



DRAFT SITE SELECTION STUDY INTERIOR TRAINING FACILITY

Prepared for:

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1.0 INTRODUCTION

1.1 Background

On behalf of the Alaska Peace Officers Association (APOA), DOWL is assisting with site selection for a new interior training facility. Due to the shutdown of the only single-bay outdoor range in the Fairbanks/North Star area, there is a need for a safe and functional training facility for public safety personnel. The size desired is based on the required area of the APOA Interior Training Facility to function, including target areas, training and storage buildings, and an emergency vehicles operations course (EVOC). A conceptual site layout was prepared that show the facility could work on 92 acres, which was determined to be the minimum size parcel acceptable for a new location. However, after further discussions with the APOA, it was determined that the minimum size that is needed is 120 to 150 acres to allow adequate space for the facility and provide a buffer from the surrounding area. Parcel shape influences functionality, the ultimate orientation, and internal relationship of the facilities. The purpose of this study is to document the analysis of alternative sites evaluated for the new interior training facility and to provide the APOA with the results of this analysis and a recommendation for suitable sites for its development.

1.2 New Site Criteria

The goal of this site selection study is to identify sites that can be efficiently developed to accommodate the APOA Interior Training Facility while providing a high level of safety and functionality for public safety personnel and compatibility with surrounding uses. The study also considers the cost effectiveness of potential sites in terms of acquisition and development costs. The following criteria were used in the initial analysis of potential sites.

- Location
- Size
- Zoning District
- Accessibility
- Environmental Sensitivity
- Soil and Drainage
- Availability of Utilities
- Acquisition and Development Cost

These evaluation criteria are described further below.

Location- Vacant properties in the Fairbanks/North Pole area were considered for this site selection study. In North Pole, the study area generally includes areas between Old Richardson Highway and Tanana Levee, in the southern portion of the city and southeast of the city limits. An isolated site northwest of North Pole was also evaluated near the western terminus of Ownby Road, north of Richardson Highway. Other locational factors include compatibility with surrounding uses and the ability to maximize buffers to neighboring uses. Proximity to constructed roads is also desirable to

create an efficient and effective route. The boundary of the study area is depicted in Figure 1, Study Area.

Size- The size desired is based on the required area of the APOA Interior Training Facility to function, including target areas, training and storage buildings, and an emergency vehicles operations course (EVOC). A conceptual site layout was prepared that show the facility could work on 92 acres. After further discussions, it was determined that 120 to 150 acres would be the minimum size parcel acceptable for a new location to accommodate the facility and provide adequate buffer from the surrounding developments, as well as, provide space for future growth opportunities. Parcel shape influences functionality, and the ultimate orientation and internal relationship of the facilities will depend on subsequent design work.

Zoning District - Outdoor shooting ranges, such as the APOA Interior Training Facility, generally require Conditional Use approval under Fairbanks North Star Borough Code (FNSBC) 18.104.050. However, specific use standards can be met in lieu of the Conditional Use criteria in certain zoning districts, including the Rural and Agricultural-5 (RA-5) and General Use-1 (GU-1). Therefore, outdoor shooting ranges can be permitted outright on sites 1, 3, 4, and 5 if the standards set forth in the supplementary regulations of the FNSBC 18.96.230 are met.

Accessibility - Accessibility considerations include the ease of ingress/egress from the property onto existing streets. Site proximity improved rights-of-way is favored in the analysis, while unconstructed access or private roads are less favorable.

Environmental Resource Sensitivity- The environmental resource sensitivity criteria evaluates the presence of resources such as wetlands, anadromous streams, and floodplains. Each site is evaluated for the proportion of upland to wetland areas and for the presence/absence of anadromous streams and regulatory floodplains. Sites that do not contain environmental resources are favored over sites that are encumbered.

Soil and Drainage- Soils, drainage, and groundwater characteristics are very important factors affecting development costs. In general, sites with engineered quality soils and good on-site drainage are less expensive to develop and are preferred. Stormwater from target areas will need to be treated in a water quality facility to prevent lead runoff.

Availability of Utilities- The APOA Interior Training Facility requires water, sewer, storm drain, electric, gas, and telecommunications connection services. Sites with adequate utility access (proximity and capacity) are preferred to sites that lack some of these utilities. Sites requiring on-site wells and on-site septic systems require larger site sizes, as well as potentially higher operations and maintenance costs.

Acquisition and Development Cost- In general, state or borough-owned property is preferable over privately-owned sites, as it can be difficult and costly to acquire privately held property. In addition, off-site development costs, such as constructing an access road or upgrading utility systems increase the overall cost to develop a site. Site characteristics, such as those mentioned above, are very important

factors in development cost and can result in a no-cost site being more expensive in the end than a purchased site.

1.3 Site Selection Process

The site identification and evaluation process consisted of:

1. Determining search criteria and identifying desired parameters of the site.
2. Inventorying potentially available parcels.
3. Evaluating parcels against initial criteria and eliminating unsuitable sites.
4. Refining the inventory to only suitable parcels and expanding analysis on these sites.
5. Presenting the most suitable sites and documenting the merits and potential drawbacks for each.
6. Making a site recommendation based on the analysis.

A comprehensive list of potential sites was developed based on the following initial screening criteria:

- Location: Fairbanks/North Pole area (Figure 1- Study Area).
- Size: The parcel must be at least 120 to 320 acres in size.
- Use: Vacant

1.4 Sites Selected for Further Analysis

Below is a brief overview of each site. A more detailed evaluation for each site is provided in Section 2 (Site Evaluations).

Site 1: Located along the southwest side of S. Cushman Street Extension and northwest of the Tanana River. The site is intersected by Southlake Lane and the parcel is owned by the Bureau of Land Management and is zoned General Use-1 (GU-1). The site can be accessed by South Cushman Street Extension and Southlake lane extends through the site. The undeveloped parcel is 167 acres, a small portion of the western property boundary is encumbered with wetlands adjacent to the Tanana River and the entire site is within the regulatory floodway area.

Site 2: Located along the northeast side of Richardson Highway, between Fairbanks and North Pole, this property is owned by Fairbanks North Star Borough (FNSB) Land Management and is zoned General Use-1 / Groundwater Damage Protection (GU-1/GWP). This undeveloped parcel is 619 acres, most of which are encumbered with wetlands. Site access is provided via Ownby Road and Benn Lane.

Site 3: Located south of Old Richardson Highway, just east of the intersection with Dyke Road and southeast of the North Pole city limits. This parcel is zoned General Use-1 / Groundwater Damage Protection (GU-1/GWP) and is undeveloped. The parcel is approximately 320 acres and is owned by the BLM. The site does not have direct access via an improved public road. The site is encumbered with 157 acres of wetlands out of 320 acres of gross area and is wholly within a special flood hazard area. No surface waters are present except Piledriver Slough.

Site 4: Located south of Old Richardson Highway, just west of the intersection with Dyke Road and southeast of the North Pole city limits and is undeveloped. This parcel is zoned General Use – 1/Groundwater Damage Protection (GU-1/GP), and is 200 acres, only 91 of which are wetlands. There is no direct access to an improved public road.

Site 5: Located west of the Tanana levee and just to the north of the intersection of Tanana Levee Access Road and Homestead Drive. This parcel is zoned General Use – 1/Groundwater Damage Protection (GU-1/GP). The site is undeveloped and owned by the State of Alaska Division of Lands and consist of 158.8 acres. A portion of the site is encumbered by wetlands and a large portion of the site is within the floodway.

Site 6: Located on the west side of Ammo Road and to the east of the intersection of Ammo Road and Sage Hill Road. The parcel is undeveloped and zoned General Use – 1 (GU-1). The site is located on Ft. Wainwright Military Base and is near Birch Hill Recreation Area. The site is encumbered by wetlands but is not within a floodplains. The site is 160 acres in size and owned by the federal government. Since the site is located on the military base, it was not evaluated further.

Site 7: The site is located to the west of Bethany Street and to the east of the Tanana River. The site is bisected by the Tanana River Levee and located on Ft. Wainwright Military Base. The undeveloped site is zoned General Use -1 (GU-1). A portion of the site in encumbered by wetlands and within the floodway. A large portion of the site is located on the riverside of the Tanana River levee. The site is 448.8 acres in size and owned by the United States Government.

Site 8: Located to the north of Bate Street and to the north of the Chena River. The site is bisected by the pipeline access road that extends southeast to northwest across a portion of the site. The parcel is owned by State of Alaska Mental Health Trust and is zoned General Use-1 (GU-1). The undeveloped parcel is 120 acres. The entire site is encumbered by wetlands and the site is in an area of reduced flood risk due to Levee (Zone X) per the FEMA maps.

Site 9: Located to the north of the Chena River and is bisected by Prester John Drive. The parcel is owned by State of Alaska Mental Health Trust and is zoned General Use-1 (GU-1). The undeveloped parcel is 120 acres. The site is bisected by Prester John Drive, which also serves as the access to the site via Ft. Wainwright Military Base from the west, although it is unlikely that the base will allow public access to the site. Access could be gained from the east, but portions of the right-of-way appear undeveloped. Wetlands are located on the northern portion of the site and a small portion of the southern portion of the site. The site is in an area of reduced flood risk due to Levee (Zone X) per the FEMA maps.

Site 10: Located to the southeast of the southern end of H & H Road and to the west of the Old Richardson highway. Parcel is owned by the Bureau of Land Management and is zoned Rural and Agriculture – 5/Groundwater Damage Protection (RA-5). The site is accessed by H&H Road via the Old Richardson Highway. The undeveloped parcel is 120 acres, the western portion of the site is

encumbered by wetlands and there are two freshwater ponds at the south end of the site. The site is in an area of reduced flood risk due to Levee (Zone X) per the FEMA maps.

1.5 Land Use Planning Considerations

The sites being considered for the location of the APOA Interior Training Facility are subject to the provisions of FNSBC Title 18 Zoning.

Outdoor shooting ranges, such as the APOA Interior Training Facility, generally require Conditional Use approval under FNSBC 18.104.050. However, depending on the zoning district, specific use standards can be met in lieu of the Conditional Use criteria.

Sites 4 and 5 are also located within the Groundwater Damage Protection (GWP) overlay zone. This designation does not restrict use type or development standards, but does prohibit construction or additions below the natural elevation of the ground surface, except as allowed by FNSBC 18.92.070.B: “The placement of foundations, footings or crawlspaces below the natural elevation of the ground surface is permitted, except that crawlspaces shall not be used for mechanical and electrical equipment or storage purposes of any kind below the surface of the natural elevation of the exterior ground surface.”

2.0 SITE EVALUTATIONS

The following provides a detailed discussion of the evaluation of the five sites. Existing condition maps, graphically summarizing each of the five sites, can be found in Appendix A.

2.1 Site 1 Evaluation

2.1.1 General Information/Size

Site 1 Located along the southwest side of S. Cushman Street Extension and northwest of the Tanana River and is a single tax lot, Goose Island out of TL-2704, T1S, R1W, Section 27. The site is located just south of the city of City of Fairbanks. The site is state owned by the State of Alaska Department of Natural Resources, Division of Mining Land and Water and is 167 acres in size. The Parcel ID number is 499412.

The site is largely compatible with adjacent properties. The only neighboring uses are heavy industrial zoned sites to the north and heavy industrial/Military Noise to the northeast. The surrounding properties are undeveloped.

2.1.2 Zoning District

The site is zoned General Use – 1 (GU-1). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting ranges are permitted with a Conditional Use Permit approval.

2.1.3 Accessibility

Access to this site is via Southlake Lane from S. Cushman Street Extension. There is no intersection or driveway located along the site's frontage.

2.1.4 Environmental Resource Sensitivity

The site is encumbered a small portion of wetlands located along the western edge of the 167 acres of gross area and the entire site is within the regulatory floodway area. No surface waters are present.

2.1.5 Soil and Drainage

The site soils are the Eielson Piledriver complex, which are indicative of floodplains. Its soil profile consists of very fine sandy loam underlain by stratified silt loam to fine sand, underlain by very gravelly sand. The site is largely flat and is moderately well draining.

2.1.6 Availability of Utilities

Water Supply

No public water main line is directly adjacent to the site. A recent City of North Pole water extension exists along Ownby Road, terminating at Poodle Lane, approximately 3,300 feet east of the site.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

There is no stormwater infrastructure within the site vicinity.

Electric

This property is within the Golden Valley Electric Association (GVEA). An electric service with connection will be required to serve this site.

Gas

The property is located outside the Fairbanks Distribution Service boundary. It is unlikely that gas would be extended to the site since it is outside the service area.

2.1.7 Acquisition/Site Development Cost

This site is federally owned by the BLM. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$400,296.

2.1.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 1:

1. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal sewer and water service are not located in the vicinity of the site. Direct access to an improved public roadway is available to Southlake Lane that bisects the parcel, but it is likely that improvements would need to be made to Southlake Lane. This criterion is not met; however, provision of public facilities may be feasible with extensions to nearest infrastructure.

3. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.2 Site 2 Evaluation

2.2.1 General Information/Size

Site 2 is located along the northeast side of Richardson Highway, between Fairbanks and North Pole. The site is owned by FNSB and is 619 acres in size. The Parcel ID number is 368296.

The site is adjacent to a Rural Residential (RR) to the northwest and outdoor storage uses to the south.

2.2.2 Zoning District

This site is zoned General Use-1 / Groundwater Damage Protection (GU-1/GWP). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting ranges are permitted outright in the GU-1/GWP zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96; otherwise an outdoor shooting range requires Conditional Use approval.

The site is located within the GWP overlay zone. Per FNSBC 18.92.070, basements and structures below the natural ground surface are regulated in order to minimize damage caused by elevated groundwater.

Footings, foundations, or crawlspaces are permitted, but cannot be used for mechanical equipment or storage of any kind.

2.2.3 Accessibility

Site access is provided via Ownby Road and Benn Lane, which are classified as Local Roads per the Fairbanks Metropolitan Transportation Systems Map of Roadways and Classifications. There is an unconstructed intersection at Ownby Road and Benn Lane.

2.2.4 Environmental Resource Sensitivity

Approximately 593 acres of 619 gross acres are encumbered with wetlands. The site is not located within a special flood hazard area. No surface waters are present.

2.2.5 Soil and Drainage

Site 2 soils are largely comprised of North Pole Noonku complex/ Liscum-Noonku complex (70% of site) and are indicative of alluvial flats. Both are poorly drained with a high water table and are rarely or never flooded. Its soil profile consists of silt loam underlain by stratified sand to very fine sandy loam over very gravelly sand. Other soils on the site are the Piledriver-Eielson complex and are indicative of floodplains and is somewhat poorly drained and is frequently flooded. Its soil profile consists of very fine sandy loam underlain by stratified silt loam/fine sand over very gravelly sand. The site is largely flat, and drainage is likely localized with groundwater recharge occurring in old floodplain channels which are slightly recessed from the overall area.

