

Agenda Item: O.1.a
Committee: Lands
Page Number: 76

ADDITIONAL PUBLIC COMMENTS
RESOLUTION 2016-031

1. DILLON, Tim Seldovia
2. SMOGOR, Linda Seldovia
3. CHARTIER, Dave Seldovia
4. DILLON, Ila Seldovia
5. MORTENSEN, Tom Seldovia
6. STALLINGS, Ted Seldovia
7. HARKNESS, Richard Seldovia
8. STORY, Larry Gene Seldovia
9. PUERTA, Manny Seldovia
10. BARNETT, Anne Seldovia
11. SWICK, Keith Seldovia

From: Tim Dillon <dillontimber@gmail.com>
Sent: Monday, May 16, 2016 9:41 AM
To: Blankenship, Johni
Subject: Opposition Seldovia gun range

To Whom It May Concern:

Please forward this letter to the KPB assembly as a letter of opposition to the proposed lease of borough lands for a gun range adjacent to the KPB Seldovia landfill.

I am a full-time, 30 year, resident of the city of Seldovia and was originally in favor of the proposed gun range on borough lands. However, two weeks ago when I learned of opposition to this proposal by neighboring land owners I did some research. I was asked to comment on the subject but felt I was unable to do so without actually knowing exactly what the potential negative impact of the range might be. Within 24 hours of hearing of the opposition I requested to enter on to the nearest adjacent land that supports family housing with full-time residents. I also requested that two calibers of rifle (223 & 300) be discharged at the proposed rifle range area at the same time I was on the porch of the residence; 300 yards away. The rifles were fired in-line with the intended range usage.

I was startled. The "tundra vegetation and forest" did very little, as intimated by the application for lease, if anything to dampen the concussive blasts of the rifles. The shots were shockingly loud, echoing and reverberating around and within the residence. It became obvious to me within ten minutes of being subjected to the noise, that this was no place for a rifle range; there are numerous other residences nearby that are impacted as well. The gun range proposal shows expensive improvements that are proposed for the site; such improvements will take years if not decades to afford, and in the mean time targets will be hung on the edge of the forest and rifles fired, shotguns discharged and handguns shot. There may very well be no noise mitigation afforded during my life time.

There has been an abundance of both written and spoken claims that noise will not impact any adjacent residences. But upon asking, I learned that I was the only party to request to enter adjacent lands to listen to and understand what the impact of the extremely close proximity of rifle and gun fire would have. It appears that most if not all of the claims of no noise impact are speculative rhetoric.

At last week's regularly scheduled Seldovia council meeting, May 11th, 2016, a motion was made to rescind the council's letter of support for this site, as previously written to the KPB. The vote was split down the middle; three in favor, and three against rescinding their letter of support. It is obvious that there is division in the community; this is not a council unanimously in favor of this proposal. In the end the council voted to take no position on the matter.

I am still in favor of a Seldovia-area gun range but am ardently in opposition to the proposed site and urge the KPB to deny a lease for said purposes. This is a residential area one mile from town and is frequented by recreational users such as berry pickers, hikers, skiers and bicyclists. Our Rocky Ridge Trail winds up the ridge just behind the proposed site; it is a trail we have been working on for fifteen years, just this year adding thousands of dollars of interpretive signage for natural history. It is a quiet trail that would also be impacted adversely by use of the proposed KPB lands for a gun range.

There are indeed several other alternative sites available and viable for the gun club's needs for a range. I understand the gun club has been working on obtaining this site for a couple of years and feel they have a lot invested in it already, but I look at adjacent land owners that have invested their life savings and find no comparison in terms of time and money invested. One land owner has been developing his residence for forty years, another seventeen years, and so on down the line.

I also hear complaints that landowners have waited until "the eleventh hour", and that it is unfair to hear them out at this time. This is a democracy, and whether it is the first hour or the eleventh hour, everyone impacted deserves to be heard. Please be the good neighbors we always thought you would be when you purchased the lands in question, and realize this is not a site for a gun range.

Thank you very much for the opportunity to comment.

Sincerely;

Timothy Patrick Dillon

--

Tim Dillon

**Dillon & Dillon
Timber & Log Wrights LLC
PO Box 126
Seldovia Alaska 99663
Office 907-234-7858
Cell 907-299-3710
dillontimber@gmail.com
dillontimber.com**

LINDA SMOGOR
P.O. Box 153
Seldovia, Alaska 99663

KENAI PENINSULA BOROUGH
Borough Assembly
144 N. Binkley St.
Soldotna, Alaska 99669-7599

May 15, 2016

Dear Kenai Borough Assembly,

I am writing to ask you to classify the KPB parcel 191-130-68 land one mile south of Seldovia proper, off Rocky Street, adjacent the KPB Landfill as recreational but **not** for the purpose of a shooting range.

