

An Amendment to the plan entitled “Community Recommendations for a Land Use Plan for Borough Lands in Cooper Landing, 1992”

February 2018

Regarding Location of Shooting Range Land Use

The “Community Recommendations for Land Use Plan for Borough Lands in Cooper Landing, 1992”, and its companion document “1996 Cooper Landing Land Use Plan Update”, collectively referred to as the Cooper Landing Land Use Plan, consider land uses appropriate for the plan area and make recommendations for implementing those uses. In 2014 a new location was tentatively identified as being appropriate for relocation of the community shooting range operated by the Cooper Landing Rifle and Sportsman’s Club. In 2014 the location was also approved for conveyance to the Kenai Peninsula Borough through its municipal entitlement land grant from the State of Alaska.

The Cooper Landing Advisory Planning Commission held meetings on April 9th and May 21st 2014 regarding municipal entitlement selections which included public discussions of identifying a suitable site for relocation of the existing shooting range operated by the Cooper Landing Gun Club to a unit of land located near Mile 40 of the Sterling Highway. That unit of land is referred to as a portion of Kenai Area Plan Unit 408 C and is the subject of this Plan Amendment.

The Cooper Landing Advisory Planning Commission took action on May 5, 2017 to request classification of the unit of land as Recreational for shooting range purposes. Such a classification action is a pre-requisite for the processing of a lease application for the unit of land which the Cooper Landing Gun Club submitted to the Kenai Peninsula Borough on May 18, 2017.

The Kenai Peninsula Borough Land Management Division has documented findings that would support a Recreation classification and has prepared a resolution to establish that classification for this land unit. This Plan Amendment is made in support of, and concurrently with, that classification action.

Plan Amendment

This plan amendment supersedes section VI(H)(2), “Shooting Range Expansion” in the 1992 “Community Recommendations on a Land Use Plan for Borough Lands Cooper Landing. “Community Recommendations for a Land Use Plan for Borough Land in Cooper Landing, 1992” is hereby amended to include the following:

Shooting Range Relocation

The Cooper Landing Rifle and Sportsman’s Club, AKA Cooper Landing Gun Club, has operated a shooting range near Bean Creek Road since 1949 on land that is owned by the Cooper Landing Community Club. The Cooper Landing Gun Club is open to the idea of moving the shooting range away from the town center if a suitable area can be afforded for the use. A unit of land

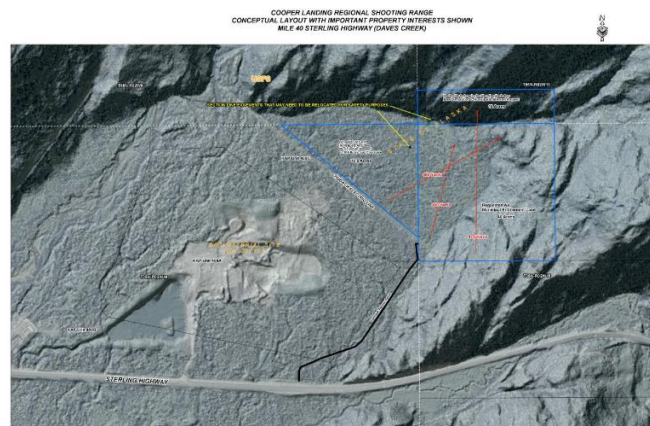
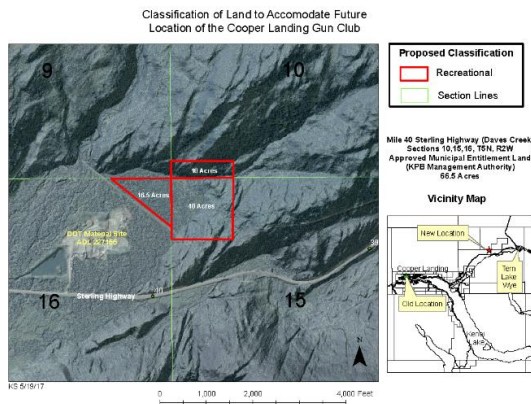
approximately 66.5+/- acres in size near mile 40 of the Sterling Highway, east of the DNR/DOT Dave’s Creek Material Site is identified as suitable for a shooting range and meets many of the goals of the Cooper Landing Land Use Plan. This location has a combination of a broad flat area and steep slopes that could provide for a north facing shooting range with an effective natural backstop. The location is approximately 3 miles away from residential uses and does not displace trails or other recreational features. The location is set back from the Sterling Highway, providing a visual screen and some noise abatement. The development of the location for shooting range uses will likely require establishing a new access road from the Sterling Highway to the shooting range across land owned by the State of Alaska. An easement would be required from the State for this purpose. It may be appropriate for this access to be gated or have other controls to prevent unintended uses and trespass when no facility attendant is present.

A long-term lease would be an appropriate means of authorization for the use, and the borough may consider sale of the land to a shooting range operator in the longer-term and after the land becomes surveyed and patented to the Borough. If a sale is made, the deed should be restricted to the shooting range use in order to preserve these purposes.

Upon relocation of the shooting range, all parties should, within their means, support appropriate environmental remediation of the existing site on Bean Creek Road and to make that site useful for other community purposes. This does not obligate the borough to provide financial support for remediation. In the event the shooting range is not relocated to this parcel, the land is appropriate for other recreational uses. The borough should additionally consider selling the lots in Birch and Grouse Ridge subdivision through normal general land sale procedures in order to make them available for private residential use.

The relocation of the shooting range additionally is beneficial towards the DOT MP 45-60 project (AKA Cooper Landing Bypass) as it removes a potential safety hazard of having an active shooting range pointed in the direction of a potential highway alignment.

The following maps depict the planned unit of land:



Concept map showing an area with potential for development of a shooting range

Record of Approvals

This Plan Amendment was recommended by the Cooper Landing Advisory Planning Commission on _____, 2018.

This Plan Amendment was adopted by the Kenai Peninsula Borough Planning Commission on _____, 2018.

This Plan Amendment was included as an element of the KPB Comprehensive Plan by Ordinance 2018-__.