2.2.6 Availability of Utilities

Water Supply

No public water main line is directly adjacent to the site. A recent City of North Pole water extension exists along Ownby Road, terminating at Poodle Lane, approximately 3,300 feet east of the site.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

There is no stormwater infrastructure within the site vicinity.

Electric

This property is within the Golden Valley Electric Association (GVEA). A single-phase electrical line runs along Benn Lane, with the nearest connection point 850 feet north of the property line.

Gas

Interior Gas Utility does not have gas facilities in the area bounded by Rental Street, Ownby Street, Benn Lane, and the Richardson Highway.

2.2.7 Ownership and Acquisition Cost

This site is owned by FNSB Land Management. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC

18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$680,900.

2.2.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 2:

1. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal sewer service is not located in the vicinity of the site; however, water can feasibly be extended to the site along Ownby Road. Direct access to an improved public roadway is available to Benn Lane, but an intersection improvement may be necessary at Benn Lane and Ownby Road. Electrical connection is feasible north of the site. While this criterion is partially met, provision of public facilities is feasible with extensions to nearest infrastructure.

3. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.3 Site 3 Evaluation

2.3.1 General Information/Size

Site 3 is located south of Old Richardson Highway, just east of the intersection with Dyke Road and southeast of the North Pole city limits. The site is federally owned by the BLM is 320 acres in size. The Parcel ID number is 0184519.

The site is adjacent to flood control systems to the west and south.

2.3.2 Zoning District

This site is zoned General Use-1 / Groundwater Damage Protection (GU-1/GWP). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting ranges are permitted outright in the GU-1/GWP zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96; otherwise an outdoor shooting range requires Conditional Use approval.

The site is located within the GWP overlay zone. Per FNSBC 18.92.070, basements and structures below the natural ground surface are regulated in order to minimize damage caused by elevated groundwater. Footings, foundations, or crawlspaces are permitted, but cannot be used for mechanical equipment or storage of any kind.

2.3.3 Accessibility

The site is accessible via Diversion Dike Access Road from the south, and a separate access road connecting to Old Richardson Highway to the north. A shared access agreement may be required to use the access roads.

2.3.4 Environmental Resource Sensitivity

This site is located within an area that is occasionally flooded as it is immediately adjacent to the Moose Creek Dam, a 7.5-mile embankment constructed to control flooding. Site 3 contains one of two low point drains which are used to remove trapped, stagnant water from the floodway after floodwaters recede. The site is encumbered with 157 acres of wetlands out of 320 acres of gross area and is wholly within a special flood hazard area. No surface waters are present except Piledriver Slough.

East of the levee, the site is flat with drainage toward the Chena River. Drainage north of the levee is likely localized with groundwater recharge occurring in old floodplain channels which are slightly recessed from the overall area.

2.3.5 Soil and Drainage

Nearly 72% of site soils are the Eielson-Piledriver complex and are indicative of floodplains and is somewhat poorly drained and is frequently flooded. Its soil profile consists of very fine sandy loam underlain by stratified silt loam/fine sand over very gravelly sand.

2.3.6 Availability of Utilities

Water Supply

There is no municipal water service provided in the vicinity of the site. An existing transmission line exists within Laurance Road to the north but is not available for distribution connections.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

The site is adjacent to the existing flood control channel, Piledrive Slough.

Electric

This property is within the Golden Valley Electric Association (GVEA). A single-phase electrical line runs along Old Richardson Highway and Dyke Road, with the nearest connection point 1,200 feet north of the property line.

Gas

This property is within the Interior Gas Utility service area. A gas pipe is available approximately 2,000 feet north within Dyke Road.

2.3.7 Ownership and Acquisition Cost

The site is federally owned by the BLM. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$224,000.

2.3.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 3:

1. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal water and sewer service are not located in the vicinity of the site. Direct access to an improved public roadway is not available. Electrical connection is feasible north of the site. This criterion is not met.

3. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.4 Site 4 Evaluation

2.4.1 General Information/Size

Site 4 is located south of Old Richardson Highway, just west of the intersection with Dyke Road and southeast of the North Pole city limits. The site is located south of Old Richardson Highway, southeast of the North Pole city limits, and is located immediately west of Site 4. The site is owned by the BLM, and is 200 acres in size. The Parcel ID is 0615675.

The site is adjacent to flood control systems to the west and south.

2.4.2 Zoning District

This site is zoned General Use – 1/Groundwater Damage Protection (GU-1/GP). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting ranges are permitted outright in the GU-1 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96; otherwise an outdoor shooting range requires Conditional Use approval.

2.4.3 Accessibility

The site is accessible via Diversion Dike Access Road from the south, and a separate access road connecting to Old Richardson Highway to the north. A shared access agreement may be required to use the access roads.

2.4.4 Environmental Resource Sensitivity

This site is located behind a 7.5-mile-long embankment dam (Moose Creek Dam). The site is encumbered with 91 acres of wetlands out of 194 acres of gross area and is wholly within a special flood hazard area. No surface waters are present. East of the levee, the site is flat with drainage toward the Chena River. Drainage north of the levee is likely localized with groundwater recharge occurring in old floodplain channels which are slightly recessed from the overall area. No surface waters are present except for a braided side channel of the Chena River.

2.4.5 Soil and Drainage

Nearly 80% of site soils are the Eielson-Piledriver complex and are indicative of floodplains and is somewhat poorly drained and is frequently flooded. Its soil profile consists of very fine sandy loam underlain by stratified silt loam/fine sand over very gravelly sand.

2.4.6 Availability of Utilities

Water Supply

There is no municipal water service provided in the vicinity of the site. An existing transmission line exists within Laurance Road to the north but is not available for distribution connections.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

This site is adjacent to a Diversion Dike channel near the Tanana River.

Electric

This property is within the Golden Valley Electric Association (GVEA). A single-phase electrical line runs along Old Richardson Highway and Dyke Road, with the nearest connection point 1,200 feet north of the property line.

Gas

This property is within the Interior Gas Utility service area. A gas pipe is available approximately 2,000 feet north within Dyke Road.

2.4.7 Ownership and Acquisition Cost

The site is federally owned by the BLM. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$160,000.

2.4.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1/GP zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 4:

1. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal water and sewer service are not located in the vicinity of the site. Direct access to an improved public roadway is not available. Electrical connection is feasible north of the site. This criterion is not met.

3. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.5 Site 5 Evaluation

2.5.1 General Information/Size

Site 5 is located west of the Tanana levee and just to the north of the intersection of Tanana Levee Access Road and Homestead Drive. The site is 158.8 acres in size. The Parcel ID is 183105.

The flood control system extends across the northwest corner of the site.

2.5.2 Zoning District

This site is zoned General Use – 1/Groundwater Damage Protection (GU-1/GP). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting range requires Conditional Use approval.

2.5.3 Accessibility

The site is accessible Tanana Levee Access Road, which can be accessed via Homestead Drive via the Richardson Highway. Improvements to the Tanana Levee Access Road may be required for the shooting range.

2.5.4 Environmental Resource Sensitivity

This site is located almost entirely behind the Tanana levee. A large portion of the site is encumbered by wetlands and a large portion of the site is within the floodway. No surface waters are present although the site is adjacent to the Tanana River. The site is flat with drainage toward the Chena River. Drainage is likely localized with groundwater recharge occurring in old floodplain channels which are slightly recessed from the overall area.

2.5.5 Soil and Drainage

The site soils are the Eielson-Piledriver complex, Tanana mucky silty loam, and Noonku very fine sandy loam and are indicative of floodplains and is somewhat poorly drained and is frequently flooded. Its soil profile consists of very fine sandy or silt loam underlain by stratified silt loam/fine sand over very gravelly sand.

2.5.6 Availability of Utilities

Water Supply

There is no municipal water service provided in the vicinity of the site. The nearest water main is located in W. 7th Avenue and would have to be extended through the levee, which is unlikely.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

This site is adjacent to a Tanana levee near the Tanana River.

Electric

This property is within the Golden Valley Electric Association (GVEA). A single-phase electrical line runs along a portion of West 7th Avenue but would have to be extended to the site.

Gas

This property is within the Interior Gas Utility service area. A gas pipe is available in a portion of West 7th Avenue but would need to be extended to the site.

2.5.7 Ownership and Acquisition Cost

The site is state owned by the State of Alaska Department of Natural Resources. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$196,522.

2.5.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1/GP zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 5:

4. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

5. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal water and sewer service are not located in the vicinity of the site. Direct access to an improved public roadway is not available. Electrical connection is feasible west of the site. This criterion is not met.

6. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.6 Site 6 Evaluation

2.6.1 General Information/Size

Located on the west side of Ammo Road and to the east of the intersection of Ammo Road and Sage Hill Road. The 160 acre parcel is undeveloped and zoned General Use – 1 (GU-1). The site is encumbered by wetlands. Since the site is located on Ft. Wainwright, it was not evaluated further.

2.7 Site 7 Evaluation

2.7.1 General Information/Size

Site 7 is located to the west of Bethany Street and to the east of the Tanana River and on the Ft. Wainwright military base. The site is bisected by the Tanana River Levee. A large portion of the site is located on the riverside of the Tanana River levee.

The site is 448.8 acres in size and owned by the United States Government. The Parcel ID is 96377. Since the site is located on Ft. Wainwright, it was not evaluated further.

2.8 Site 8 Evaluation

2.8.1 General Information/Size

Site 8 is located to the north of Bate Street and to the north of the Chena River. The site is bisected by the pipeline access road that extends southeast to northwest across a portion of the site.

The site is 120 acres in size and owned by the State of Alaska Mental Health Trust. The Parcel ID is 619231.

2.8.2 Zoning District

This site is zoned General Use-1 (GU-1). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting range requires Conditional Use approval.

2.8.3 Accessibility

The site is bisected by the pipeline access road. The site is accessed via Andromeda Drive and Nordale Road.

2.8.4 Environmental Resource Sensitivity

Almost the entire site is encumbered by wetlands and the site is in an area of reduced flood risk due to Levee (Zone X) per the FEMA maps.

2.8.5 Soil and Drainage

The site soils are the Peede silt loam and Jarvis fine sandy loam. Its soil profile consists of moderately decomposed plant layer underlaid by silt loam and stratified sand to fine sand to very fine sandy loam.

2.8.6 Availability of Utilities

Water Supply

There is no municipal water service provided in the vicinity of the site.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

This site is bisected by the Tanana river levee and is adjacent to the Tanana River.

Electric

This site is not served by electrical.

Gas

This property is outside the Interior Gas Utility service area. There are no gas pipelines within the area.

2.8.7 Ownership and Acquisition Cost

The site is state owned by the State of Alaska Mental Health Trust. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$126,000.

2.8.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 8:

7. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

8. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal water and sewer service are not located in the vicinity of the site. Direct access to an improved public roadway is not available. Electrical and gas connection are not feasible. This criterion is not met.

9. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.9 Site 9 Evaluation

2.9.1 General Information/Size

Site 9 is located to the north of the Chena River and is bisected by Prester John Drive. The parcel is owned by State of Alaska Mental Health Trust and is zoned General Use (GU).

The undeveloped parcel is 120 acres and owned by the State of Alaska Mental Health Trust. The Parcel ID is 646641.

2.9.2 Zoning District

This site is zoned General Use-1 (GU-1). Under this designation, lots must be at least 40,000 square feet. There are no front, side, or rear yard requirements and no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting range requires Conditional Use approval.

2.9.3 Accessibility

The site is bisected by Prester John Drive, which also serves as the access to the site via Ft. Wainwright Military Base from the west, although it is unlikely that the base will allow public access to the site. Access could be gained from the east, but portions of the right-of-way appear undeveloped.

2.9.4 Environmental Resource Sensitivity

Wetlands are located on the northern portion of the site and a small portion of the southern portion of the site. The site is in an area of reduced flood risk due to Levee (Zone X) per the FEMA maps.

2.9.5 Soil and Drainage

The site soils are the Jarvis Salchaket complex. Its soil profile consists of moderately decomposed plant material overlaid by very fine sandy loam overlaid by stratified sand to fine sand to very fine sandy loam.

2.9.6 Availability of Utilities

Water Supply

There is no municipal water service provided in the vicinity of the site.

Sewer

There is no municipal sewer service provided in the vicinity of the site.

Storm Drain

There are no municipal storm drainpipe in the vicinity of the site.

Electric

This site is not served by electrical.

Gas

This property is outside the Interior Gas Utility service area. There are no gas pipelines within the area.

2.9.7 Ownership and Acquisition Cost

The site is state owned by the State of Alaska Mental Health Trust. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$141,750.

2.9.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the GU-1 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 9:

10. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough,

and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

11. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

Municipal water and sewer service are not located in the vicinity of the site. Direct access to an improved public roadway is not available. Electrical and gas connection are not feasible. This criterion is not met.

12. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

2.10 Site 10 Evaluation

2.10.1 General Information/Size

Site 1 is located along the southwest side of Old Richardson Highway and is a single tax lot, 2S 2E 22 2226. The site is located just south of the city of North Pole; the city boundary is contiguous with the north and a portion of the west lot lines of the site. The site is federally owned by the BLM and is 120 acres in size. The Parcel ID number is 0615665.

The site is largely compatible with adjacent properties. The only neighboring uses are an industrial site to the west and flood control systems to the south. Other surrounding properties are undeveloped.

2.10.2 Zoning District

The site is zoned Rural and Agricultural-5 / Groundwater Damage Protection (RA-5/GWP). Under this designation, lots must be at least 200,000 square feet. There is a 35-foot front yard requirement and a 10-foot requirement for side and rear yards. There are no limits on building height. This parcel meets zoning requirements and the zoning designation supports the use. Outdoor shooting ranges are permitted outright in the RA-5 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC Chapter 18.96; otherwise an outdoor shooting range requires Conditional Use approval.

The site is located within the GWP overlay zone. Per FNSBC 18.92.070, basements and structures below the natural ground surface are regulated in order to minimize damage caused by elevated groundwater. Footings, foundations, or crawlspaces are permitted, but cannot be used for mechanical equipment or storage of any kind.

2.10.3 Accessibility

Access to this site is available via Old Richardson Highway. Old Richardson Highway is classified as a Minor Collector per the Fairbanks Metropolitan Transportation Systems Map of Roadways and Classifications. Property frontage exists along Old Richardson Highway, which is favorable for purposes of this study. There is no intersection or driveway located along the site's frontage along Old Richardson Highway. An extension of Laurance Road to the west could allow for access along the northern property line.

2.10.4 Environmental Resource Sensitivity

The site is encumbered with 31 acres of wetlands out of 120 acres of gross area and is outside the special flood hazard area, with the exception of areas south of the levee. No surface waters are present, except a small ponded area in the south east corner.

2.10.5 Soil and Drainage

Roughly half of site soils are the Piledriver-Eielson complex, which are indicative of floodplains and is somewhat poorly drained and is frequently flooded. Its soil profile consists of very fine sandy loam underlain by stratified silt loam/fine sand over very gravelly sand. Approximately 43% of site soils are Tanana mucky silt loam and are indicative of terraces and floodplains and is poorly drained. Its soil profile consists of mucky silt loam underlain by silt loam/very fine sandy loam.