I am a year round resident, living in Powder Island Cove just 2000 feet from the proposed shooting range. I oppose this lease and have major concerns about the noise disruption. Recent shooting tests have proven that the sharp noise travels loud and clear to those of us not only *on* the bay and not only *to* town, but *thru* town and at least another mile *past* town. So a shooting range will not only disturb those of us within a half mile, but everyone in town and points beyond. Proponents of the shooting range say the noise is something "we will get used to." Repeated gunfire is something I hope no one should ever have to get used to.

Establishing a shooting range is inappropriate for *this* location, this neighborhood, that is already being used for quiet sports and activity. I hike out this way. I do not want to worry about the danger of stray bullets. On the four days a week that the Landfill is not open, Rocky Street, from the edge of town to beyond the dump, becomes virtually free from vehicle traffic making it an appealing, safe and relaxed avenue for hikers, skiers, bicyclists, berry pickers, tourists and parents with children.

I am concerned too about the long-term effects of accumulated lead which will eventually leach into the wet-lands, draining into Fish Creek, which in turn flows into town where residents and tourists alike fish salmon.. I don't think that its possible, even best intentions, to recover all the lead residue from the shooting range. I don't think the future health of our community should be put in jeopardy.

Thank you for your thoughtful consideration to this matter.

LINDA SMOGOR (907) 399-3788

Dave Chartier
P.O. Box 153
Seldovia, Alaska 99663
May 16, 2016

Kenai Peninsula Borough
Borough Assembly
144 Binkley Street
Soldotna, Alaska 99669-7509

Dear Borough Assembly,

I have lived here in this area for 40 years. My home is 3000 feet from the Seldovia Sportsmens' Club proposed shooting range site. The test shooting last week at the site has brought new awareness of the wide impact a shooting so close town will have. The noise was heard from the head of Seldovia Bay to beyond town which is in the opposite direction. Bang.....! Bang.....! Bang.....!..... the entire area.

Since this shooting test, the shooting range supporters language has changed from "being far enough from town" to "you'll get used to it."

The proposed shooting site location is in Seldovia valley with high ridges and the bay below. The noise is held in and magnified by echoing along the ridges and easily carried along the Seldovia Bay.

The proposed shooting range is in a wet-land and running along wet-lands. This is a very wet area with two creeks. They flow through adjoining private property, into Fish Creek with residential wells and ending up in town where people fish. This is not a suitable site for a gun range.

I'm concerned and I'm questioning the method, cost and ability to collect the lead. How will the leachate be kept from flowing off the shooting site considering the scope of the SSC development plan and the many years of use?

There is considerable amount of unpopulated land at the head of Jackolof Bay, SNA Native Land. There are also 2,000 plus acres of State Mental Health Land about one mile south of Jackolof dock. This land was researched and found to be up for lease for a reasonable price.

This land could be a better solution: no local residential recreational issues
no interruption to Seldovia as a place of tranquility
no wetlands and creeks

I'm asking the Kenai Peninsula Borough Assembly to classify to KPB parcel number 191-130-68 as recreational but NOT for the use of a shooting range.

Thank you for hearing my citizen's concern,
Dave Chartier (907) 399-7530

May 15, 2016

Ila Dillon
222 Lindstedt Lane
Seldovia, AK
99663

Dear Borough Assembly,

I have lived in Seldovia for 30 years, largely because of the quiet, safety and natural setting that this village has to offer. I'm writing in opposition to the proposed location of the Seldovia Sportsman's Club's shooting range on Parcel #19113068, T 9S R 14W SEC 6 S.M. The parcel in question is in an area where people recreate and have built their homes to be in a tranquil place out of town. The test shots were shockingly loud at these nearby houses and it is close enough to town that the shots were heard within city limits.

Parcel #19113068 is surrounded by old logging roads and hiking trails that have been used for many years. There are family homes with children and grand children in close proximity. The repeated loud noise of gunfire would not only be a nuisance, it would be unsettling and scary. I also fear the danger of a stray or ricochet bullet. The club's proposed hours would include morning, noon and night. This is not conducive to an enjoyable experience while hiking, berry picking, kayaking, skiing or just sitting on your front porch. The latter are the activities that many of us came here for.

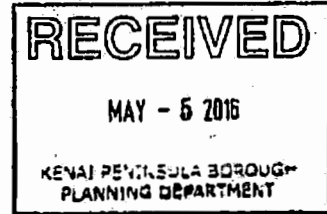
I am not against the gun club. I think it's great as a tool to teach safety and marksmanship. It would be nice to have the shooting contained to one area. I believe Parcel #19113068 is just not the right place.

