

Public Comments Regarding Classification

Received as of May 2, 2016

- 1) Tim Dillon, City of Seldovia, April 9, 2015
- 2) Ginny Litchfield, ADF&G – Division of Habitat, August 13, 2015
- 3) Vivian Rojas, Seldovia Recreational Service Area, August 16, 2015
- 4) Steve & Lisa Sanish, April 18, 2016
- 5) Dave Chartier, April 25, 2016
- 6) Linda Smogor, April 25, 2016
- 7) Schiko Scott, April 26, 2016
- 8) Walt Sonen, April 26, 2016
- 9) Judy Chapman, April 26, 2016
- 10) Gregory Davis, Precious Earth, April 26, 2016
- 11) Zane Henning, April 26, 2016
- 12) Doug Latimer, April 28, 2016
- 13) A.W. Aderson, Police Chief (Retired), April 28, 2016
- 14) George Oliveira, April 28, 2016
- 15) John Carluccio, April 28, 2016
- 16) Nancy Pease, April 28, 2106
- 17) Carolyn Strand, April 29, 2016
- 18) Jevon & Elena Chartier, April 29, 2016
- 19) Jeff Craig, April 29, 2016
- 20) Micheal Love, April 30, 2016
- 21) Jennifer Gordon, May 1, 2016
- 22) Robert Raffety, May 1, 2016
- 23) Paul Chissus Jr., May 1, 2016
- 24) Paul Chissus Sr., May 1,2016
- 25) Virginia Chissus, May 1, 2016



City of Seldovia

P.O. Drawer B, Seldovia, Alaska 99663
Phone: (907) 234-7643, Fax: (907) 234-7430
Email: cityclerk@cityofseldovia.com

April 9, 2015

Kenai Peninsula Borough
Planning Department, Land Management Division
144 Binkley St.
Soldotna, Ak. 99669

Subject: Lease of parcel #19113068

To whom it may Concern:

The City of Seldovia Council unanimously supports the proposed Borough land lease by the Seldovia Sportmen's Club.

The 29.79 acre parcel is located outside of the Seldovia city limits; yet close enough for the community to use the facility. The City Council feels that the Sportsmen's Club has chosen a nearly ideal location.

Please consider the request for land lease of parcel # 19113068 to the Seldovia Sportsmen's Club in its effort to improve the local community and economy.

Sincerely,

Tim J. Dillon
City Manager

George

From: Litchfield, Ginny [mailto:VLitchfield@kpb.us]
Sent: Thursday, August 13, 2015 3:34 PM
To: Oliveira, George L (DOT)
Cc: Litchfield, Virginia P (DFG)
Subject: tributary to Fish Creek

On August 10, 2015 I walked the area of the proposed Gun Club and firing range on Kenai Peninsula Borough parcel number 191-130-68 with George Oliveira and Jere Murray. A small creek runs through the parcel, a tributary to Fish Creek, Stream No. 241-11-10770-2010. Although this portion of the creek is not in the anadromous catalog, it likely has fish present. It is recommended that access over the creek is provided by using bridges to minimize potential fish passage issues. I do not anticipate negative impacts to the creek or wetlands from the preliminary placement of the facilities as described by George Oliveira. I would like the opportunity to review more detailed plans as they become available.

Ginny Litchfield

*(907) 714-2477 or (907) 252-1444
Kenai Peninsula Area Manager
ADF&G - Division of Habitat
(State agency housed in Kenai Peninsula Borough Building)*



August 16, 2015

Kenai Peninsula Borough
Planning Department, Land Management Division
144 Binkley St.
Soldotna, AK. 99669

Re: Lease of parcel #19112968

To whom it may Concern:

Meeting on August 12, 2015, the Seldovia Recreational Service Area Board voted unanimously to support the proposed Borough land lease to the Seldovia Sportmen's Club. Working with the Seldovia Sportmen's Club is specifically mentioned in the Assembly approved Goals for the Service Area. This gives us an opportunity to begin cooperation with it.

The Board feels that the club did a lot of research of possible parcels in the whole area before deciding to pursue this particular piece of property. The location is ideal because of its proximity to the community which allows for not only convenient access but also for ease of policing the area. The club plans to have gun safety classes with properly licensed instructors for all community members. And eventually shooting meets which could draw shooters from all over Alaska as well as the lower 48. This could contribute a much needed boost to the local economy. We feel that the club is very conscientious in their plans to develop this area and especially responsible in their consideration of noise and impact on the environment and the local community.

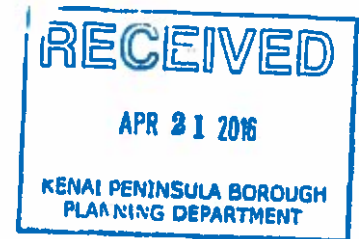
We would urge you to lease this parcel of land to the Seldovia Sportmen's Club. It will be a plus for the community and they would be good stewards of the property.

Thank you for your consideration.