The site is largely flat and drainage south of the levee is toward the Chena River and north of the levee is likely localized with groundwater recharge occurring in old floodplain channels which are slightly recessed from the overall area.

2.10.6 Availability of Utilities

Water Supply

An existing City of North Pole 12-inch transmission line runs along the northern property line to Old Richardson Highway and Laurance Road, but is not available for connection to individual service lines. The intent when the transmission line was installed was for service to large customers and/or subdivisions.

Sewer

An 8-inch sewer main is located on the property to the northwest. The 8-inch gravity line flows into a lift station, and a 4-inch force main extends north of the site.

Storm Drain

No stormwater facilities are available for connection to the site. An existing roadside ditch runs parallel to Old Richardson Highway.

Electric

This property is within the Golden Valley Electric Association (GVEA). A single-phase electrical line runs along Old Richardson Highway and across the northern boundary of the site. An electric service with connection will be required to serve this site.

Gas

This property is within the Interior Gas Utility service area. A gas line is available along the northern and western property lines.

2.10.7 Acquisition/Site Development Cost

This site is federally owned by the BLM. This use would be subject to approval of a Conditional Use Permit review. The applicant has the option to comply with the supplemental regulations of FNSBC 18.96.230, which could represent a significant time savings cost, but achieved at the expense of enhanced site design. The 2020 FNSB assessed value for the entire site is \$96,000.

2.10.8 Summary of Approval Criteria Outlined in FNSBC 18.104.050.C

Outdoor shooting ranges are permitted outright in the RA-5 zone if the use meets the standards set forth in the supplementary regulations of the FNSBC 18.96.230. Compliance against these supplementary findings are dependent on further site layout and design. A Conditional Use approval remains a viable permitting path regardless. The approval criteria for a Conditional Use, FNSBC 18.104.050.C, are summarized below for Site 10:

13. Whether or not the proposed conditional use conforms to the intent and purpose of this title and of other ordinances and state statutes;

Per FNSBC 18.12.020, the intended purpose of Title 18, Zoning is to protect private property rights, promote the public health, safety, and general welfare of the residents of the Borough, and promote the efficient distribution of public facilities. The proposed outdoor shooting range is for training purposes of the APOA, which provides public safety service for the residents of the Borough. Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

14. Whether or not there are adequate existing sewage capacities, transportation facilities, energy and water supplies, and other public services to serve the proposed conditional use;

The site has sewer access to an 8-inch gravity line at the northwest corner of the site. The site has transportation access to Old Richardson Highway, and electrical access to a single-phase electrical line along the northern boundary of the site. While a transmission line runs along the northern boundary of the site, individual service connections are not available. This criterion is partially met.

15. Whether or not the proposed conditional use will protect the public health, safety and welfare.

Future site development will comply with applicable design standards of the base zone, which ensure the intended public health, safety, welfare, and fire protection outcomes of this title. Therefore, this criterion is met.

3.0 COMPARISON AND RECOMMENDATIONS

All ten potential sites present challenges and benefits when considered for the potential of the APOA Interior Training Facility. However, as evidenced by the evaluation above, Site 2 is the most suitable for future development of the required use.

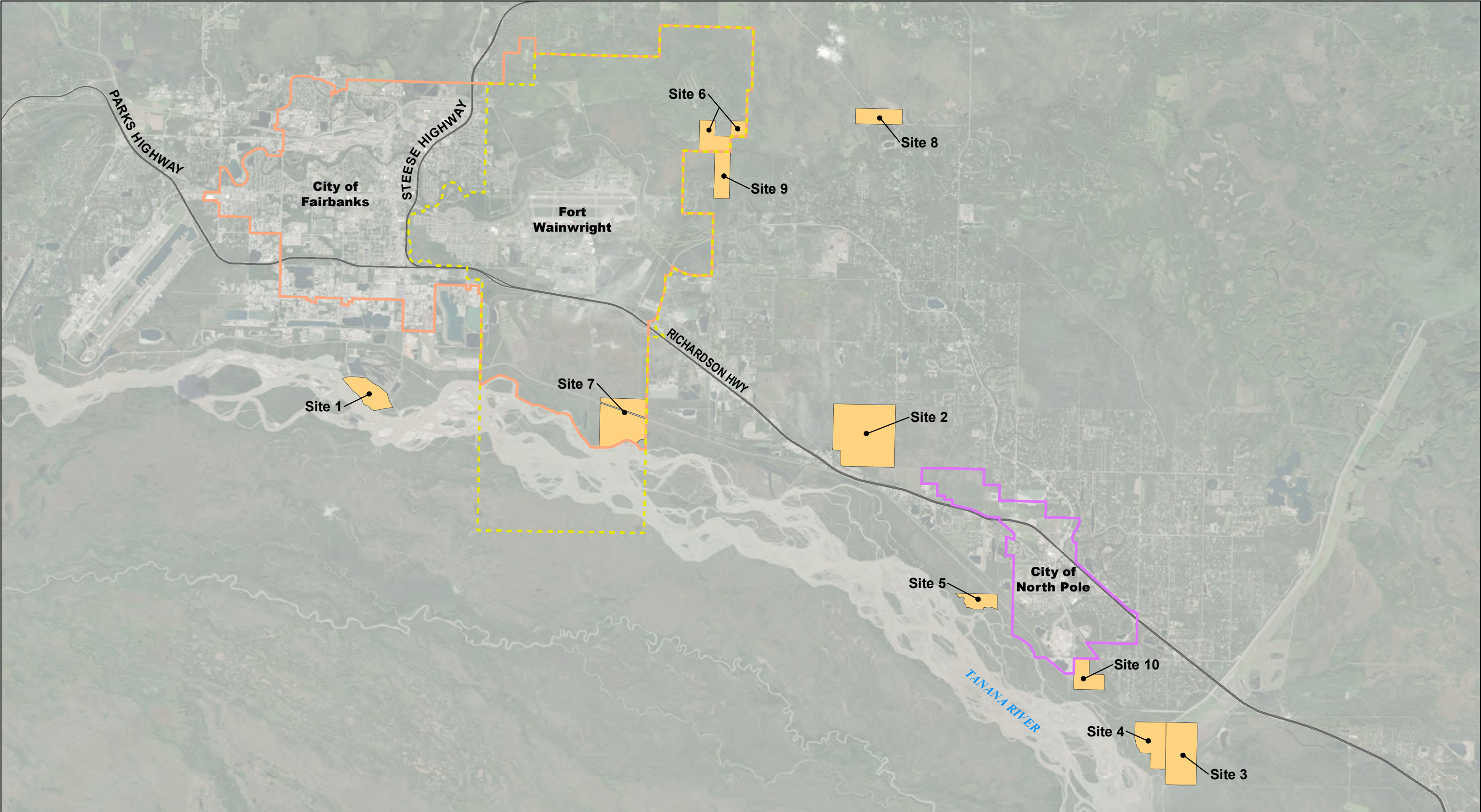
Sites 1, 3, 4, 5, 6, 7, 8, and 9 are zoned GU-1, and, therefore, a Conditional Use approval is not required if the supplemental standards of FNSBC 18.96.230 are met. In addition, Site 2 and 10 does not require a Conditional Use permit if supplemental standards of FNSBC are met. Site 6 and 7 are located on Ft. Wainwright, so was not analyzed any further.

Unlike Sites 2 and 10, Sites 1, 3, 4, 8, and 9 present serviceability challenges. While Site 1 could be feasibly served with extension of existing services from nearby development, Sites 3, 4, and 8 do not have access to transportation or utility facilities in the vicinity. Because of its immediate access to road and sewer facilities, Sites 2 and 10 are most favorable from a serviceability standpoint.

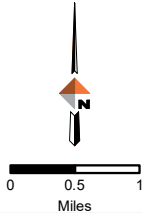
Sites 1, 3, and 4, also present significant environmental constraints. Sites 1, 3, and 5 are within flood hazard areas, and may not yield enough developable land needed for the facility (82 acres). Sites 3 and 4 are bisected by federally owned flood control system, which may not allow for the sale and development of property with critical flood infrastructure.

This report recommends Site 2 as the most suitable for the development of the APOA Interior Training Facility. Site 2 is owned by Fairbanks North Star Borough and any land acquisition will need to be further discussed with them as it relates to acquisition. Site 2 will require wetland permit for any disturbance to the on-site wetlands. It is important to note that further discussions with the FNSB and the United States Army Corp of Engineers is needed to determine the viability of permitting the wetlands and to discuss potential mitigation. Site 2 will also require utility extensions for the site to be served. However, many of the site evaluated did not have any nearby utilities.

APPENDIX 1: MAPS



- Selection Sites
- City of Fairbanks
- City of North Pole
- Fort Wainwright



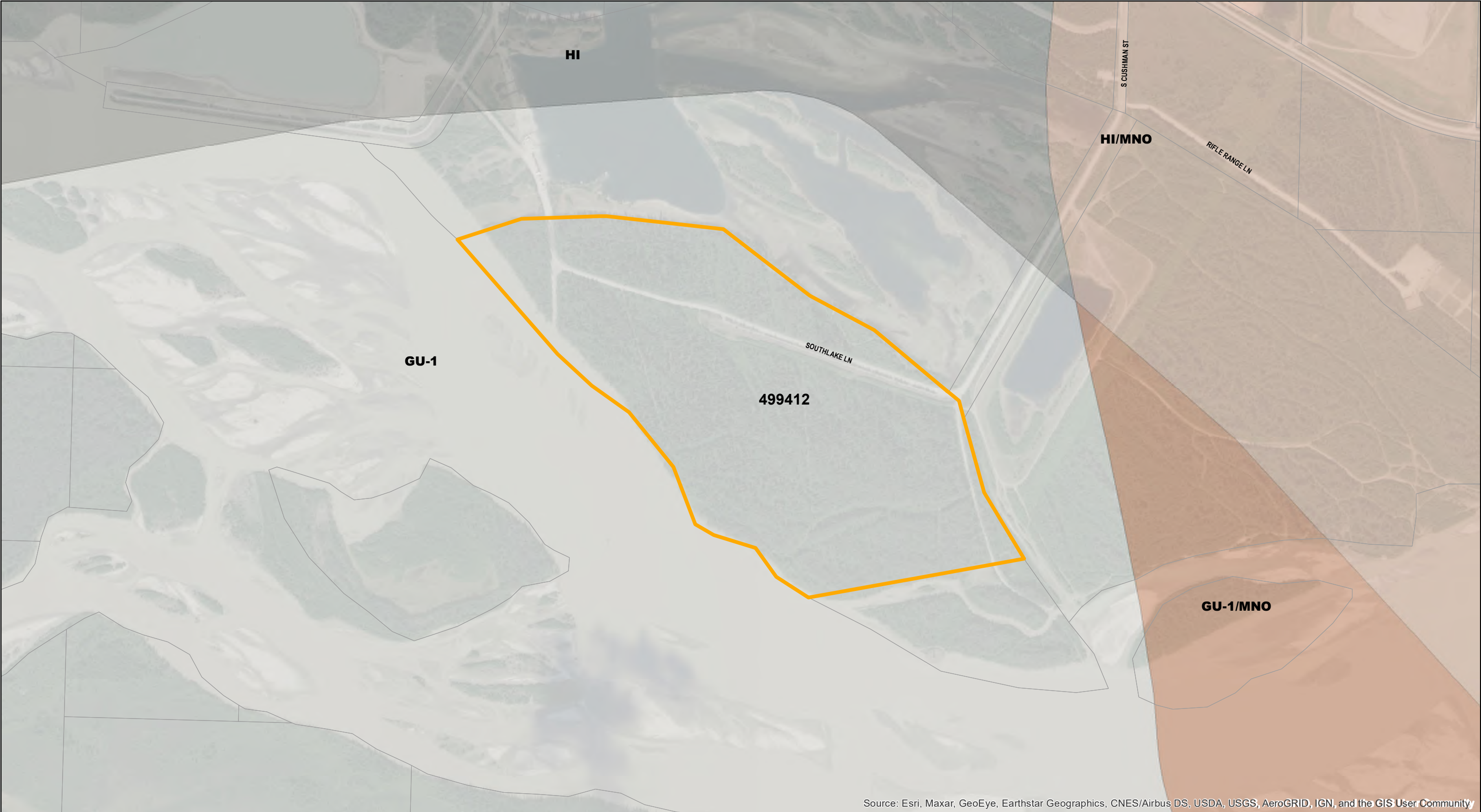
Selection Sites

APOA Interior Training Facility



Date: November 10, 2020

Figure 1



Site 1

Parcels

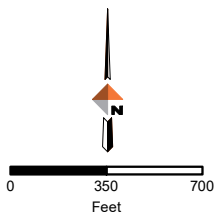
Fairbanks North Star Borough Zoning

GU-1

GU-1/MNO

HI

HI/MNO

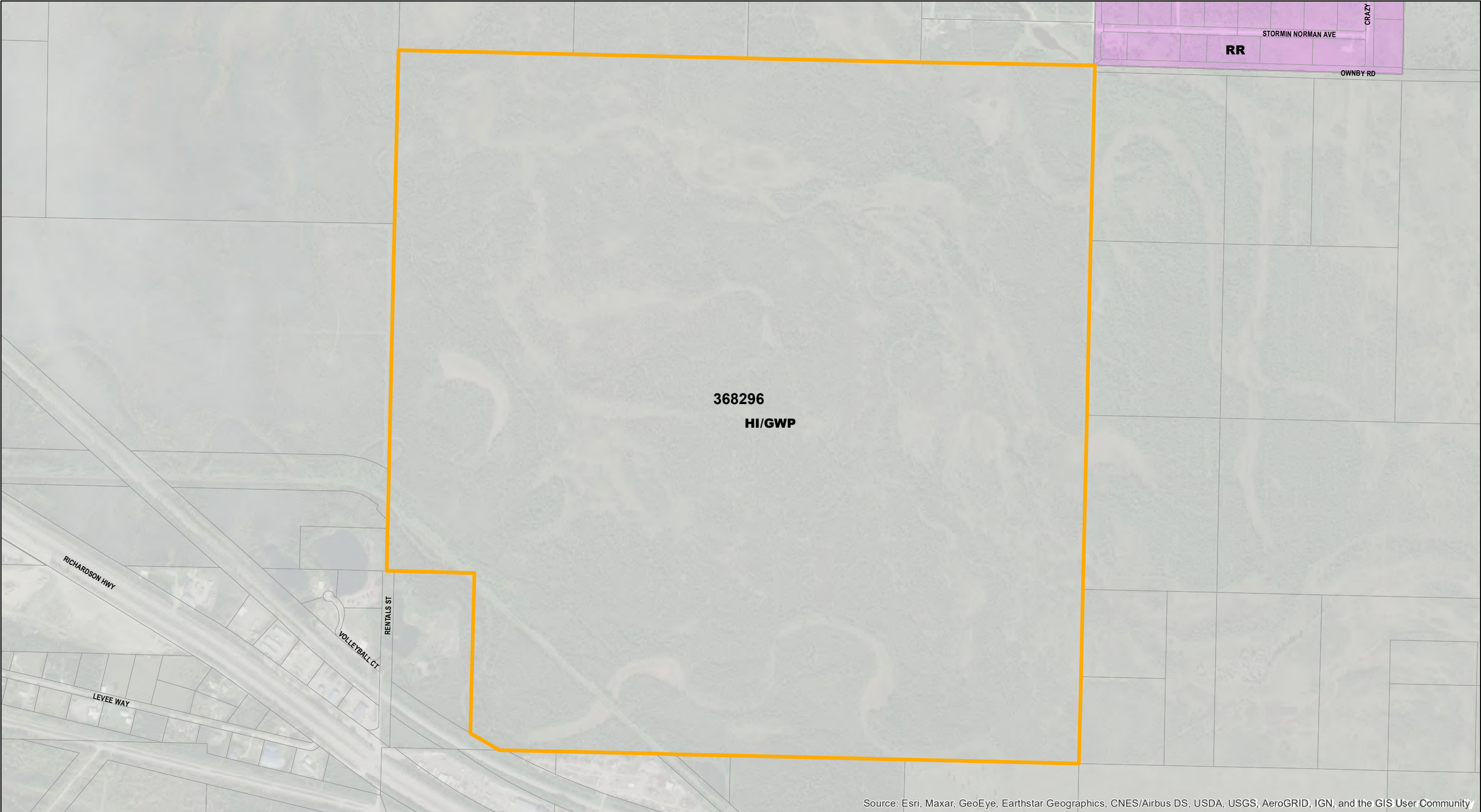


Site 1 - Zoning

APOA Interior Training Facility

Date: November 10, 2020

Figure 2

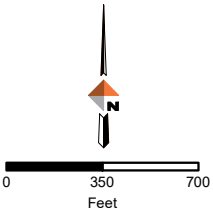


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Site 2
- Parcels
- Fairbanks North Star Borough Zoning**