Sincerely,
Ila Dillon

Tom Mortensen

P.O. Box 195 Seldovia, Alaska 99663

e-mail: tom@mortensen.com



Kenai Peninsula Borough
Land Management Division
144 N. Binkley Street
Soldotna, AK 99669-7599

Re: KPB Lease to the Seldovia Sportsman's Club.

Attached are my comments (appended to those previous comments by Andy Anderson and Ted Stallings) in support of the proposed KPB lease to the Seldovia Sportsman's Club.

Thank you.

A handwritten signature in cursive script that reads "Tom Mortensen".

Tom Mortensen

Please add my comments in Blue below to those comments of Andy Anderson and Ted Stallings.

Tom Mortensen

May 3, 2016.

Please see my added comments in Red below Andy's comments.

Thanks you,
Ted Stallings

TO: KPB Planning and Zoning

Mr. Sneary

Due to the last minute effort by the opposition, I felt I should write my thoughts down and get them to you so they could be included in the packet going to the KPB Planning and Zoning tomorrow. I felt the need to see that the Borough had answers to the many concerns posed in the opposition's letter.

The following is in response to the opposition letter regarding the shooting range being located on the KPB property across from the Seldovia Landfill on Rocky Road.

- = Concerns
 - = Response
- LOCATION LESS THAN A MILE FROM TOWN
 - There is an existing rifle shooting range on a property just outside the City Limits which has not created any problems.
 - The KPB property location would better insure security for the range and buildings that are planned thus deterring vandalism and/or theft.
 - Seldovia residences and tourist commonly hunt bears, varmints and ducks in the bay and all around Seldovia. This is common practice.
- TO NEAR EXISTING RESIDENCES AND RECREATION AREAS.
 - The nearest residence is over 300 yards away and is north of the location. All shooting will be to the east and will not impact any other property.
 - The forest on sight and between the nearest property owners will greatly absorb any noise as will the existing tundra covered properties.
 - Without an approved shooting range, we currently set our targets on the beach and shoot wherever we can which are often much closer to residences than the house over a quarter of a mile from this prospected shooting range.
- STRADDLING WETLANDS AND TRIBUTARY TO FISH CREEK.
 - Wetlands do exist on the property but the range is set up so there is no shooting across, or into, wet lands.
 - A buffer has been mandated by the Borough which insures the range will be located a safe distance from the existing tributary.
 - Bridges will be in place across the existing tributary and walkways will be in place to and from all shooting ranges.

- It is the hope of the Club that the development will also enhance tourism and the economy.
- Seldovia currently has hiking trails near, across and over wetlands and this has opened up vast local and tourist opportunities. If allowed this shooting range will do the same and the wetlands will a protected, valuable and useful resource.
- **DIMINISHED PROPERTY VALUES AND DISPLACED RESIDENTS**
 - The development will enhance the area and will not diminish property values. It is felt his opposition is referring to the noise element that will exist. The Club has set the range up so all shooting will be away from any populated area and will be into a backstop, be it the timbered areas or embankments. Most of the noise will be absorbed by the environment. All shooting will be in an Easterly direction and no structures exist to the east of that location. Backstops and wooded areas will insure no rounds escape the Club's boundaries.
 - One disadvantage Seldovia currently has is "No Shooting Range". Tourist travel from all over the world to come to Alaska to hunt. When they arrive, they want to shoot and make sure everything is working properly before going on the hunt. Without an approved shooting range, they shoot wherever they can which is across public land, down the beach, or across the bay. Having a "Shooting Range" would be a greatly added benefit to the safety of Seldovia locals and an added value and benefit to the locals as well as arriving tourist.
 - The comments in opposition to the proposed lease for the shooting range alleged that there would be a diminished property values as a result of the shooting range. This allegation was not supported with any applicable information regarding decreased property values in Alaska resulting from the proximity to existing shooting ranges.
- **DISPLACEMENT OF EXISTING AND FUTURE RECREATION**
 - Other recreation can continue without interruption.
 - Future recreation will not be affected. Hiking, jogging, berry picking and bicycling can continue without being threatened.
 - The Shooting Range enhances recreation! This is what we are trying to do!
 - The comments in opposition to the proposed lease for the shooting range alleged that there would be displacement of existing recreational uses at the proposed lease location. However, no conflicting uses of the proposed lease site were identified in the opposition letter.
- **DIMINISHED TOURISM POTENTIAL**
 - We hope to enhance tourism as the Club will be open to all persons interesting in the sport.
 - As stated earlier, a Shooting Range near Seldovia for the Tourist is needed to enhance tourism.
 - Tourists are drawn to Seldovia for many reasons, including hunting. Such hunters may utilize the gun range prior to their hunt. Competitive gun club shooting events on a scheduled basis could draw participants and observers to Seldovia, thus increasing the tourism potential.
- **PUBLIC SAFETY AND SECURITY RISKS**
 - The public's safety is of utmost importance to us and has been considered in each phase of the development plan. Signage with rules will be posted to that end and will be enforced by the members.
 - The only Security Risks we see are to the Club's personal owned property and this is done though vandalism not by action taken by Club members.
 - The Shooting Range will be operated as a Club in a controlled environment. Much safer than the current way we are going to shoot our guns now which is anywhere we can.
- **UNFUNDED PUBLIC COSTS**

