

Ring, Katie

From: Rosanna <akrosanna@yahoo.com>
Sent: Sunday, May 15, 2016 7:32 PM
To: Ring, Katie
Subject: Reclassification of parcel #19112968- comments for meeting

Mr. Mayor and Borough Assembly,

Please accept my comments on the possible reclassification of Kenai Peninsula Borough parcel #19112968. The Seldovia Sportsman's Club is hoping to develop this parcel into a shooting range. I understand that there are alternative sites that would be of less impact to the beloved friends and community members who live near this parcel. These friends and neighbors have invested years of their lives into their properties, they have built their homes from the ground up, and they have raised their children on the peaceful acreage that sits near this site. I hope to see the Club consider alternatives that would be more community oriented (away from private residences), and more sportsman like. The Club is made of loving, kind, and neighborly friends. They are people with volunteers hearts and their intent is noble and good. I understand they have worked hard to see their dream through, but no family wants someone else's shooting range in their backyard, and really, I believe, no one should have to see that happen, not when there is so much land and so much space here. It's a shame that it has to be so difficult for them to realize their goal, and I hope that you can consider and suggest alternatives on their behalf. I believe it is reasonable for them to diligently seek a solution that works for everyone, and I feel that the reclassification of parcel #19112968 for the express purpose of development into a shooting range is not that solution.

Respectfully,

Rosanna McInnes

Ring, Katie

From: Rob Rurka <busted_boot@yahoo.com>
Sent: Sunday, May 15, 2016 9:10 AM
To: Ring, Katie
Subject: Seldovia Gun Range

Mr. Mayor and Borough Assembly,

I would like to submit my comments to you regarding the proposed shooting range on Kenai Peninsula Borough parcel #19112968 which the assembly is considering for reclassification. I feel this is the wrong piece of property for the Seldovia Sportsman's Club to develop. This property is too close to private residences, the City of Seldovia and on land that is already used by many locals and tourists for berry picking and hiking. This property would see significant damage as it is a wetland which will need remarkable amounts of excavation to develop. The old landfill site, Dan's Cove, Jakolof Bay's old sawmill site or the 2000+ acres of Mental Health Trust out Jakolof are much better suited properties. These are ready for the range to move on to with little to no excavation necessary.

I ask the mayor and assembly to consider, if you choose to reclassify this property to recreational, you add the caveat that a gun range is not a permit able use.

Thank you for your time and attention,
Rob Rurka
PO Box 7
Seldovia AK 99663

Sent from my iPhone

Ring, Katie

From: Kari Hendrich <hendrichkari@gmail.com>
Sent: Saturday, May 14, 2016 11:18 PM
To: Ring, Katie
Subject: Gun range

Mr. Mayor and Assembly,

I am writing to express my opposition to the . As I am not opposed to the recreational nature of this parcel which already hosts hundreds of berry pickers and hikers from Seldovia and those as tourists to Seldovia. I am opposed to the allowance of a gun range within this newly classified designation if the SSC's proposal were to move forward with this change. This area is far to close to many local residences and the City of Seldovia for this type of activity. There are at least four other areas the SSC could acquire that are further from a residential area and within earshot of town. If the assembly decides to change the classification, please consider exempting a gun range as an allowable use.

Thank you for your consideration,

Sent from my iPhone

Ring, Katie

From: Valisa Higman <valisamay@gmail.com>
Sent: Saturday, May 14, 2016 9:48 PM
To: Ring, Katie
Subject: Seldovia shooting range

Mr. Mayor and Borough Assembly,

I would like to submit my comments to you regarding the proposed shooting range on Kenai Peninsula Borough parcel #19112968 which the assembly is considering for reclassification.

I feel this is the wrong piece of property for the Seldovia Sportsman's Club to develop. This property is too close to private residences and the City of Seldovia, and it is on land that is already used by many locals and tourists for berry picking and hiking. This property would see significant damage as it is a wetland which will need remarkable amounts of excavation to develop. The old landfill site, Dan's Cove, Jakolof Bay's old sawmill site or the 2000+ acres of Mental Health Trust out Jakolof are much better suited properties. These are ready for the range to move on to with little to no excavation necessary.

I ask the mayor and assembly to consider, if you choose to reclassify this property to recreational, you add the caveat that a gun range is not a permit able use.