GU-1

RR



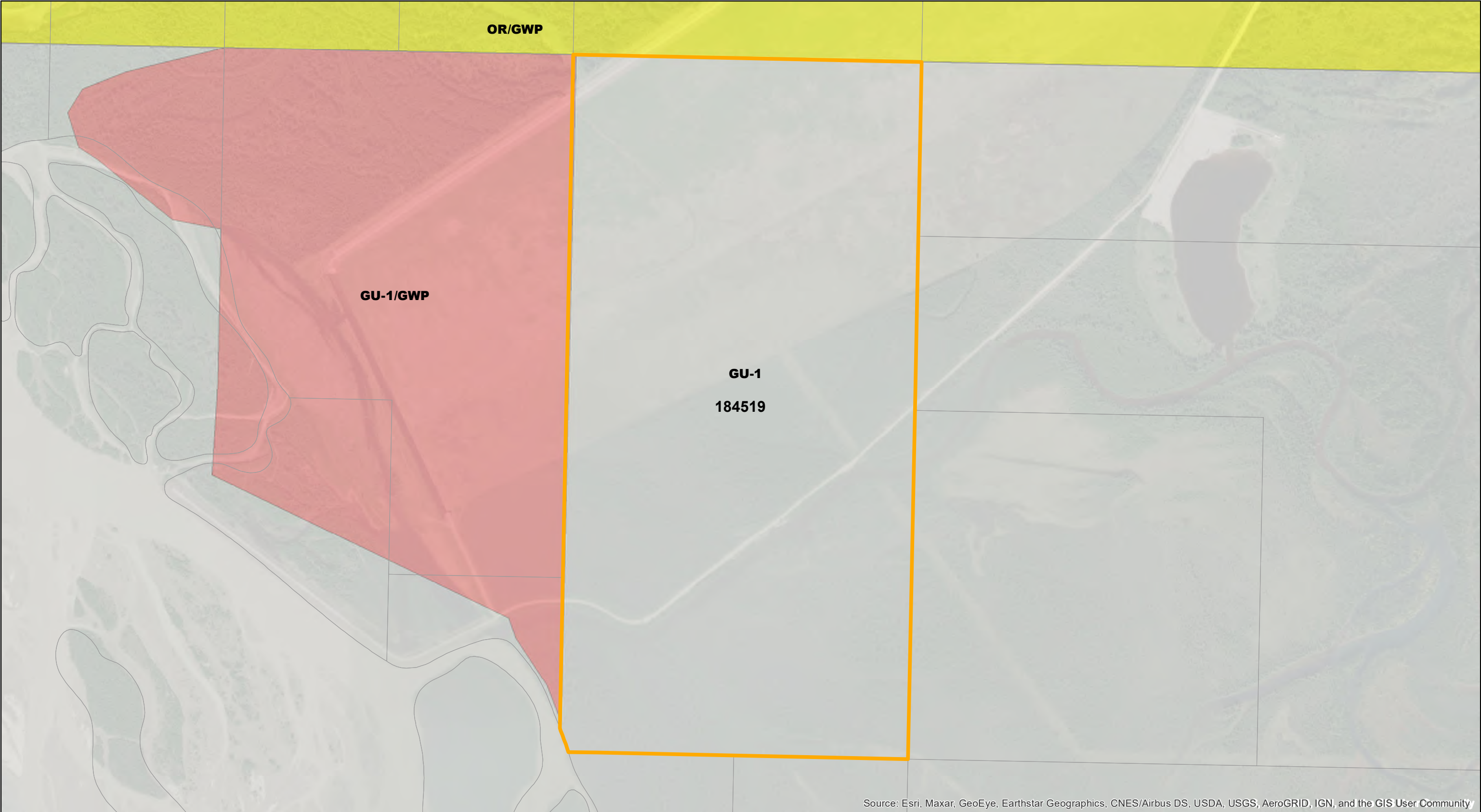
Site 2 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 3



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site 3

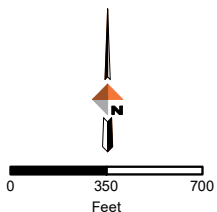
Parcels

Fairbanks North Star Borough Zoning

GU-1

GU-1/GWP

OR/GWP



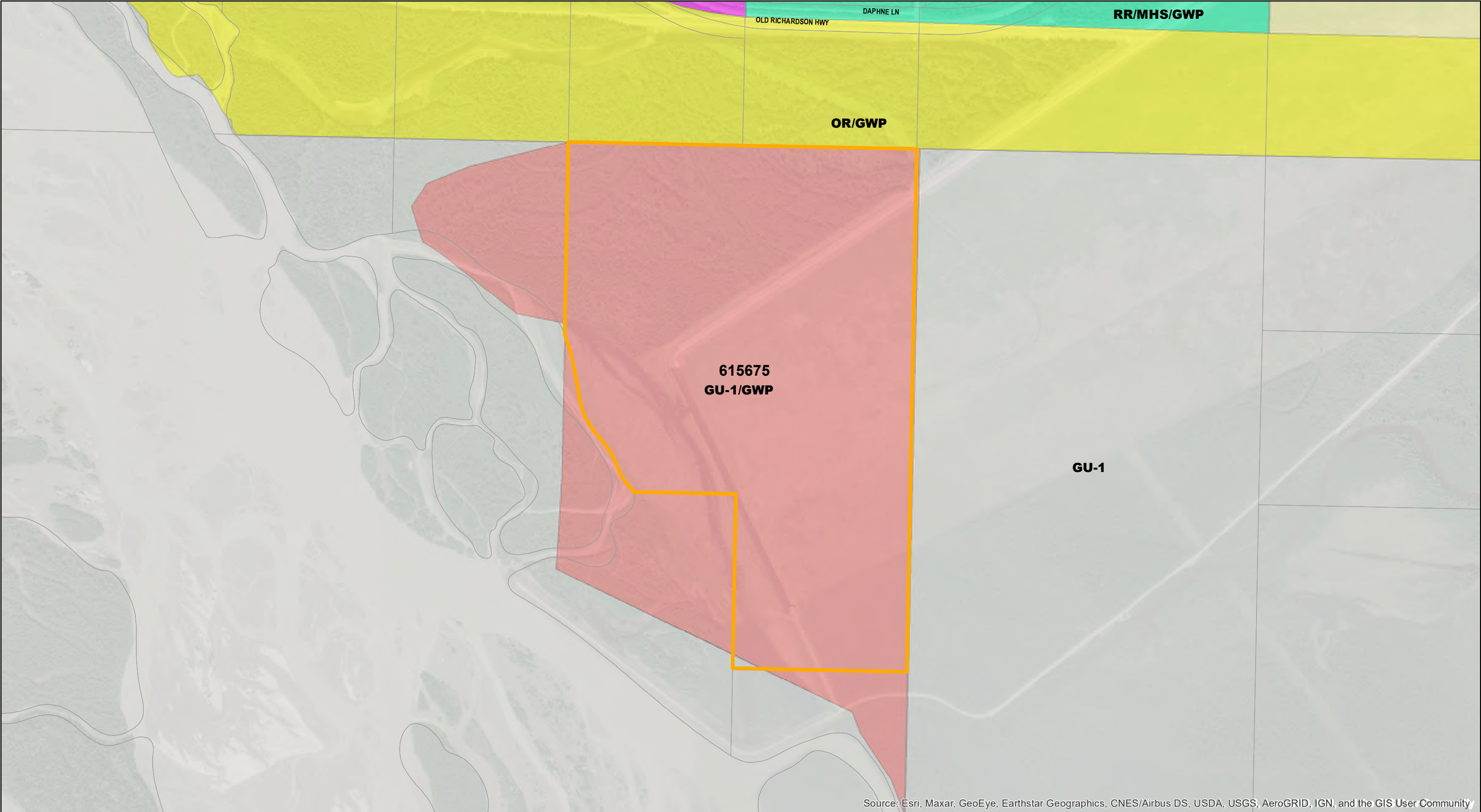
Site 3 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 4



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site 4

Parcels

GU-1

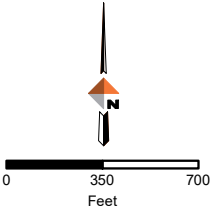
GU-1/GWP

OR/GWP

RA-5/GWP

RR/GWP

RR/MHS/GWP



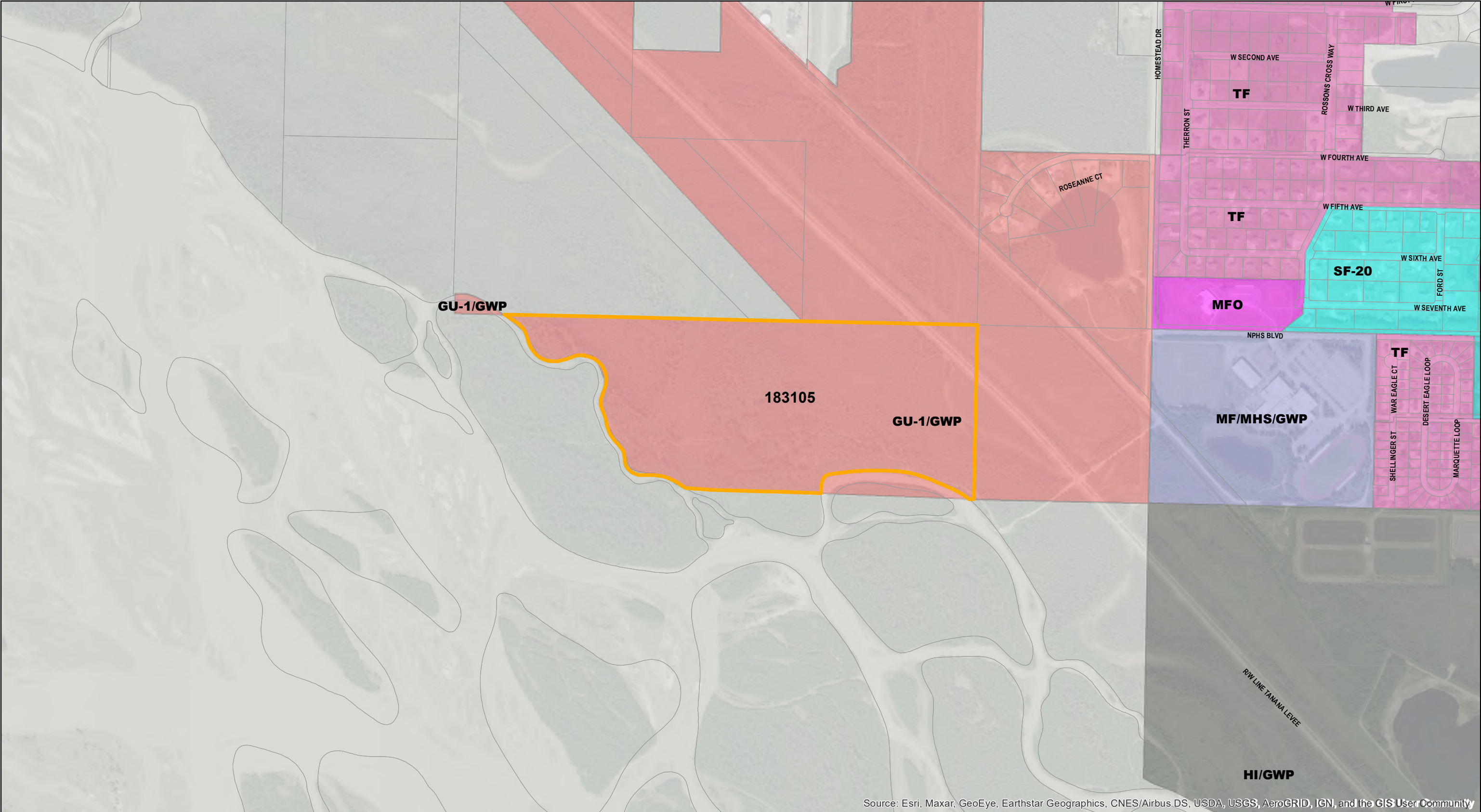
Site 4 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 5