- We do not foresee any public costs as we have a membership fee for joining the Club and hope to fund any future expenses through shooting events, fund raisers and grant opportunities.
- A Shooting Range is well needed and desired by the locals. Funds from members will gladly be payed to have such a desired benefit to Seldovia.
- The comments in opposition to the proposed lease for the shooting range alleged that there would be unfunded public costs resulting from the shooting range. However, no unfunded public costs were identified in the opposition letter.
-
- **ENVIRONMENTAL DAMAGE AND POSSIBLE CONTAMINATION TO FISH CREEK**
 - There are literally hundreds of shooting ranges across the country and many of these are in environmentally sensitive locations. (i.e.: Bird Creek shooting range in Anchorage across from Potter Marsh, a refuge for waterfowl, a very sensitive environmental area.)
 - We have a plan in place that will make it possible to collect 80% – 90 % of the lead and recycle it thus not leaving it in place so it can contaminate the environment.
 - The shooting range is located away from the existing stream so as to insure no contamination will take place.
 - Bridges will be in place across the existing stream and boardwalks will be installed to each of the shooting locations to further deter any significant environmental impact.
 - With this being a Club, Environmental Damage and Contamination will not be tolerated.
- **DISPLACEMENT OF EXISTING USES.**
 - In preparing the development plan we considered the area and its recreational importance to others and felt we could develop the range without negatively impacting any of the recreational uses.
 - The noise of the range will be greatly absorbed by the environment and the direction we will be shooting and no hazard exists in our view. (It's not a fair comparison to reference the existing landfill when comparing the noise from shooting there and the KPB property to the east. When referencing the shooting at the Landfill one must consider the fact that most of the shooting at that location is into a hill that is a rock wall and is in the direction of Seldovia Bay, the area referenced by the opposition. The area is also free of any buffer factors, such as trees or overburden on the ground, thus the noise is not at all absorbed by the environment and would be considerably louder.)
 - There is currently no other use for this land and this is the most effective and environmental friendly use possible for this existing track of land.
 - Noise from unauthorized shooting in the KPB landfill area will be mitigated by the establishment of the proposed gun range, where shooting can be done legally, and in a safe and managed way. The proposed gun range location will naturally attenuate the gun noise far more than does the noise-amplifying characteristics of a rock-walled landfill pit.
 - The comments in opposition to the proposed lease for the shooting range alleged that there would be displacement of existing uses at the proposed lease location. However, no conflicting uses of the proposed lease site were identified in the opposition letter.
- **DIMINISHED PROPERTY VALUES**
 - We do not agree that property values will be impacted by the development of the shooting range. As stated the noise, which seems to be the major concern, will be greatly absorbed by the environment. We do not feel it would be a deterrent to most prospective buyers.
 - As an added tourist attraction, a Shoot Range will only add values to Seldovia. It will increase restaurants business, motel business and add value to Seldovia overall. It is no different than adding a golf course, swimming pool or park. It will only make Seldovia more attractive which will in turn increase property values.