Thank you for your time and attention,
Valisa Higman

Ring, Katie

From: Kathleen George <bearcreek.kcg@gmail.com>
Sent: Saturday, May 14, 2016 8:01 PM
To: Ring, Katie
Subject: Reclassification of seldovia parcel #19112968

Mr. Mayor and Borough Assembly,

I would like to submit my concerns regarding the proposed shooting range on Kenai Peninsula Borough parcel #19112968 in Seldovia which the assembly is considering for reclassification. I feel this is the wrong piece of property for the Seldovia Sportsman's Club to develop. This property is too close to private residences, the City of Seldovia and on land that is already used by many locals and tourists for berry picking and hiking. This property would see significant damage as it is a wetland which will need remarkable amounts of excavation to develop. The old landfill site, Dan's Cove, Jakolof Bay's old sawmill site or the 2000+ acres of Mental Health Trust out Jakolof are much better suited properties. These are ready for the range to move on to with little to no excavation necessary.

I ask the mayor and assembly to consider, if you choose to reclassify this property to recreational, you add the caveat that a gun range is not a permissible use.

Thank you for your time and attention,
Daniel and Kathleen George
Po box 161
Seldovia, AK. 99663

Sent from my iPhone

May 17, 2016

To: Kenai Peninsula Borough Assembly
144 N. Binkley Street
Soldotna, Alaska 99669-7599

RE: Case 2016-031

Classification of 29 acres for recreation at the request of Seldovia Sportsmen's Club (SSC) on Rocky Road, near Seldovia (KPB Parcel No. 191-130-68, lying east of Rocky Road near the landfill).

This parcel of Borough land merits classification as Recreational land. We look forward to community ideas for reasonable recreational development that is compatible with the Rocky Road neighborhood, and that will promote public health and the local nature-based tourism economy. However, this parcel should not be leased for a shooting range. Therefore, we request that you your classification include a condition of approval: "Recreation use and development excludes a shooting range or other noxious or hazardous uses that are incompatible with existing residential and recreational use of the area."

The Rocky Road location is unsuited for the Seldovia Sportsmen's Club (SSC) proposed shooting range for these reasons:

- It is located less than a mile from town, too-near existing residences and recreation areas;
- It straddles wetlands and a tributary of Fish Creek; and
- Lead contamination of the site is a 100% certainty, with likely public monetary and health costs. Clean-up of a former biathlon range within Anchorage's Kincaid Park cost over \$1 million in 2011.

A shooting range at the Rocky Road site would pose significant negative impacts that cannot be mitigated, including:

- displacement of existing recreation and residents;
- diminished property values, including the value of the adjoining Borough acreage;
- diminished tourism and recreation potential for Seldovia;
- public safety and security risks;
- unfunded public costs, and;
- environmental damage, including potential lead contamination of the site and of Fish Creek.

Detailed explanation of the negative impacts is provided below:

1. Displacement of existing uses.

This site is within one mile of town: it is neither remote nor unused. There are permanent residences within 300 yards along Rocky Road, and more residences on Seldovia Bay, within easy earshot. Seldovia Bay and Rocky Road are prime destinations for quiet habitation and recreation: paddling, fishing, biking, walking, running, wildlife viewing, berry picking. Residents verify that gunshot noise from the solid waste site (adjoining the application site) penetrates the wooded surroundings and echoes across the bay. A repeated background of gun noise will undeniably drive away current users and residents.

2. Diminished property values.

Property values on Rocky Road and the bay derive from the peaceful setting. High noise levels decrease property values (the realtors' maxim is a decrease 30 percent of value in some areas). In this part of Seldovia, quiet outdoor enjoyment are prime attributes to quality of life. The adjoining Borough lands will have diminished recreation or residential value because of gun noise.

3. Reduced tourism potential and future recreation.

A shooting range this close to town and the bay would change the long-term attraction of Seldovia as a place of tranquility. The allure of Seldovia is its peaceful, natural setting: this is how Seldovia markets itself. 'Quiet' is an economic development asset. A soundtrack of gunfire is not compatible with future residential attractiveness, nor many recreation and tourism uses. A shooting range will create trade-off costs by deterring many types of recreation and tourism.

4. Safety and security.

- History of nuisance and illegal actions.
The applicant acknowledges a pattern of nuisance and illegal behavior at past shooting sites: noise, litter, property damage, trespass. An honor system has proven inadequate to protect public safety and property. Shooting after hours, and shooting at ad hoc targets if the site is closed, will be an ongoing nuisance and safety risk.
- Lack of security and enforcement.
The proposed site is outside Seldovia city limits and thus outside city police jurisdiction. There is no KPB enforcement or emergency response, nor other law enforcement capability, including enforcement of age or drinking regulations.