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site 5

Parcels

GU-1

GU-1/GWP

HI/GWP

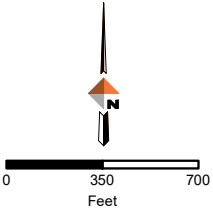
MF/MHS

MF/MHS/GWP

MFO

SF-20

TF



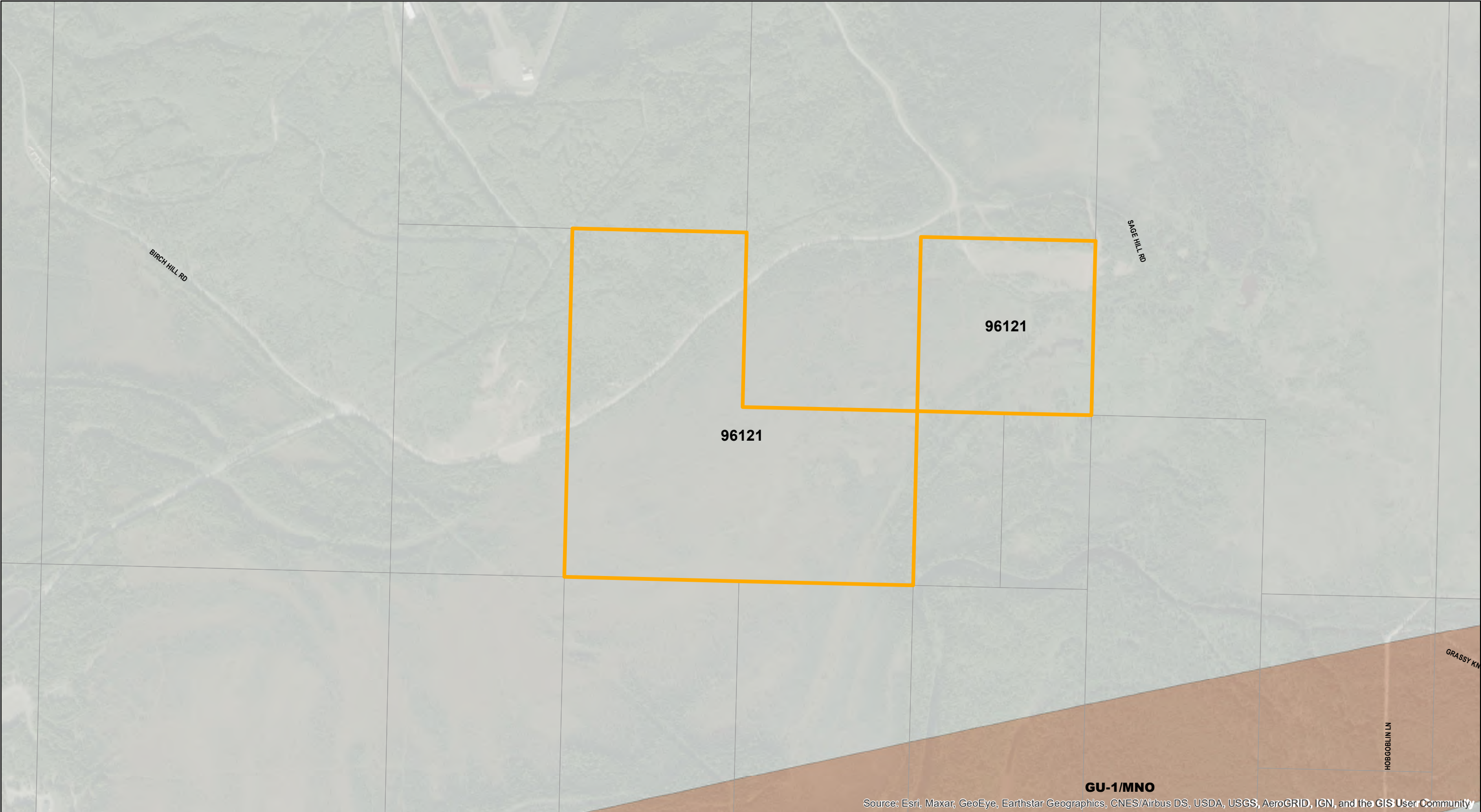
Site 5 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 6



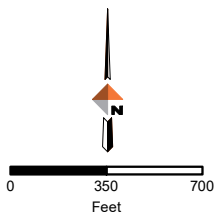
Site 6

Parcels

Fairbanks North Star Borough Zoning

GU-1

GU-1/MNO

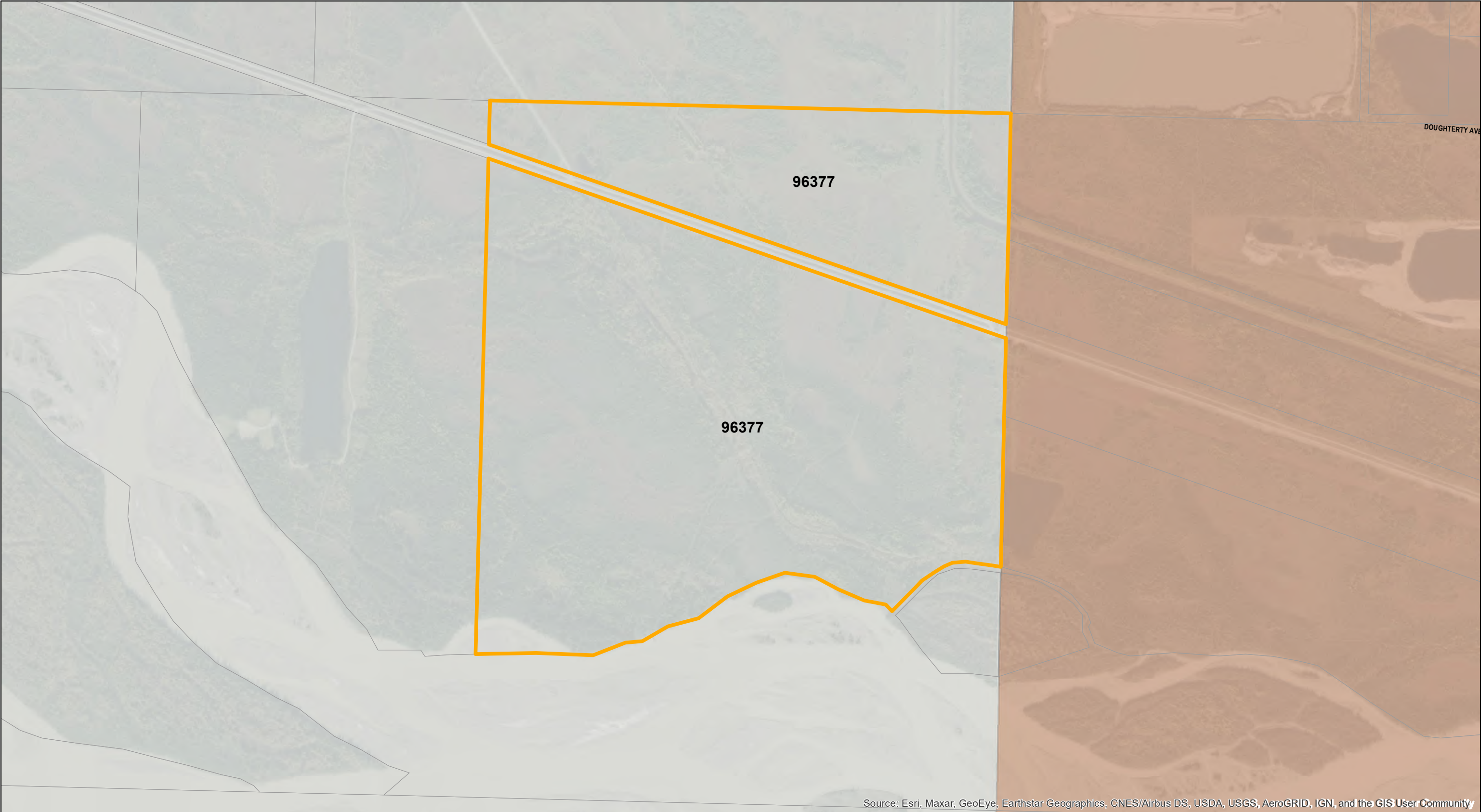


Site 6 - Zoning

APOA Interior Training Facility

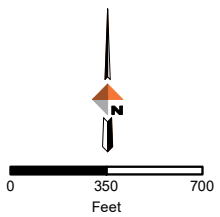
Date: November 10, 2020

Figure 7



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Fairbanks North Star Borough Zoning**
- Site 7
 - Parcels
 - GU-1
 - GU-1/MNO



Site 7 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 8



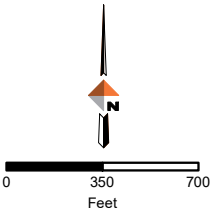
Site 8

Parcels

Fairbanks North Star Borough Zoning

GU-1

GU-1/MNO



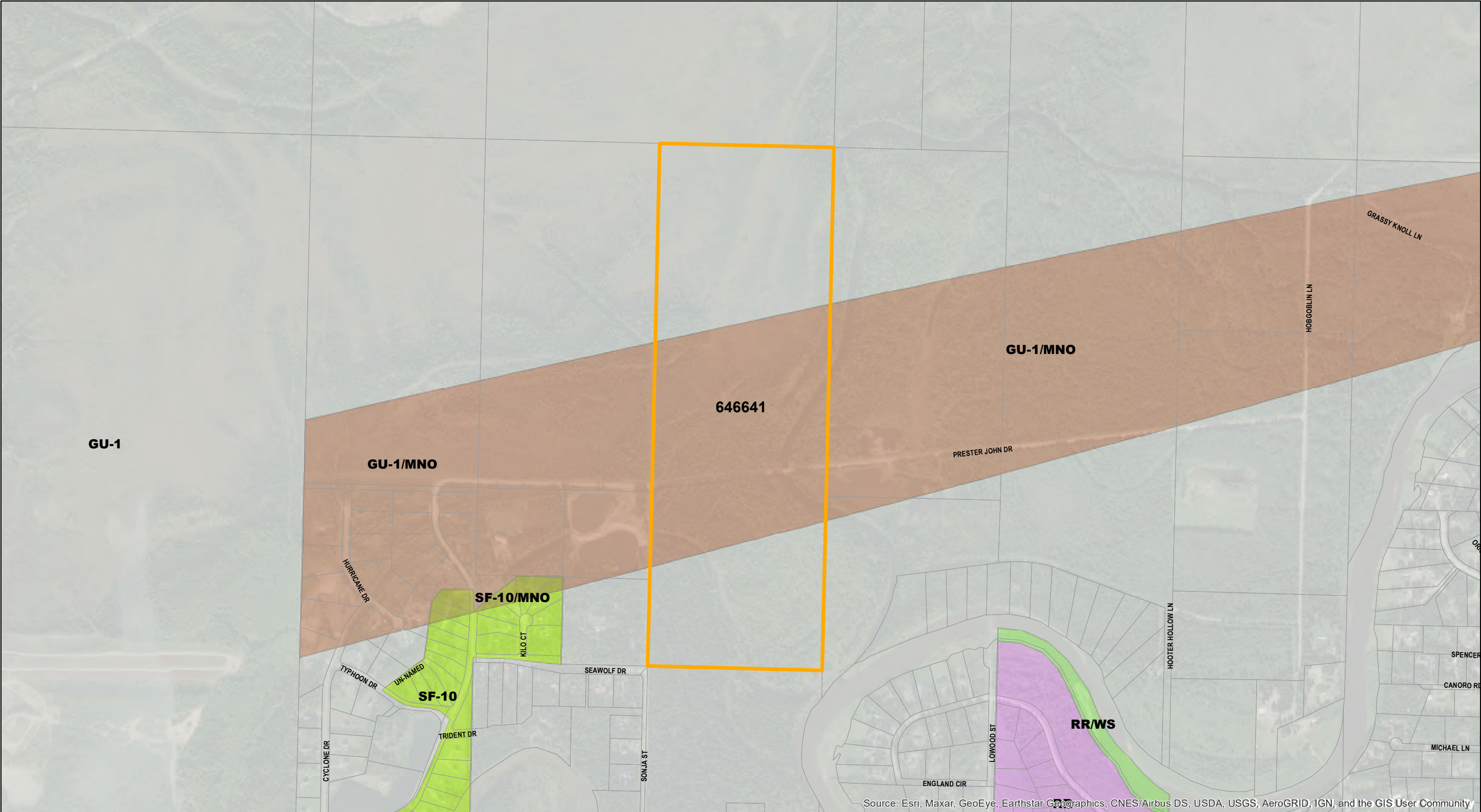
Site 8 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 9