- The comments in opposition to the proposed lease for the shooting range alleged that there would be a diminished property values as a result of the shooting range. This allegation was not supported with any applicable information regarding decreased property values in Alaska resulting from the proximity to existing shooting ranges.
- **REDUCED TOURISM AND QUALITY OF LIFE**
 - In the early 1970's a gun club existed in the area of the Seldovia Airport and many people from around the State and from the south 48 came to take part in the competitive events that were held thus enhancing tourism.
 - One's quality of life is not impacted in any negative way in our opinion.
 - As previously stated, it will increase Tourism. If you get a chance, Google Raton New Mexico NRA Gun Club and look at how the Gun Club increase tourism to the town of Raton! The advantages of a gun club are incredible.
- **SAFETY AND SECURITY**
 - During the seven to eight years the previous gun club existed no Police were ever needed. This statement suggests we are establishing a club just thrown together without any thought. We are a non-profit organization who have latterly put hours and hours into a development plan with the public's safety and security utmost in our thoughts.
 - The City of Seldovia does have Police coverage in the outer area insured by a contract with the Department of Public Safety requiring the Seldovia Police respond to problems in areas outside the City Limits of Seldovia.
 - With regards to littering and garbage being a problem, there are plans to have receptacles available for trash and the area will be kept in a clean and sanitary condition at all times.
 - No alcohol will be allowed and no intoxicated persons will be allowed to participate. These rules will be posted and enforced. The area will be a secured area, not open to the general public.
 - The shooting range will be secured and not open to public shooting without a Club Member present. Shooting times will be posted and no night shooting will be allowed.
 - Again, as previously stated: without having a shooting range, people who want to shoot are forced to go wherever they can which is beaches, meadows, shoot across the bay, etc... Having a "Shooting Range" will only enhance Safety and Security.
- **PUBLIC HEALTH**
 - Lead contamination is a hazard and has been repeatedly discussed when putting together our development plan. We have a plan for gathering a great portion of the lead and recycling it thus reducing the impact to the environment. We have a buffer between the existing water source and the shooting range to further reduce the likelihood of contaminating the headwaters of Fish Creek. We have a plan in place that insures we do not shoot across wet lands so as to insure no residue falls in that area.
 - With regards to the impact of leads poisoning effect on children, we do not see our organization ever becoming so large that we would deposit enough lead that this would ever be a concern with the barriers we've put in place.
 - With the thousands of shooting ranges across the country we never hear of anyone affected by lead poisoning. If it were a major factor I would think the public would be made more aware of the existing hazard.
 - Totally agree as your claim that it will be unhealthy to the environment is unrealistic.
- **NOISE**
 - I don't agree with the statement that the subdivision is not well established due to noise. Given this statement it is apparent people need a place to shoot their weapons.
 - No shooting will be in the direction of any residences.
 - The trees and tundra will greatly reduce the noise from the weapons being fired and the direction we will be shooting will be a mitigating factor as well.

- Rifles and pistols are normally shot from an enclosed shooting stand which mitigates a large percentage of the noise. Plus, Seldovia residences commonly hear gun shots from all around the town limits because we have no place to shoot, so we shoot wherever we can.
- **RESIDENCES IN THE AREA**
 - With the timber on the KPB property, the tundra on both properties, combined with the forest between the nearest residence and the KPB property, the noise will be greatly reduced and should not disrupt anyone at that residence.
 - Previously stated, Residences will welcome the range.
- **SAFETY FACTORS**
 - Already discussed.
 - Previously stated and will only increase safety.
- **OTHER ENVIRONMENTAL DAMAGE**
 - There will be adequate parking off Rocky Road and should not be a factor. Bridges and walkways will be utilized by persons entering the shooting range.
 - Some animals, squirrels and bears could be displaced but ample forest exists where this will not be life threatening and, with the lead redemption and safety measures in place, no animals should be poisoned.
 - The area will be kept clean and receptacles will be available for trash and garbage. Signs will be posted and enforced.
 - The Club members respect the environment and Environmental Damage will not be tolerated.

SUMMARY:

The Seldovia Sportsmen's Club has approached the development of a shooting range seriously and has considered all the points herein stated by the opposition. We feel we have met the necessary safety factors both in the best interest of the public and of the environment, as well as the Kenai Peninsula Borough's requirements. It is our consensus that the major factor being contested is the noise element that does accompany an organization such as ours. However, we have addressed these concerns and have covered the safety factors again and again. Our hope is that we can develop an organization that will provide a place where people can congregate and share a sport enjoyed by many and, at the same time, do so in such a manner as not to offend anyone and not to negatively impact the public's safety or have a negative impact on the environment. Our membership is growing and, if the Club is anything like the previous one, I can see a very fun filled future for all involved.

We certainly will answer any concerns you, the Borough, or City Council may have. Please feel free to call on our President, George Oliveira Jr. at any time.

Respectfully,

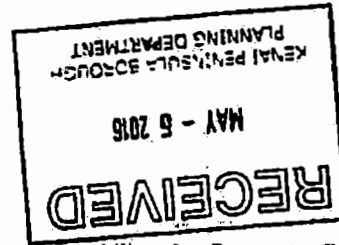
Kenai Peninsula Borough
Land Management Division
144 N. Binkley Street

Soldotna, AK 99669-7599

A.W. (Andy) Anderson
Seldovia Chief of Police
(Retired)

Ted Stallings
Seldovia Resident


Tom Mortensen
Seldovia Resident



TO: KPB Planning and Zoning

Mr. Sncary,

Please see my added comments to the concerns addressed regarding the proposed Shooting Range. (in Red below Andy's comments.) Thank you for your time and consideration

Thanks you,
Ted Stallings, Resident of Seldovia

Due to the last minute effort by the opposition, I felt I should write my thoughts down and get them to you so they could be included in the packet going to the KPB Planning and Zoning tomorrow. I felt the need to see that the Borough had answers to the many concerns posed in the opposition's letter.