5. Public health.

- Lead exposure on-site.
Lead-contamination of the soils and water pose a serious, irreversible public health risk. Lead at shooting ranges is a well-documented health hazard, and the most common cause of non-workplace lead poisoning. Exposure includes inhalation of lead dust or absorption through contact with lead-covered surfaces(4) (See the website projects.seattletimes.com.) There is NO SAFE LEAD LEVEL for children: lead produces permanent loss of cognitive function and behavioral control. Lead in adults can also cause permanent sensory and organ damage, and even death. Eventual clean-up of a shooting range is costly. In 2011, the Municipality of Anchorage spent more than \$1 million for clean-up of lead contaminated soils in an old biathlon range within Kincaid Park (see attached Anchorage daily News article Dec 2012).
- Lead contamination off-site.
It is unrealistic to propose that lead shot and bullets can be collected. In addition, firing produces lead dust. The proposed shooting range would almost certainly cause lead contamination of wetlands that drain into Fish Creek. The shallow, fractured bedrock and the acidic soils of the spruce rainforests (spodosol soil types (3)) will accelerate the leaching of lead into the wetlands and the tributary of Fish Creek that intersect this property. (See attached article on soils and lead transport). Heavy rainfall events and annual precipitation, create a high risk of lead particles entering the stream and groundwater.

Fish Creek crosses several residential properties and discharges into the salmon fishing hole at the airport, and Seldovia slough. It is inevitable that lead contamination of Fish Creek will expose residents and visitors off-site.

- Chronic noise exposure. Noise complaints from a previous adjoining subdivision (Barabara Heights) are a primary reason the SSC is looking for a site. This site does not solve the noise nuisance, just imposes it on several different neighborhoods and on users of the bay. There are permanent residences within 300 yards of this proposed site. Noise pollution affects both psychological and physiological health. Loud sounds cause annoyance, aggression, hypertension, tinnitus, and sleep disturbance. (2) The nearby residences would be exposed to a repeated soundtrack of gunfire.
 - Incidental public exposure to noise is also hazardous. Exposure to noise greater than 140 dB can permanently damage hearing. Almost all firearms create noise that is over the 140-dB level. A small .22-caliber rifle can produce noise around 140 dB, while big-bore rifles and pistols can produce sound over 175 dB*. Firing guns in a place where sounds can bounce off walls or terrain, can make noises louder and increase the risk of hearing loss. (1)
6. Other environmental damage and costs
- Any shooting range requires clean-up, whether during or after the shooting range's active use. As a cautionary tale, Anchorage had to deal with the lead contamination at Kincaid Park, left from a former military firing range, which became a multi-million dollar public expense and resulted in a lawsuit. Monitoring, remediation and restoration of the Rocky Road public lands should not become a public expense.
 - The proposed shooting range creates entry points into the wetlands. Vehicle and foot access will be difficult to manage. Soils adjoining the wetlands are likely to have a high water table. There is a high likelihood of damage to the wetlands and creek.
 - Animals as well as people are impaired by acoustic disturbance, as evidenced by changes in songbird activity and lead poisoning of wildlife.

Summary: A shooting range is a high-impact use: past shooting sites have stirred a range of complaints, including noise, litter, property damage and trespass. Noise impacts, environmental impacts, and costs to adjoining properties and the character of the area cannot be mitigated. In addition, there are many unfunded public costs, including law enforcement, environmental monitoring, and eventual site clean-up. The site on Rocky Road has public recreation value for many uses, but is simply not suited for a shooting range. The area is already inhabited and used for other recreation; and it has wetlands and a creek that drain through a residential area and into a popular fishing area. There may be alternative sites that present fewer impacts to existing uses and residences because of their remoteness. This includes 120 acres of Mental Health Trust land at Jakalof Bay that may be available for lease.

We support the Borough's classification of the Rocky Road parcel as Recreation land, **with the specific condition of approval that "Recreation use and development excludes a shooting range or other noxious or hazardous uses that are incompatible with existing residential and recreational use of the area."**

recreation activity that is compatible with present uses will benefit public health and the local tourism economy. However, we oppose a lease for a shooting range because of the unavoidable and costly negative impacts.

Signed, Seldovia property owners and family:

Theodore and Claire Pease
15120 Elmore Road
Anchorage, Alaska 99516
tedpease@alaska.net

Nancy Pease
19300 Villages Scenic Parkway
Anchorage, Alaska 99516
nancypease2@gmail.com

Attachments

ALASKA DIGEST

Staff

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ANCHORAGE -- Anchorage Daily News

Municipality reaches cleanup settlement

The city of Anchorage has reached a settlement with the state Department of Environmental Conservation to cover the state's costs for overseeing cleanup of **lead contamination** at Kincaid Park, city parks director John Rodda said.

The contamination was discovered at an old biathlon range in the park as workers were developing the new soccer stadium there in 2008.

The area had been polluted from years of spent bullet casings. Lead can cause brain, blood and kidney damage.

It was cleaned up in 2011, and was given a clean bill of health last May, Rodda said.

The city and other parties were potentially responsible for \$160,245 that the state spent watchdogging the cleanup, but under the settlement agreement, the city will pay the

state only \$90,000, Rodda said.

That covers everyone associated with the remediation, he said: the city, the nonprofit **Kincaid** Project Group, Roger Hickel Construction, Land Design North and Shannon and Wilson, Inc.

"We're anticipating reimbursement from the parties," Rodda said.

The Anchorage Assembly on Tuesday approved the payment to the state. Rodda said there's another settlement agreement among all the parties involved, but it's not fulfilled yet, and he can't talk about it. **The entire cost of cleaning up the field was more than \$1 million,** Rodda said.

Reclamation Manual

ENV 02-07 Appendix A

Directives and Standards

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Lead on Outdoor Firing Ranges

By Charles W. Sever
 CEO and Environmental Consultant
 Best Environmental Services and Technology, Inc.

Shallow fractured bedrock and gravels, combined with the acidity of the spruce forest spodosols,, and heavy rainfall events and annual precipitation, create a high risk of lead particles entering the stream and groundwater.

Dissolved in Groundwater					
Points	Safe	Slight Risk	Moderate Risk	High Risk	Very High Risk
Annual Precipitation (inches)	Less than 20	21-30	31-45	46-60	60 plus
Soil Type	Clay	Silt	Fine Sand	Fractured Rock	Coarse Sand or Gravel
Soil Chemistry	Basic Rock (Dolomite)	Calcareous Sand (+pH)	Neutral	Acidic Soil	Acidic Rock (Granite)

Depth to Shallowest Groundwater (feet)	200+	50-200	30-50	10-30	Less than 10
pH of Groundwater	8.0	7.5-8.0	6.5-7.5	6.0-6.5	Less than 6

Transport of Lead Particles in Suspension					
Risk	Safe	Slight Risk	Moderate Risk	High Risk	Very High Risk
Annual Precipitation (inches)	Less than 20	21-30	31-45	46-60	60 plus
Topographic Slope (in feet/100 feet)	Flat	5'/100'	10'/100'	15'/100'	20'/100'

Soil Type	Coarse Sand or Gravel	Fine Sand	Fractured Rock	Silt	Clay
Distance to Surface Stream (miles)	1+	1/2 to 1	1/4 to 1/2	Less than 1/4	Shooting into water
Vegetative Cover and Barriers	Dams & Dikes	Forested	Grass	Sparse Weeds	Bare

SOURCES

(1) asha.org Recreational Firearm Noise Exposure

Michael Stewart, PhD, CCC-A, Professor of Audiology, Central Michigan University Recreational Firearm Noise Exposure

(2) pdiblog.blogspot.com The Effect of Noise Pollution on Real Estate – When Loud Noises Make Bad Neighbors

(3) geo.msu.edu spodosols

(4) Seattle Times articles, projects.seattletimes.org. Over the past decade, thousands of workers and shooters across America have been exposed to unsafe levels of lead at gun ranges, inhaling lead dust or absorbing it by contact with lead-covered surfaces, The Times has found.

* Note: the decibel system is a logarithmic scale; so, for example, 200 dB is 1000 times louder than 100 dB, not double, and a reduction of 40 dB is more like 1/100th of the original sound. Also, adding muzzle brakes or other modifications can make the firearm louder. People who do not wear hearing protection while shooting can suffer a severe hearing loss with as little as one shot, if the conditions are right. Audiologists see this often, especially during hunting season when hunters and bystanders may be exposed to rapid fire from big-bore rifles, shotguns, or pistols.