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Site 9

Parcels

GU-1

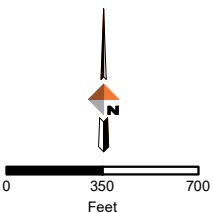
GU-1/MNO

RR

RR/WS

SF-10

SF-10/MNO



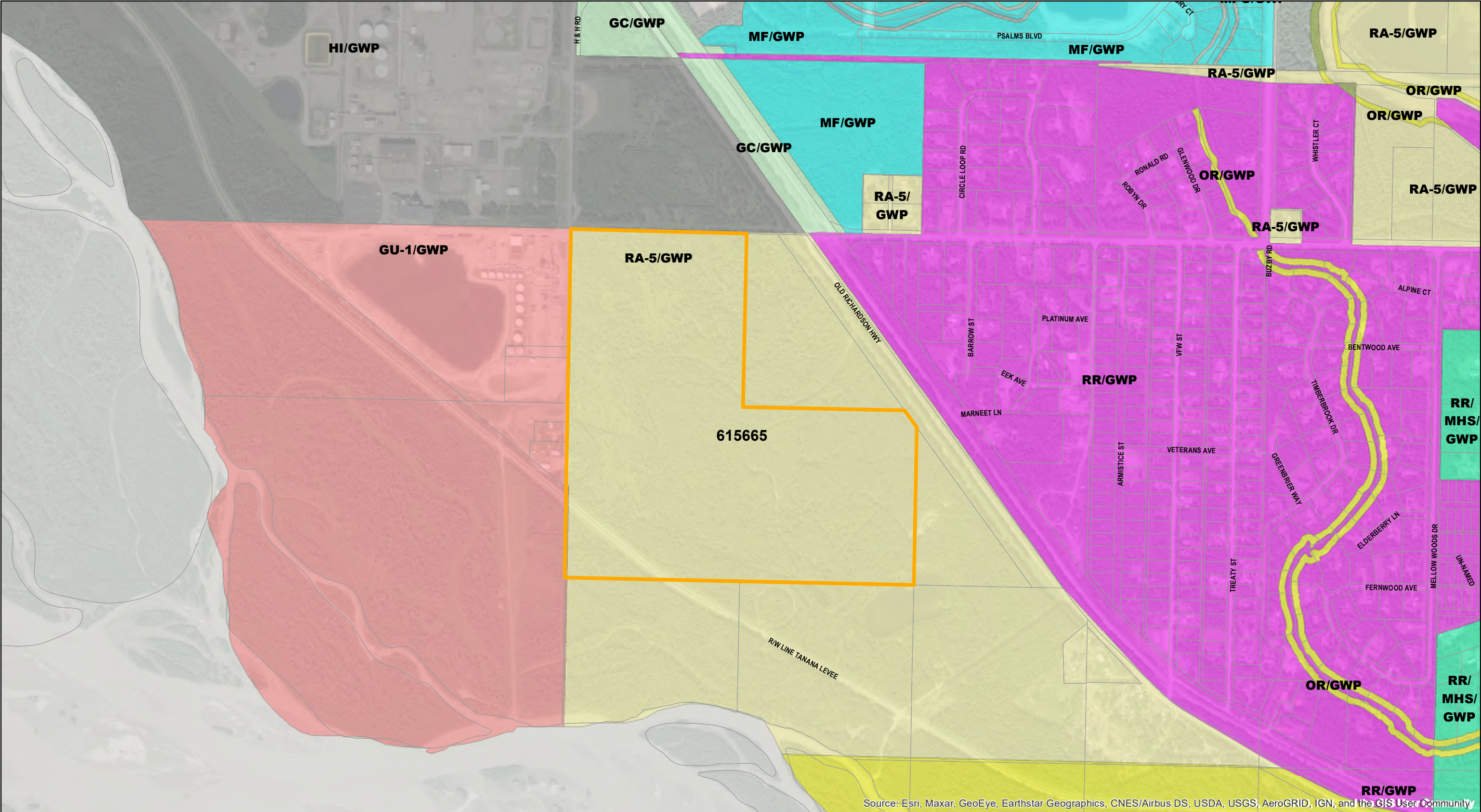
Site 9 - Zoning

APOA Interior Training Facility



Date: November 10, 2020

Figure 10



Site 10

Parcels

GC/GWP

GU-1

GU-1/GWP

HI/GWP

MF/GWP

MFO/GWP

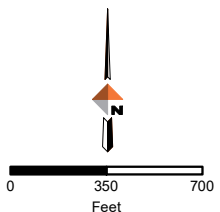
OR/GWP

RA-5/GWP

RR/GWP

RR/MHS/GWP

RR/WS/GWP

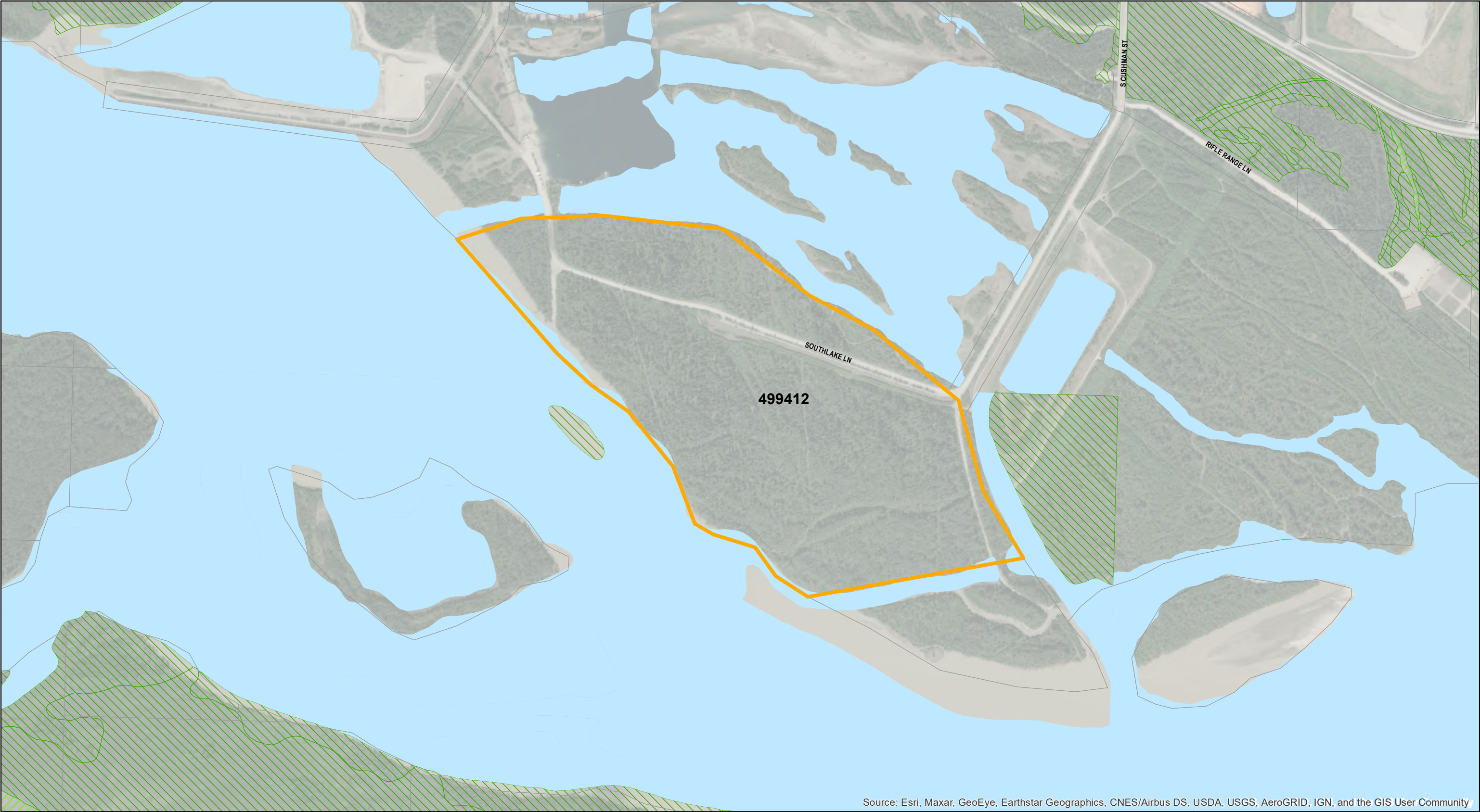


Site 10 - Zoning

APOA Interior Training Facility

Date: November 10, 2020

Figure 11



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

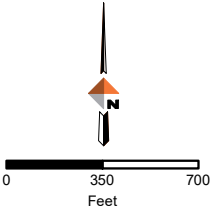
- Site 1

Parcels
- Fairbanks North Star Borough Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine



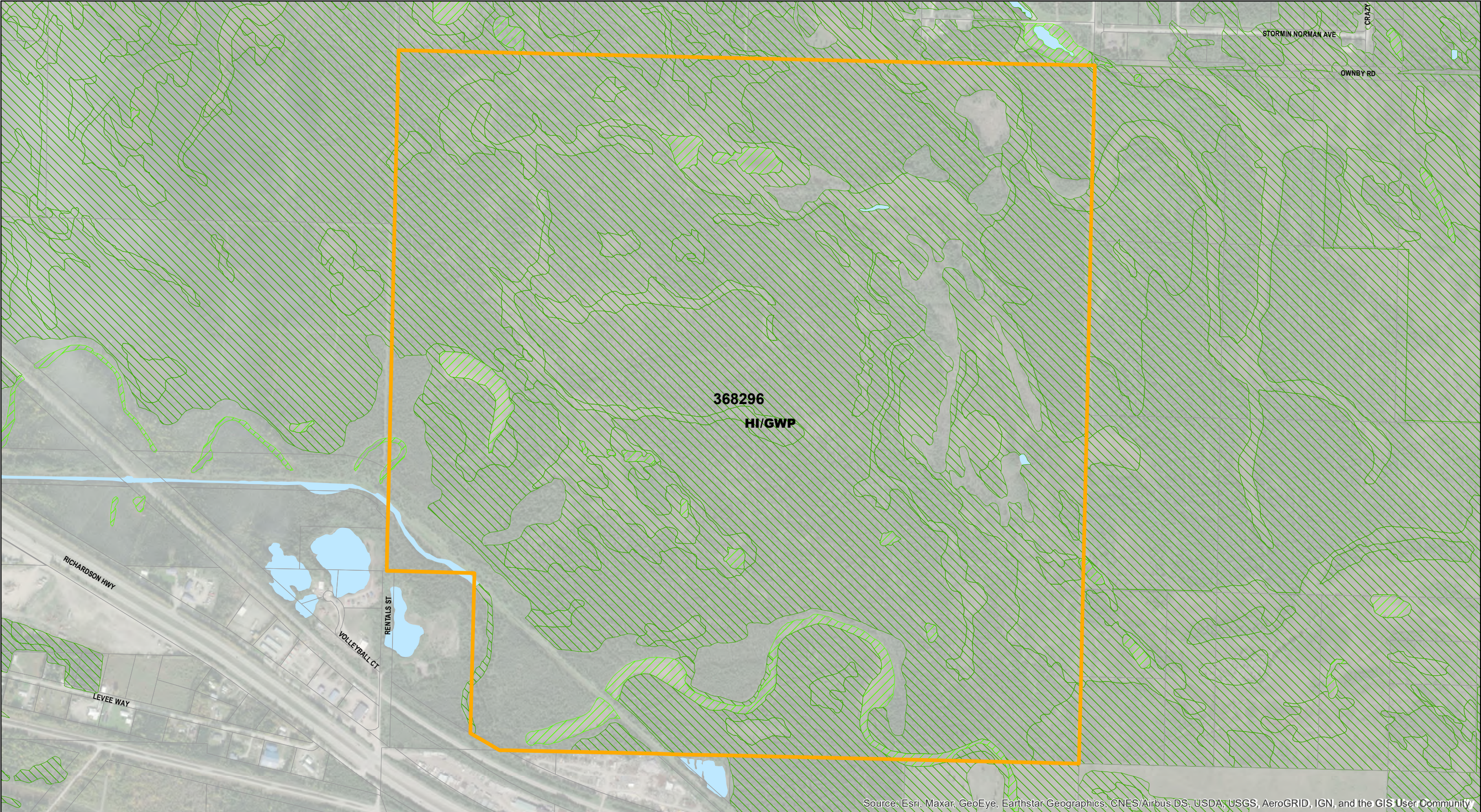
Site 1 - Wetland Map

APOA Interior Training Facility

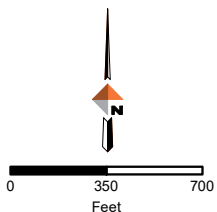


Date: November 10, 2020

Figure 12



- Site 2
- Parcels
- Fairbanks North Star Borough Wetlands
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond; Lake; Riverine



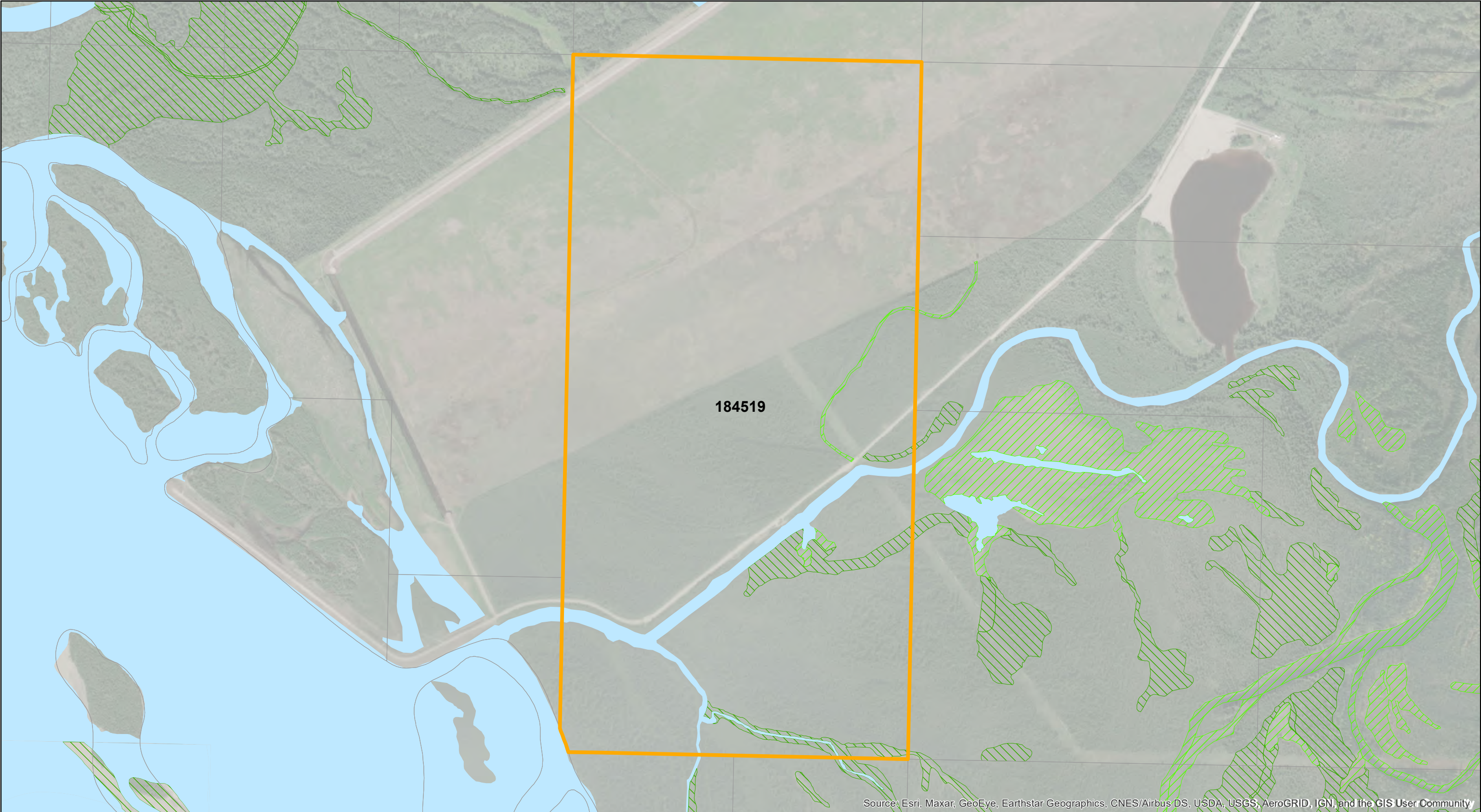
Site 2 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

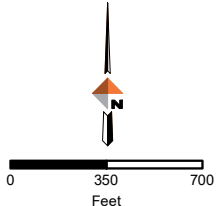
Figure 13



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Site 3
- Parcels
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond; Lake; Riverine