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- **STRADDLING WETLANDS AND TRIBUTARY TO FISH CREEK.**
 - Wetlands do exist on the property but the range is set up so there is no shooting across, or into, wet lands.
 - A buffer has been mandated by the Borough which insures the range will be located a safe distance from the existing tributary.
 - Bridges will be in place across the existing tributary and walkways will be in place to and from all shooting ranges.
 - It is the hope of the Club that the development will also enhance tourism and the economy.
 - Seldovia currently has hiking trails near, across and over wetlands. This has opened up various local and tourist opportunities. If allowed, this shooting range will do the same and the wetlands will be a protected, valuable and useful resource.
- **DIMINISHED PROPERTY VALUES AND DISPLACED RESIDENTS**
 - The development will enhance the area and will not diminish property values. It is felt his opposition is referring to the noise element that will exist. The Club has set the range up so all shooting will be away from any populated area and will be into a backstop, be it the timbered areas or embankments. Most of the noise will be absorbed by the environment. All shooting will be in an Easterly direction and no structures exist to the east of that location. Backstops and wooded areas will insure no rounds escape the Club's boundaries.

- One disadvantage Seldovia currently has is "No Shooting Range". Tourists travel from all over the world to come to Alaska to hunt. When they arrive, there are often times when they want to practice shooting to make sure everything is working properly before going on the hunt. Without an approved shooting range, they shoot wherever they can—usually across public land, down the beach, or across the bay. Having a "Shooting Range" would be a greatly added benefit to the safety of Seldovia locals and an added value and benefit to the locals as well as arriving tourists.
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 - We hope to enhance tourism as the Club will be open to all persons interesting in the sport.
 - As stated earlier, a Shooting Range near Seldovia for the tourists will greatly enhance tourism.
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 - The public's safety is of utmost importance to us and has been considered in each phase of the development plan. Signage with rules will be posted to that end and will be enforced by the members.
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 - The Shooting Range will be operated as a Club in a controlled environment. This is much safer than the current way, which includes shooting anywhere we can.
- **UNFUNDED PUBLIC COSTS**
 - We do not foresee any public costs as we have a membership fee for joining the Club and hope to fund any future expenses through shooting events, fund raisers and grant opportunities.
 - A Shooting Range is desired and needed by the locals. Members will gladly pay fees to join to enjoy this benefit desired by many in Seldovia.
- **ENVIRONMENTAL DAMAGE AND POSSIBLE CONTAMINATION TO FISH CREEK**
 - There are literally hundreds of shooting ranges across the country and many of these are in environmentally sensitive locations. (i.e.: Bird Creek shooting range in Anchorage across from Potter Marsh, a refuge for waterfowl, a very sensitive environmental area.)
 - We have a plan in place that will make it possible to collect 80% ~ 90 % of the lead and recycle it thus not leaving it in place so it can contaminate the environment.
 - The shooting range is located away from the existing stream so as to insure no contamination will take place.
 - Bridges will be in place across the existing stream and boardwalks will be installed to each of the shooting locations to further deter any significant environmental impact.
 - With this being a Club requiring said membership fees, Environmental Damage and Contamination will not be tolerated.
- **DISPLACEMENT OF EXISTING USES**
 - In preparing the development plan we considered the area and its recreational importance to others and felt we could develop the range without negatively impacting any of the recreational uses.
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- **DIMINISHED PROPERTY VALUES**

