range at MP 123.5 of the parks. There are four properties that use the access at the that location. We would like more information regarding orientation of the shooting range and what our access would look like. Any information would be appreciated.

Thanks,
Chris Larson
(907)2236728

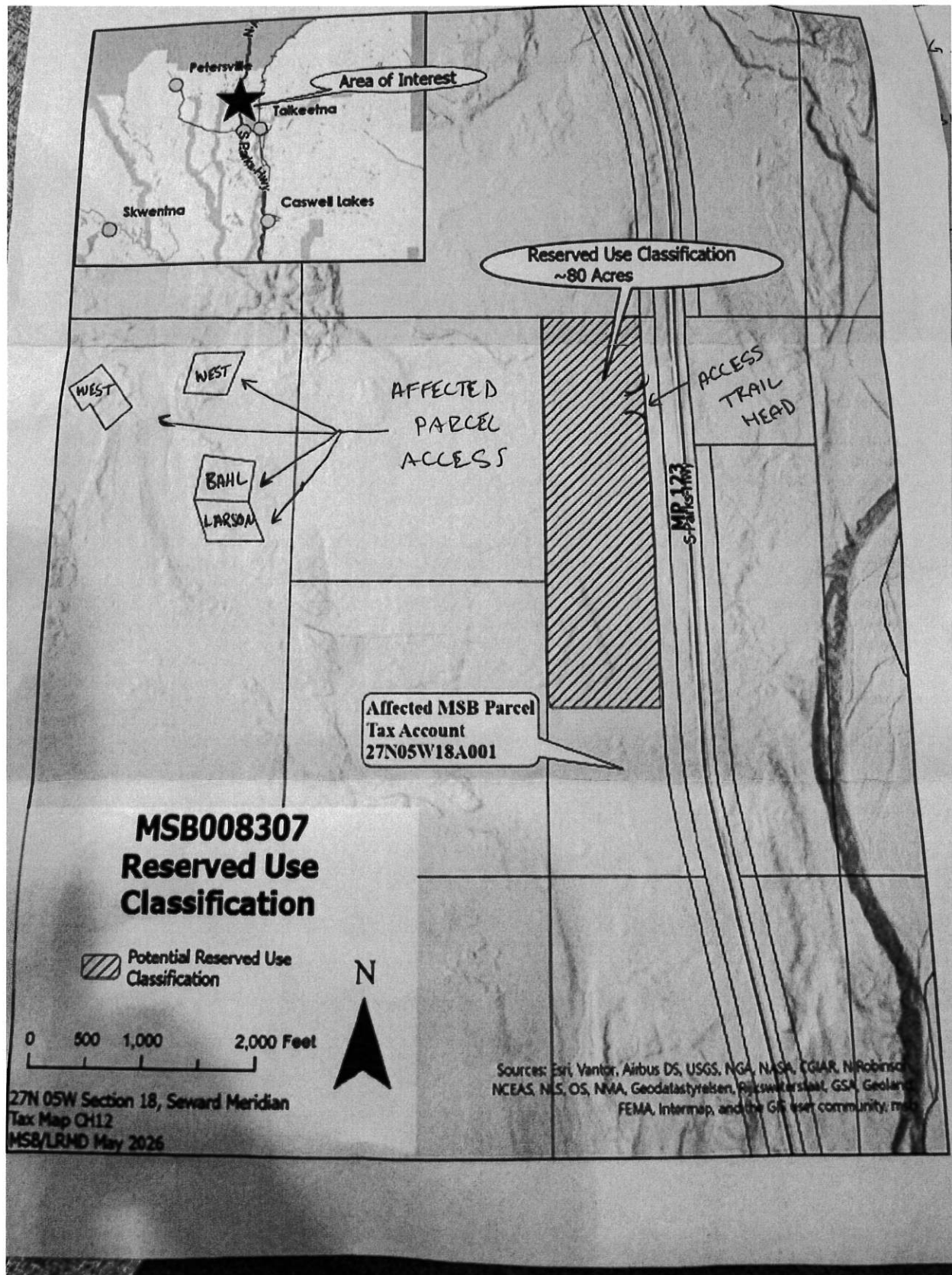
[Sent from Yahoo Mail for iPhone](#)