Fairbanks North Star Borough Wetlands



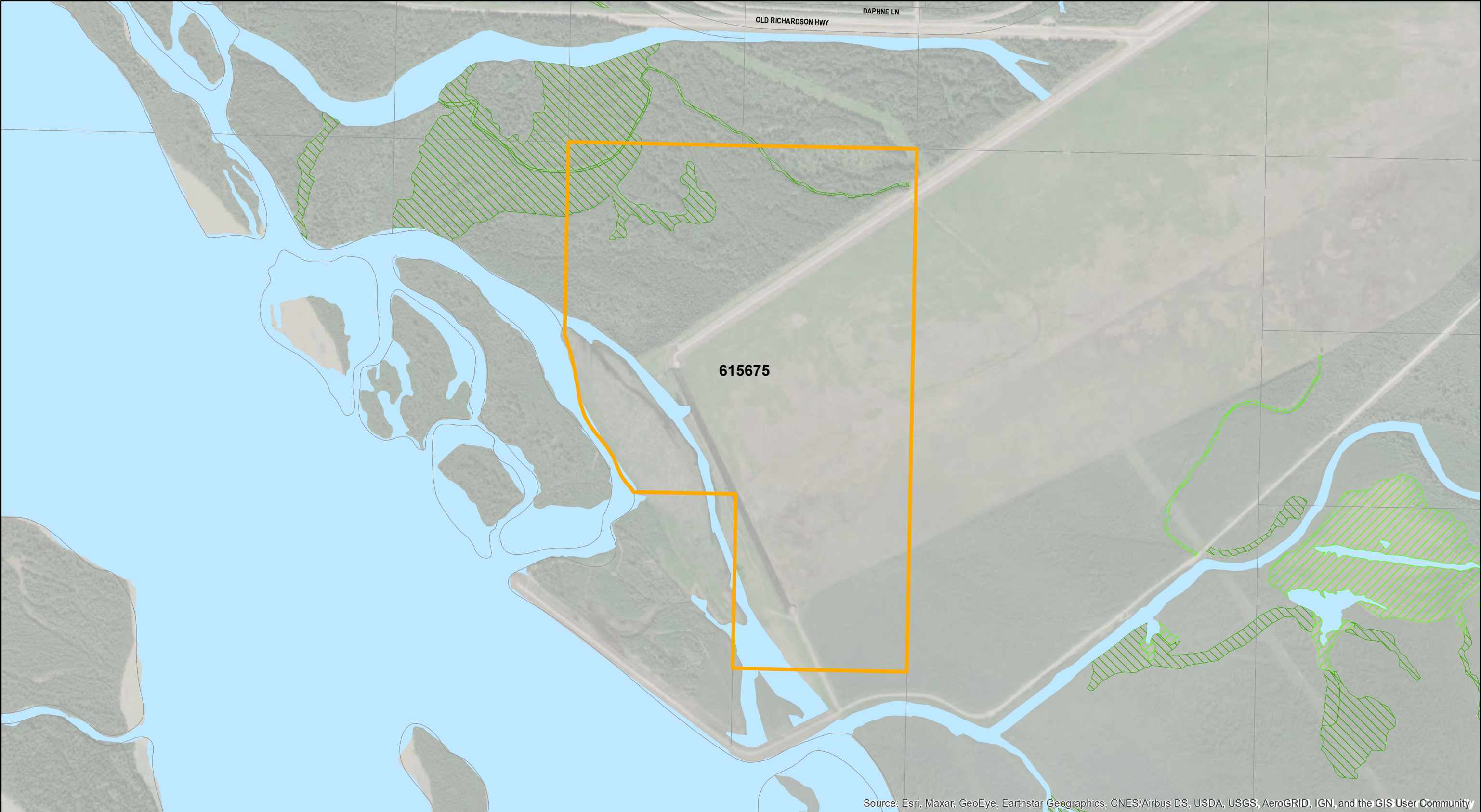
Site 3 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

Figure 14



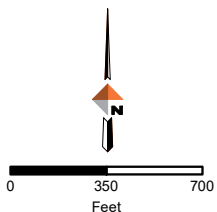
- Site 4

Parcels
- Fairbanks North Star Borough Wetlands**

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine



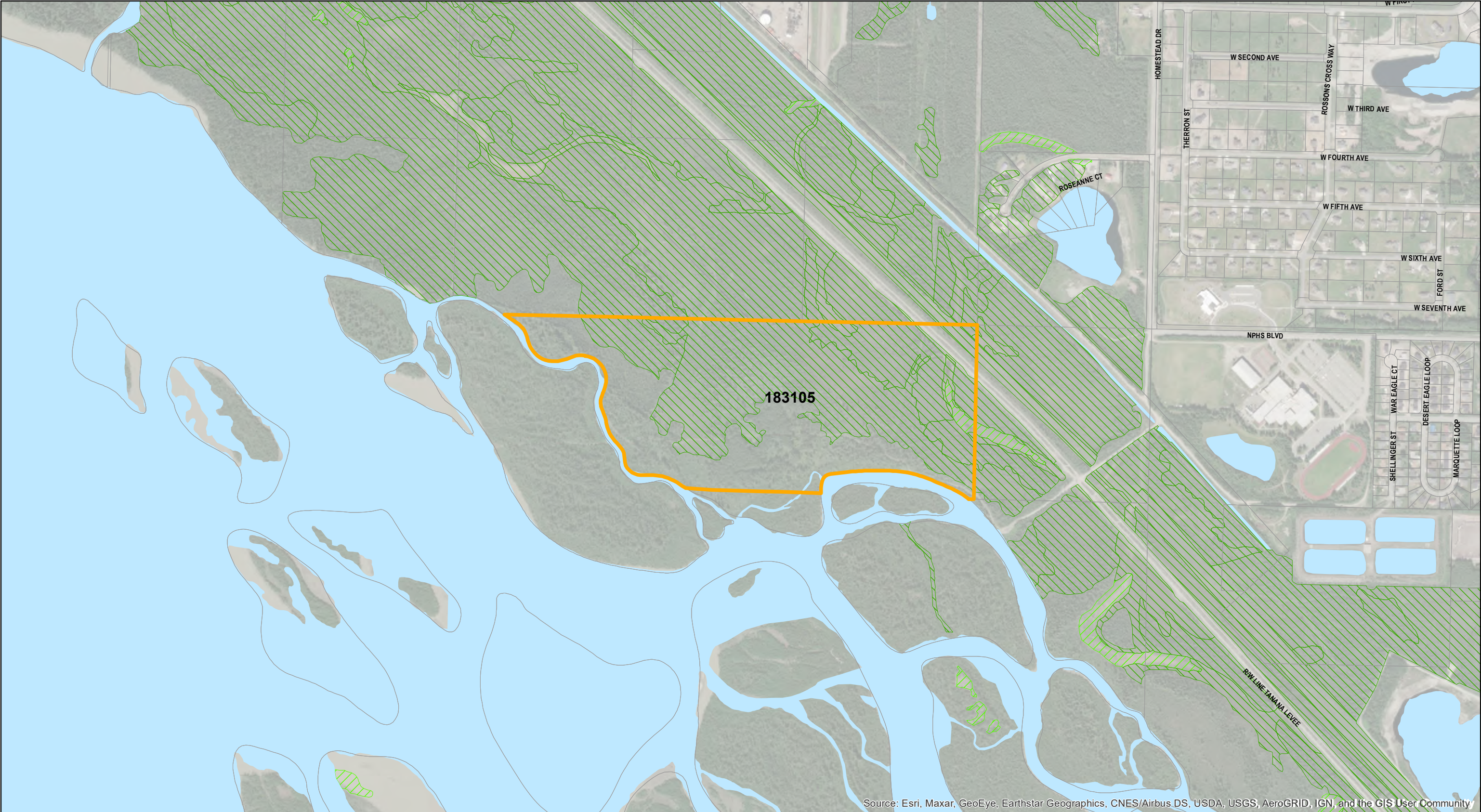
Site 4 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

Figure 15



Site 5

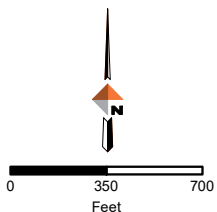
Parcels

Fairbanks North Star Borough Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine



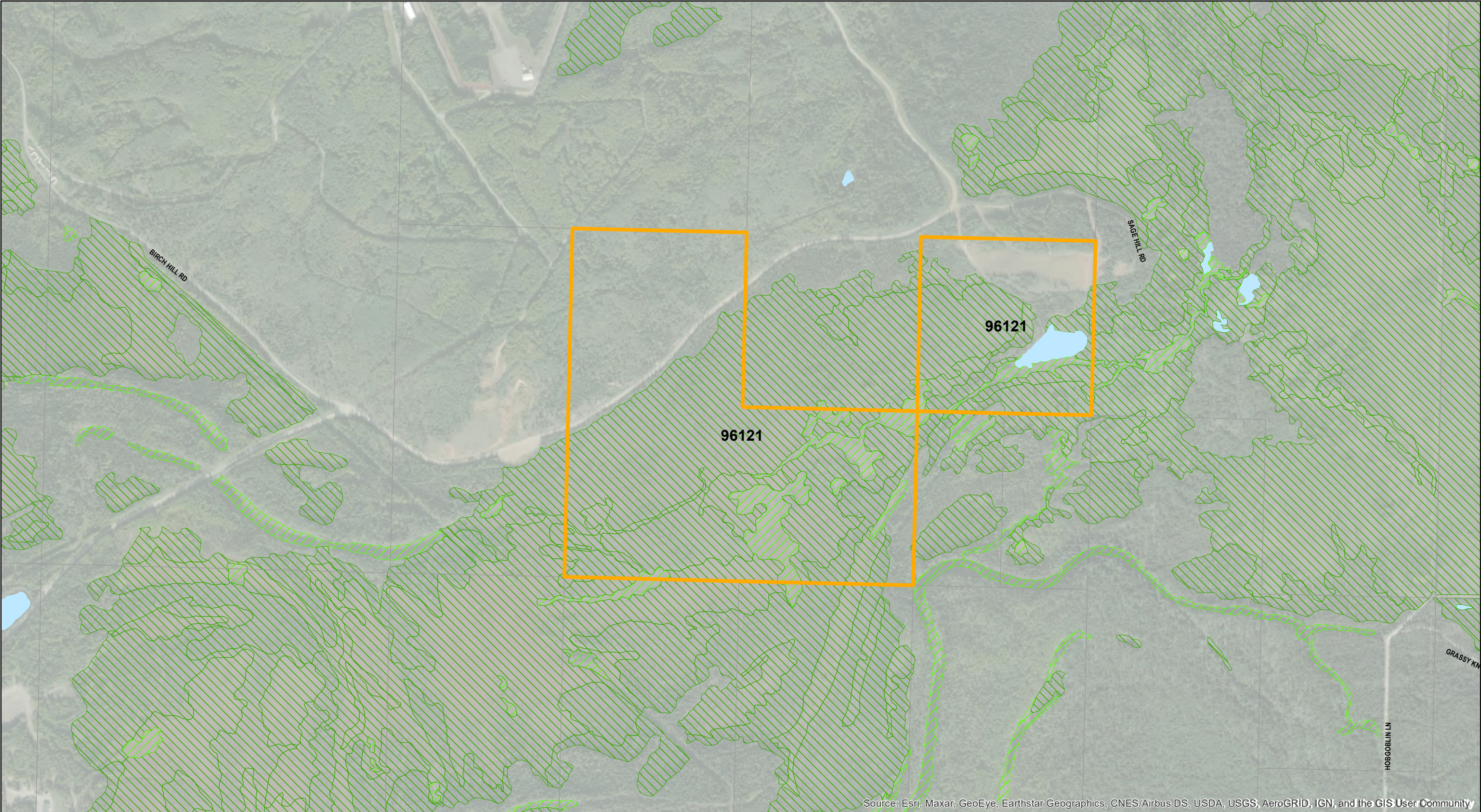
Site 5 - Wetland Map

APOA Interior Training Facility



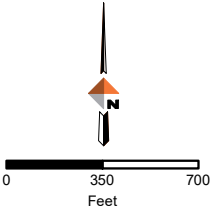
Date: November 10, 2020

Figure 16

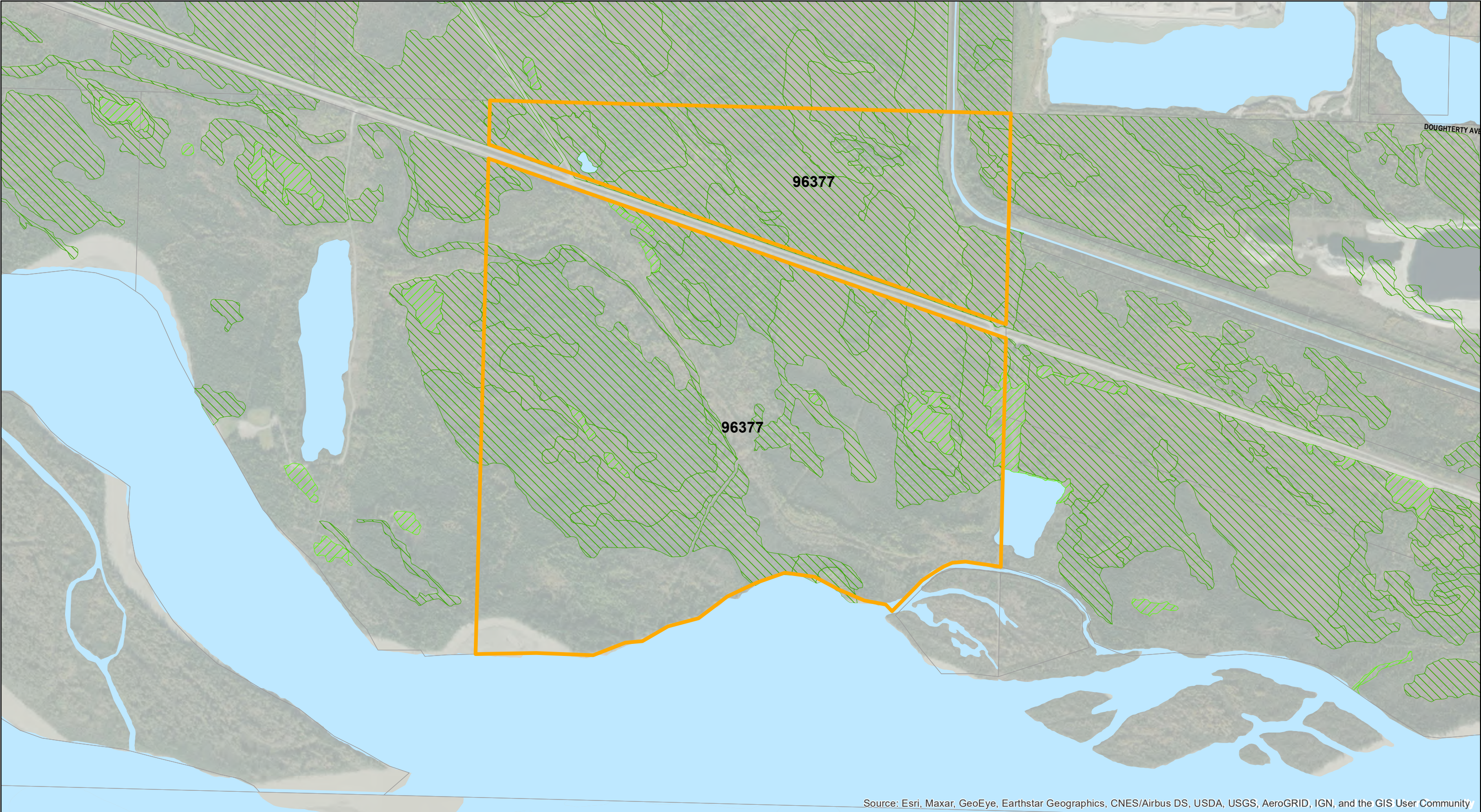


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Site 6
- Parcels
- Fairbanks North Star Borough Wetlands**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond; Lake; Riverine



Site 6 - Wetland Map	
APOA Interior Training Facility	
	Date: November 10, 2020
	Figure 17