- We do not agree that property values will be impacted by the development of the shooting range. As stated the noise, which seems to be the major concern, will be greatly absorbed by the environment. We do not feel it would be a deterrent to most prospective buyers.
- As an added tourist attraction, a Shooting Range will only add values to Seldovia (It will increase restaurant business, motel business and add value to Seldovia overall). It is no different than adding a golf course, swimming pool or park. It will make Seldovia more attractive to visit, which, in turn, will lead to an increase in property values.
- **REDUCED TOURISM AND QUALITY OF LIFE**
 - In the early 1970's a gun club existed in the area of the Seldovia Airport and many people from around the State and from the south 48 came to take part in the competitive events that were held thus enhancing tourism.
 - One's quality of life is not impacted in any negative way in our opinion.
 - As previously stated, it will increase Tourism: If you get a chance, Google "Raton, New Mexico NRA Gun Club." The Gun Club has greatly increased tourism to the town of Raton, NM. The advantages of a gun club are incredible
- **SAFETY AND SECURITY**
 - During the seven to eight years the previous gun club existed no Police were ever needed. This statement suggests we are establishing a club just thrown together without any thought. We are a non-profit organization who have latterly put hours and hours into a development plan with the public's safety and security utmost in our thoughts.
 - The City of Seldovia does have Police coverage in the outer area insured by a contract with the Department of Public Safety requiring the Seldovia Police respond to problems in areas outside the City Limits of Seldovia.
 - With regards to littering and garbage being a problem, there are plans to have receptacles available for trash and the area will be kept in a clean and sanitary condition at all times.
 - No alcohol will be allowed and no intoxicated persons will be allowed to participate. These rules will be posted and enforced. The area will be a secured area, not open to the general public.
 - The shooting range will be secured and not open to public shooting without a Club Member present. Shooting times will be posted and no night shooting will be allowed.
 - Again, as previously stated; without having a designated shooting range, people who want to shoot are forced to go wherever they can. This includes beaches, meadows, shooting across the bay, etc... Having a controlled "Shooting Range" will only enhance Safety and Security.
- **PUBLIC HEALTH**
 - Lead contamination is a hazard and has been repeatedly discussed when putting together our development plan. We have a plan for gathering a great portion of the lead and recycling it thus reducing the impact to the environment. We have a buffer between the existing water source and the shooting range to further reduce the likelihood of contaminating the headwaters of Fish Creek. We have a plan in place that insures we do not shoot across wet lands so as to insure no residue falls in that area.
 - With regards to the impact of leads poisoning effect on children, we do not see our organization ever becoming so large that we would deposit enough lead that this would ever be a concern with the barriers we've put in place.
 - With the thousands of shooting ranges across the country we never hear of anyone affected by lead poisoning. If it were a major factor I would think the public would be made more aware of the existing hazard.
 - Totally agree as your claim that it will be unhealthy to the environment is unrealistic.
- **NOISE**
 - I don't agree with the statement that the subdivision is not well established due to noise. Given this statement it is apparent people need a place to shoot their weapons.
 - No shooting will be in the direction of any residences.
 - The trees and tundra will greatly reduce the noise from the weapons being fired and the direction we will be shooting will be a mitigating factor as well.
 - Rifles and pistols are normally shot from an enclosed shooting stand which mitigates a large percentage of the noise. Seldovia residences often hear gun shots from all around the town limits due to the fact that there is no designated area to shoot.

- **RESIDENCES IN THE AREA**
 - With the timber on the KPB property, the tundra on both properties, combined with the forest between the nearest residence and the KPB property, the noise will be greatly reduced and should *not disrupt anyone at that residence.*
 - Previously stated, Residents of Seldovia will welcome the range and all the value it can bring to the area.
- **SAFETY FACTORS**
 - Already discussed.
 - Previously stated: Rules and regulations are put in place to promote safety.
- **OTHER ENVIRONMENTAL DAMAGE**
 - There will be adequate parking off Rocky Road and should not be a factor. Bridges and walkways will be utilized by persons entering the shooting range.
 - Some animals, squirrels and bears could be displaced but ample forest exists where this will not be life threatening and, with the lead redemption and safety measures in place, no animals should be poisoned.
 - The area will be kept clean and receptacles will be available for trash and garbage. Signs will be posted and enforced.
 - The Club members, as all residents of Seldovia, respect the environment and Environmental Damage will not be tolerated.

SUMMARY:

The Seldovia Sportsmen's Club has approached the development of a shooting range seriously and has considered all the points herein stated by the opposition. We feel we have met the necessary safety factors both in the best *interest of the public and of the environment, as well as the Kenai Peninsula Borough's requirements.* It is our consensus that the major factor being contested is the noise element that does accompany an organization such as ours. However, we have addressed these concerns and have covered the safety factors again and again. Our hope is that we can develop an organization that will provide a place where people can congregate and share a sport enjoyed by many and, at the same time, do so in such a manner as not to offend anyone and not to negatively impact the public's safety or have a negative impact on the environment. Our membership is growing and, if the Club is anything like the previous one, I can see a very fun filled future for all involved.

We certainly will answer any concerns you, the Borough, or City Council may have. Please feel free to call on our President, George Oliveira Jr. at any time.

Respectfully,

A.W. (Andy) Anderson
Seldovia Chief of Police
(Retired)

Ied Stallings
Seldovia Resident

5/4/16

**Kenai Peninsula
Planning & Zoning**

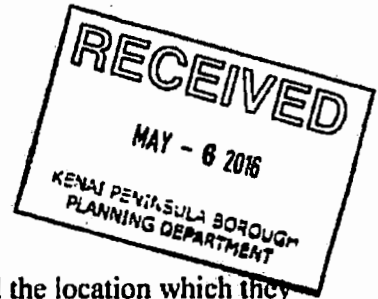
To Whom It May Concern:

I am writing this letter in support of the Seldovia Sportsmen's Club and the location which they are attempting to lease from KPB for a shooting range which is located on Rocky Road, directly across from the existing KPB Landfill. The Club will be of great recreational and educational benefit to local residents and visitors alike.