Sincerely,


Vivian Rojas, Chair

April 18, 2016
Kenai Peninsula Borough
Land Management Division
144 N Binkley St.
Soldotna, AK 99669-7599



Attention Land Management Division,

We are Steve and Lisa Stanish of 904 Rocky St in Seldovia, AK. We are writing in regards to the proposed land classification definition change to 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 classification change will have for us. The proposed classification at first didn't seem like it would impact us much. However, knowing the reason for this change of class is due to the proposed gun range a small group of locals intend to pursue has us very concerned.

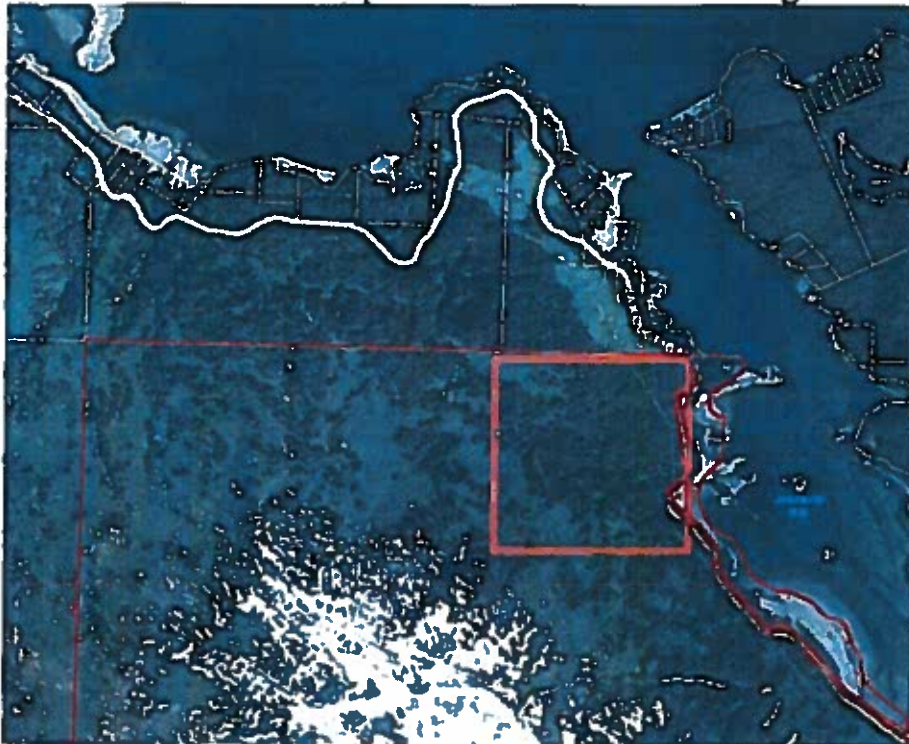
Here are a few of our reasons for concern. There is a pond and several small streams that are on this lot. It is a low lying wet land. The potential for lead contamination is great as it is a difficult task to maintain the containment of fired rounds in a wetland where there is so much water flowing 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; Shad and Ann Barnett, Dave Chartier, Bobbi Gese, 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.

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.



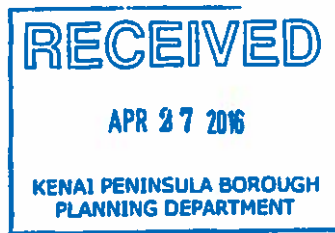
The claim by the SSC that this area is too difficult to maintain security is, in our opinion, just an excuse, as building a security fence around the Jakolof property is no more difficult than building a fence around the proposed Rocky St. property.

We hope that we have given you some insight on the matter. This classification change 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 classification 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 thank you for your time and consideration of our concerns.

kindest regards,
 Steve & Lisa Stanish
 Po Box 29
 904 Rocky St.
 Seldovia, AK 99663

Kenai Peninsula Borough
Land Management Division
144 Binkley Street
Soldotna, Alaska 99669-7509



DAVE CHARTIER
PO Box 153
SELDOVIA, AK 99663
April 25, 2016

Dear Land Management Division,

I received your March 30, 2016 Public Notice of Proposed Land Classification in early April and this was the first I heard of the *Seldovia Sportsmen's Club* plan to have a shooting range in this location. I'm surprised there hasn't been a meaningful opinion survey of landowners or local town residents who use this area.

I have lived in this area for 40 years. My homestead is 2000 feet from the 29.98 acre (KPB parcel number 191-130-68). This Borough property is less than a mile from town and affects more than just the landowners a half mile from the proposed site. This is a growing residential area and a popular recreational area used by hikers, bikers, runners, skiers, sledders. The proposed parcel would also be within 2000 feet of Seldovia Bay where kayaking, fishing and beach walking tourism is popular by locals and visitors alike.

The *Seldovia Sportsmen's Club* shooting range plan is too close to private property and the City of Seldovia which promotes and prides itself as a peaceful quiet place to visit. The noise travels far beyond the 29.98 acres of proposed lease property.

The natural 25 foot ravine proposed shooting site described in the SCC proposed plan is a *wetland*. I trust some KPB personnel has come or will come to see this site and agree with me on this point:

I'm looking at the aerial design map. Knowing this area well, it is obvious that the shooter will be clearly standing *in* the wetland, shooting *over* the wetland, *toward* a creek, flowing *through* the wetland and *into* Fish Creek which flows into town.