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

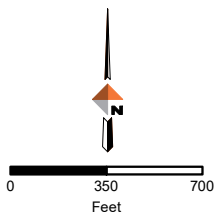
- Site 7

Fairbanks North Star Borough Wetlands
- Parcels

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine



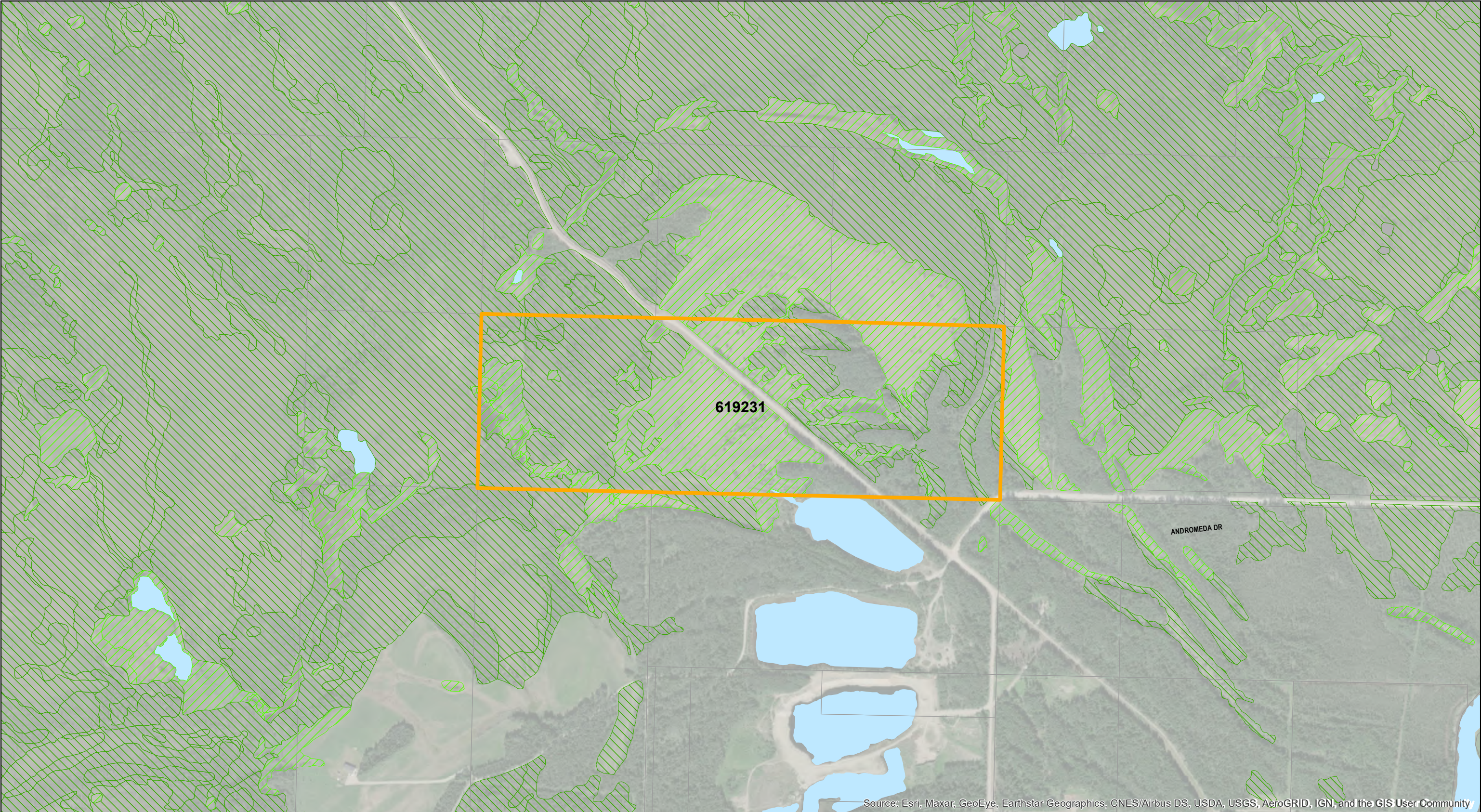
Site 7 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

Figure 18



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Site 8

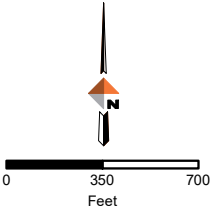
Parcels
- Fairbanks North Star Borough Wetlands**

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine

Other



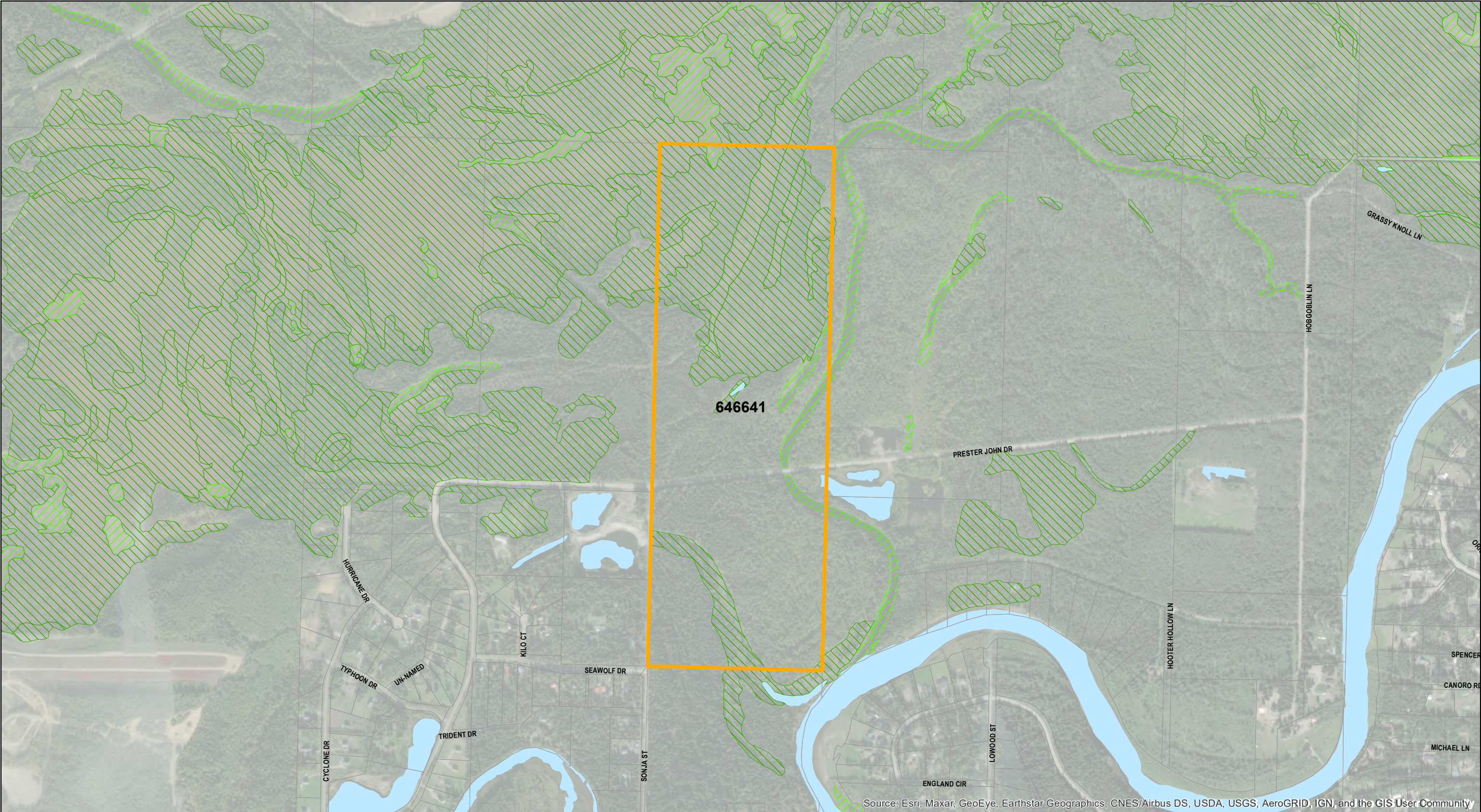
Site 8 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

Figure 19



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

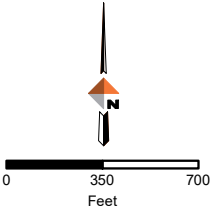
- Site 9

Parcels
- Fairbanks North Star Borough Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine



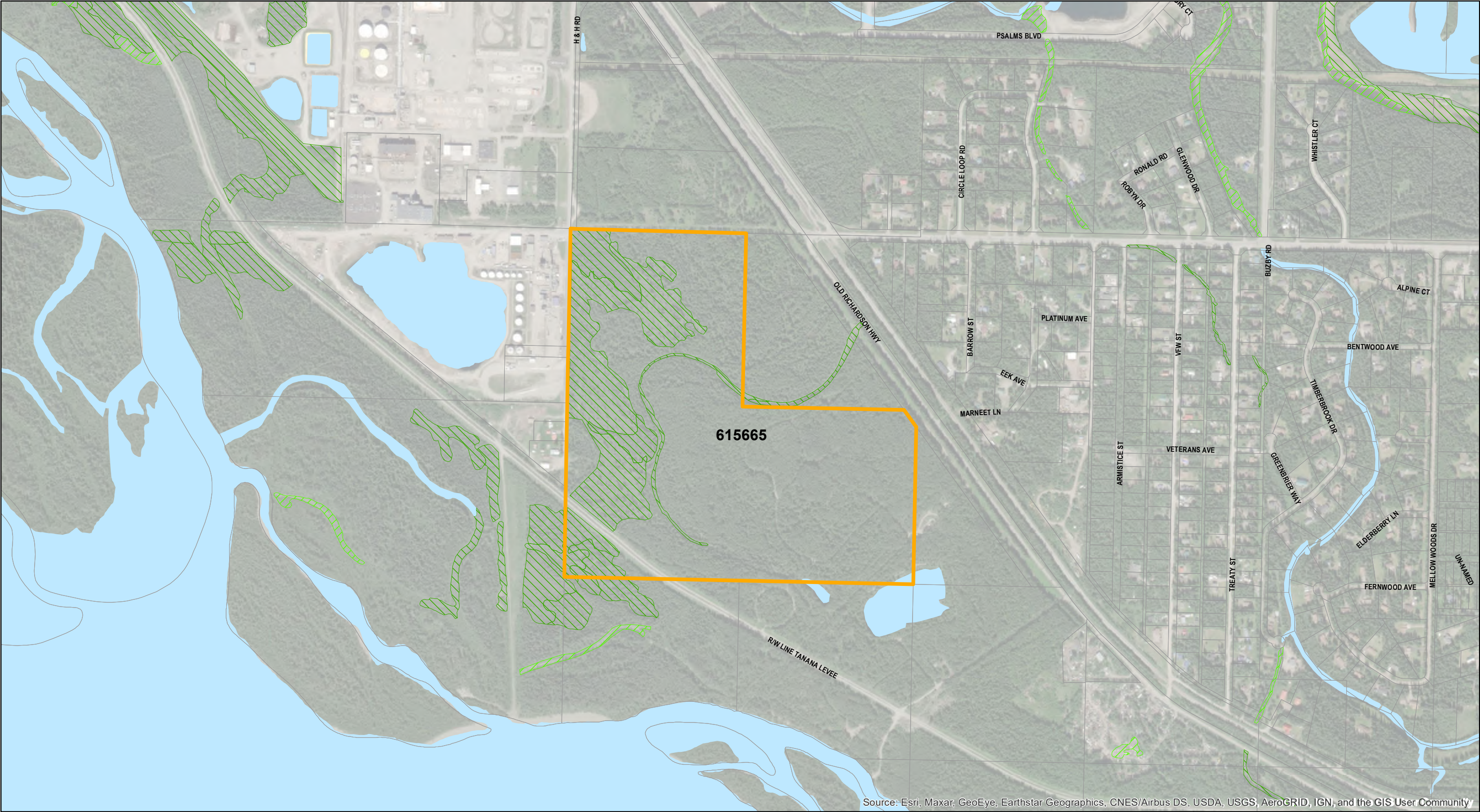
Site 9 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

Figure 20



Site 10

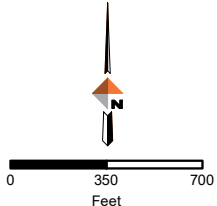
Parcels

Fairbanks North Star Borough Wetlands

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond; Lake; Riverine



Site 10 - Wetland Map

APOA Interior Training Facility



Date: November 10, 2020

Figure 21

APPENDIX 2: SITE SELECTION MATRIX

Appendix A- Site Evaluation Matrix
APOA Training Facility Evaluation Matrix

LOCATION	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10
Parcel ID Number	49412	368296	184519	615675	183105	96121	96377	619231	646641	645665
Zoning District	General Use 1	Heavy Industrial/Groundwater Protection	General Use 1	General Use 1/Groundwater Protection	General Use 1/Groundwater Protection	General Use 1	General Use 1	General Use 1	General Use 1	Rural and Argriculture-5/Groundwater Damage Protection
Land Use Entitlement Action Required	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit	Conditional Use Permit
Adjacent Zoning District	GU-1/Hi	Hi/GWP and RR	GU-1	GU-1/OR/GWP	GU-1/GWP	GU-1	GU-1/MNO	GU-1	GU-1	RA-5/GWP/GU-1/RR(across highway)
Significant Zoning Restrictions	None	None	None	None	None	None	None	None	None	None
FUNCTION										
Owner	Fairbanks North Star Borough	Fairbanks North Star Borough	BLM	BLM	State of Alaska Division of Lands	US	US	MHT	MHT	BLM
Size of Site	167	619	320	200	158.8	160	448.8	120	120	120
Environmental Concerns	floodplain	wetlands	waterbodies/wetaInds/special flood	surface water/some wetlands	wetlands/floodway	wetland	wetland/floodway	wetlands	wetlands	wetlands
Accessibility	Southlake Lane/South Cushman Street	Ownby Road/Benn Lane	no direct access from an improved road	no direct access from an improved road	Tanan Levee Access Road	Ammo Road	no direct access from an improved road	Pipeline access road	Prester John Drive	H&H Road
Adjacent Road Classifications	local	local	local	local	local	local	local	local	local	local/minor collector
Utility Availability	None	water, electric and gas with extension	gas and electric with extension	gas and electric with extension	gas and electric with extension	NA	NA	None	None	sewer, electric, and gas
Site Acquisition Cost	\$400,296	\$680,900	\$224,000	\$160,000	\$196,522	NA	NA	\$126,000	\$141,750	\$96,000
TIMING										
Site Acquisition Time	Borough Owned	Borough Owned	BLM	BLM	DNR	US	US	MHT	MHT	BLM
Land Use Entitlement Action Timing	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months	CUP: 4 to 6 months
Miscellaneous	within regulatory floodplain		wthiin speal flood hazard area		almost entirely on the river side of the Tanana River levee	Located on Ft. Wainwright	bisected by the Tanana Rivre levee and located on Ft. Wainwright	bisected by the pipeline access road	adjacent to Ft. Wainwright	