Peter Burton

From: Land Management
Sent: Monday, June 1, 2026 7:58 AM
To: Peter Burton
Subject: FW: MSB008307

From: chris larson <chris_in_ak@yahoo.com>
Sent: Sunday, May 31, 2026 12:22 AM
To: Land Management <lmb@matsugov.us>
Subject: Re: MSB008307

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]



Peter Burton

From: Land Management
Sent: Monday, June 8, 2026 9:10 AM
To: Peter Burton
Subject: FW: MSB008307

From: chris larson <chris_in_ak@yahoo.com>
Sent: Friday, June 5, 2026 9:11 PM
To: Land Management <lmb@matsugov.us>
Subject: Re: MSB008307

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

This is concerning that I have received no response from the MSB in almost a week and the comment period is very short. I will try to make it to Palmer in person and see if that is a better way to get a response.

[Sent from Yahoo Mail for iPhone](#)

On Sunday, May 31, 2026, 12:16 AM, chris larson <chris_in_ak@yahoo.com> wrote:

This is concerning the proposed shooting range at MP 123.5 of the parks. There are four properties that use the access at the that location. We would like more information regarding orientation of the shooting range and what our access would look like. Any information would be appreciated.

Thanks,
Chris Larson
(907)2236728

[Sent from Yahoo Mail for iPhone](#)

Peter Burton

From: Sarah Thomas
Sent: Wednesday, July 1, 2026 8:49 AM
To: Peter Burton
Subject: Fw: MSB008307
Attachments: To who it may concern.docx

~Sarah Thomas
Administrative Specialist
Recreation & Library Services

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7631

From: Klaus Lerch <klerch@mtaonline.net>
Sent: Monday, June 29, 2026 11:56 PM
To: Land Management <LMB@matsugov.us>
Subject: MSB008307

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Please see attachment.

Klaus Lerch
Trapper Creek

To who it may concern,

MSB008307

I am writing about the planned proposal of the use of the Bourgh property on mile 123.5 Parks Highway.
Legal Tax ID 27N05W18A001, as a shooting Range.

This property is just a short distance north of the Town Trapper Creek and is also located at the heart of highly frequented recreational area. Lots of cabins and folks live or enjoy they spare time in a natural surrounding away from noise polluted areas.

A shooting range would totally interrupt this experience with obnoxious noise and interrupting sounds of the gun fire.

- Uncontrol of time frames and intensity of shooting.
- Lead concentration in water ways, swamp, creeks and ponds.
- Disrupt the peace and character of this natural environment
- Disturbing of game populations and their life cycle.

There is already a existing Shooting Range south of this MatSu property. Only 23 miles away, below sunshine.

This planned shooting range is a ill setup for the Trapper Creek area.

Please consider to make a better use of this MAtSu Borough property.

Thanks for your considerations.

Sincerely

Klaus Lerch

Trapper Creek resident

By: P. Burton
Public Hearing: July 20, 2026
Action:

**MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION RESOLUTION NO. 26-15**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING APPROVAL OF AN ORDINANCE CLASSIFYING A PORTION OF 27N05W18A001 AS RESERVED USE LAND FOR THE PURPOSE OF A SHOOTING RANGE (MSB008307).

WHEREAS, a portion of tax parcel 27N05W18A001, lying west of Parks Hwy is proposed for land classification for purpose of reserving land for a future shooting range site; and

WHEREAS, the attached Best Interest Finding provides information specific to the parcel to include proposed purpose, land classification, map, and public comments; and

WHEREAS, a Borough inter-departmental review was conducted, along with a 30-day public notice in accordance with Title 23 and Land and Resource Management Policy and Procedures adopted by the Matanuska-Susitna Borough; and

WHEREAS, through land classification, the parcel identified for specific future purpose which cannot be changed without Assembly approval.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough Planning Commission hereby recommends Assembly approval of

land classification for a portion of tax parcel 27N05W18A001, lying west of Parks Hwy as "Reserved Use Lands - Shooting Range" for purpose of future shooting range facility.

ADOPTED by the Matanuska-Susitna Borough Planning Commission this - day of -, 2026.

Richard Allen, Chair

ATTEST:

Lacie Olivieri, Planning Clerk

(SEAL)

YES:

NO: