

May 4, 2016  
Kenai Peninsula Borough  
Borough Assembly Members  
144 N. Binkley St  
Soldotna, AK 99669-7599

Attention Borough Assembly Members,

We are Steve and Lisa Stanish of 904 Rocky St in Seldovia, AK. We are writing in regards to the proposed land lease on property at T9S R 14W SEC 6 Seward Meridian SL about 1.3 miles South of Seldovia. As this lot is within 1300ft of our home, we are concerned of the implications this lease will have for us. The proposed lease at first didn't seem like it would impact us much. However, knowing the reason for this lease is due to the proposed gun range a small group of locals intend to pursue has us very concerned.

Here are a few of our reasons for concern. There is a pond and several small streams that are on this lot. It is a low lying wet land. The potential for lead contamination is great as it is a difficult task to maintain the containment of fired rounds in a wetland where there is so much water flowing year round. The noise from the rifle range will be heard whenever the range is open. We are not the only close residents to the proposed range; Linda Smoger, Shad and Ann Barnett, Dave Chartier, Bobbi Gese, Perley Morrison, Bruce and Jen Gordon and Claire and Ted Pease are all very concerned about this proposal. Many local residents use Rocky St for biking, hiking, berry picking and getting away from town for a short walk to the woods. Berry picking especially, brings tourists to town and this would displace them from this quiet activity.

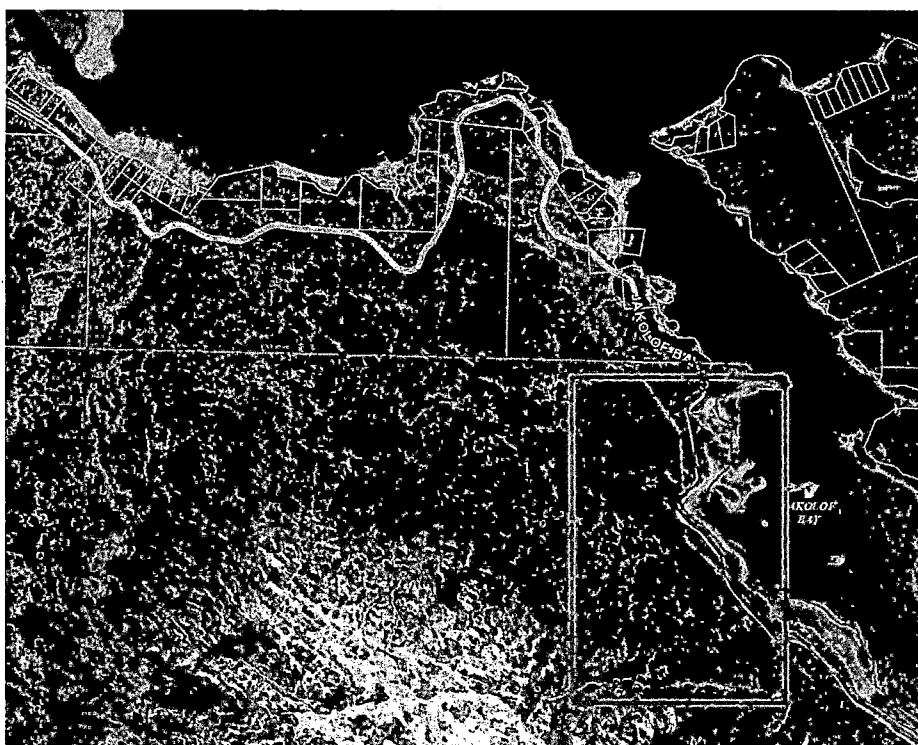
In reading the proposal of the Seldovia Sportsmen's Club, we find some of their information is not accurate. They did not survey us and if they had, they would not have received a favorable response. In the site plan, it states; "the members decided the solid waste location was the only affordable location far enough from populated areas where we could still maintain security and we made it our primary choice." Is 1300ft far enough from populated areas? The SSC proposal doesn't stop at the rifle range. The

proposed skeet and trap with sporting clays is closer still to our residential property.

We find it important to point out these two key factors to take into consideration when deciding on this issue.

1) Per KPB Ordinance 15, section 20.10.15 Noxious, Injurious or Hazardous Uses; (a) All uses that may be noxious, injurious or hazardous to surrounding property or persons be reason of the production or emission of dust, smoke, refuse matter, odor, gas fumes, NOISE, vibration or similar substances or conditions or the production of storage of explosive materials shall be permitted only by exception. (b) An exception for any noxious, injurious or hazardous use or uses may be granted only upon finding that the public interest is adequately protected considering the economic benefit to the community derived from the use, and that the owners or occupants of property in the vicinity who are specially affected are adequately protected or compensated. We do not feel we would be protected by the Borough if this use is allowed as the noise which is certain to come from this proposal will have a negative effect on the value of our home and properties. We are definitely not being compensated.

2) There is another viable area outside of town on property owned by AK Mental Health Trust Authority at T 8S R 13W Sec 29 30 31 & 32 Seward Meridian. This area is more conducive for the proposal as it would not impose on the neighbors of a residential area, and is not filled with wetlands to potentially contaminate the local watershed. We have provided a photo of the area below with the possible location in the orange box.



The claim by the SSC that this area is too difficult to maintain security is, in our opinion, just an excuse, as building a security fence around the Jakolof property is no more difficult than building a fence around the proposed Rocky St. property.

We hope that we have given you some insight on the matter. This lease will have a significant effect on our peace, which we have tried so hard to obtain. We have purchased 15+ acres in a rural community off the road system, built ourselves a beautiful log home from local trees to raise our three children in and are active, full time workers who pay our taxes. This proposal would be a huge hardship to us and to our neighborhood. We ask that you do not grant this lease, as we know it is just a step in the process for the SSC to build the rifle range so close to our home.

We have lived here longer than the Borough has owned this piece of land. Since KPB purchased this property, you have opened a landfill within a mile, tried a rock quarry operation, and now are considering a gun range. We realize this lease would provide income to KPB, however, the possibility of compensation to local landowners due to loss of property value will create unnecessary costs. We hope the

Assembly takes into consideration what KPB has already had this neighborhood endure and allow us to keep the quiet space left to us.

We thank you for your time and consideration of our concerns.

Kindest Regards,  
Steve & Lisa Stanish  
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904 Rocky St.  
Seldovia, AK 99663