Respectfully, *Richard A Harkness*

**Richard A. Harkness
P.O. Box 231
Seldovia, AK. 99663
907 - 234-8080**

Kenai Peninsula
Planning & Zoning



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Respectfully,

Larry Gene Story

LARRY GENE STORY

350 ALDER ST. / P.O. BOX 274

SELDOVIA, AK. 99663-0274

907-234-7428

Snarey, Keith

From: Manny Puerta <mannypuerta@gmail.com>
Sent: Sunday, May 08, 2016 8:41 AM
To: Snarey, Keith
Subject: Seldovia Sportsman's Club Location

Mr. Snarey:

The proposed location is 7800' from 'downtown' Seldovia (and the Seldovia airport noise), which is further away from the population center than the current locations where folks shoot. The proposed location is across the road from the dump. Does anyone really believe that the location adjacent to the dump will affect property values because of noise and not odors...or when then burn the dry refuse and the smoke wafts at the whim of the wind?

Those who subscribe to the "NIMBY" process who have said the location should be out farther on the Jackoloff road are attempting to shift the location to an even more desirable area to live, often with views and farther from the airport noise immediately adjacent to Seldovia's center.

From my way of thinking as a Seldovia resident, the dump location is an ideal location in a situation with less than ideal locations. Thank you for your consideration.

Manny and Sharon Puerta
Seldovia, AK

Snarey, Keith

From: Anne Barnett <anabidingbarnett@hotmail.com>
Sent: Monday, May 09, 2016 7:53 PM
To: Mueller, Marcus; Snarey, Keith
Subject: New resident - Seldovia Shooting Range

Dear Mr. Marcus Mueller and Mr. Keith Snarey,

My family of four (two kids under seven) purchased a home and property on Rocky Rd. just north of the proposed Seldovia Sportsmen's Club's proposed reclassification of land to build a shooting range on

borough land in the Seldovia area located within Section 06, T9S, R14W, S.M., Alaska

. We purchased the home and land in March and have barely just heard of this proposed reclassification!

I am deeply saddened I missed the 5:00pm April 29th deadline for the packet, the KPB Planning Commission Public Hearing

May 9, 2016

and probably will not make the

KPB Assembly Meeting

o
n

May 17, 2016. I bought the home and land this spring and the notifications for the proposal were not given to me by the previous owner. I had to hear of this from my new neighbors in Seldovia!

I oppose this idea. Although I support the idea of making a public recreation area for quiet outdoor activities such as hiking, skiing and picnicing, **I do NOT support a shooting range so close to my home**

and the other neighbors nearby. I am not only concerned about the noise, but also the destruction of wetlands, the pollution of the area with shells, and the overall danger of having so many people shooting guns in close proximity to an area where many people frequently walk and hike.

Also, the number of hours that they propose being open are extensive - 7 days a week from 8am to 9pm is excessive!

I do not believe this is compatible with the neighborhood.

Seldovia is a place that I go to for peace and quiet. This quiet and peace is why I go to Seldovia. It is why many people I know go there.

I am particularly frustrated since I bought this land as a place where my kids could bike and play without being concerned about gun safety issues.

The Sportsmen's Club refers to a "survey" whose response resulted in "significant positive response" from the

neighbors. I find this hard to believe.

Finally, there is another location much further away from any homes where people live, about 11 miles out Jackaloff Bay road just past the dock there. This location would not be a public nuisance as there are no residents who live out that way.

I think this land should be considered for the proposed shooting range project.

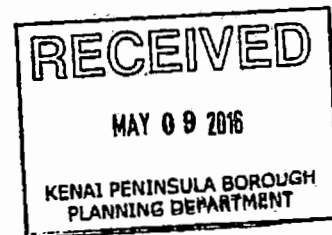
I would like to receive a response from you regarding this matter.

Thank you,
Anne Barnett
907.743.0036
Mountain Brook Two Subdivision, Rocky Rd.

In regards to the proposed land classification for the Seldovia Sportsmen's Club shooting range, I am in full support. My home is within approximately 1500' from the current shooting range in the Hopkins Brothers Construction yard, there has never been enough activity for it to be a nuisance. Some use before hunting season and then just occasional shooting. The current range is close to town, closer to some year round residences than my home, with one being 500' away, and has limited space. I feel the lot the Sportsmen's Club has selected is best suited for the proposed shooting range. As mentioned in the development plan, the natural terrain will provide sound abatement and safe backstops for shooting activities. In addition, the nearest residences, 2, are around 2500' away from the proposed site. This is the most sparsely populated portion of the Seldovia area, yet conveniently accessible. Also, I would be highly surprised if the range was ever developed to full scale or bring in shooters from out of town. However, an organized and maintained range would be a great addition to the community.

Sincerely,

Keith Swick



*All distances via Google Earth

K. SWICK
BOX 42
SELDOVIA, AK
99563