The inevitable byproduct of shooting lead is lead in the environment.

The question I have is how to retrieve lead shotgun pellets from a muskeg wetlands? This is not a site appropriate or suitable for a gun range!

There is considerable amount of unpopulated land at the head of Jakolof Bay, the SNA Native Lands. Shooters have used this land in the past. There are also 2000 plus acres of State Mental Health Land about one mile south of Jakolof dock. I walked this land yesterday to refresh my memory of it. It has definite possibilities for a shooting range site:

- no local residential recreational issues
- no interruption to Seldovia as a place of tranquility
- no wetlands

These lands are available for lease.

Rather than leasing a site a short distance from town that adjoins two private properties and within 3000 feet of 20 private properties, leasing this land could be a more suitable solution for all parties involved.

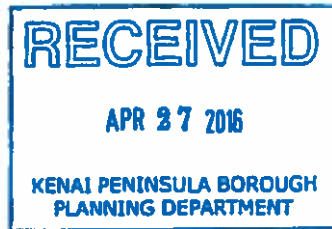
I'm asking the Land Management Division not to classify this (KPB parcel number 191-130-68) as recreational for the purpose of a shooting range. Please include my letter in the Planning Commission mail-out packet.

Thank you,



Dave Chartier
P.O. Box 153
Seldovia, Alaska 99663
(907)399-7530

Kenai Peninsula Borough
Land Management Division
144 N. Binkley St.
Soldotna, Alaska 99669-7599



LINDA SMOGOR
P.O. BOX 153
SELDOVIA, ALASKA 99663
April 25, 2016

Dear Land Management Division,

I am writing to comment on the *Seldovia Sportsmen's Club* proposed land lease for the purpose of a shooting range one mile south of Seldovia proper, off Rocky Street, adjacent the KPB Landfill.

I have been a part time resident for 7 years and a year round resident for 3.5 years, living in Powder Island Cove, with Dave Chartier, a longtime landowner and homesteader whose property is just 2000 ft. from the proposed shooting range. Dave received the Public Notice of Proposed Land Classification at the beginning of this month. I looked up the *Seldovia Sportsmen's Club* DEVELOPMENT PLAN on your website and while reading found this statement.

"We have done a preliminary survey of the local property owners (see attached) and have received significant positive support from local property owners near the site."

This is not a true statement. I asked Dave and called the other landowners (Ted, Claire & Nancy Pease, Steve & Lisa Stanish, Jennifer & Bruce Gordon, Fred & Carolyn Strand, Anne Barnett, & Zane Henning) and they unanimously said *they were never surveyed* nor had they been previously contacted about a shooting range. They all said they do NOT want a shooting range near their homes. It's too close, too loud and not right-use of the land.

I too oppose this lease as I have major concerns about the noise disturbance as well as water pollution from lead contamination. Further research lead me to KPB's Ordinance 15: Section 20.10.15:

Section 20.10.15. Noxious, Injurious or Hazardous Uses

(a) All uses that may be noxious, injurious or hazardous to surrounding property or persons by 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.

My questions: Who decides if it is noxious and who bears the burden of evidence?

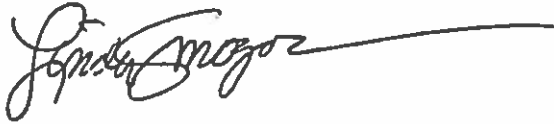
Building a gun range here would displace a significant number of people who use this area for their quiet and peaceful enjoyment. I hike out this way. So do dog walkers from town, tourists, skiers, berry pickers, bicyclists as well as moms with strollers. On the four days a week that the Landfill is 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 those pursuing the above-mentioned activities.

Establishing a shooting range seems inappropriate in *this* location, *this* neighborhood, that has been *traditionally* used for quiet sports and activity. Why not have a gun club in a more suitable area, like at the head of Jakolof Bay, that has been *traditionally* used for shooting for some 30 plus years?

I placed a call to the Alaska State Mental Health Trust which owns and leases land by Jakolof Bay and was told by the gentleman that worked there that the Trust would accept an application from the gun club.

It is my heartfelt desire that the *Seldovia Sportsmen's Club* can find an alternative, compatible right-use site for their activities and that you at Kenai Peninsula Borough Land Management Division will hear this plea and *not* grant this lease for the purpose of a shooting range here in a place we love and would like to protect.

Many thanks,

A handwritten signature in cursive script, reading "Linda Smogor", followed by a long horizontal line extending to the right.

LINDA SMOGOR
P.O. Box 153
Seldovia, Alaska 99663
(907) 399-3788

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

KENAI PENINSULA BOROUGH
Land Management Division
144 N. Binkley St.
Soldotna, Alaska 99669-7599

April 25, 2016

Dear Land Management Division,

I am writing to comment on the *Seldovia Sportsmen's Club* proposed land lease for the purpose of a shooting range one mile south of Seldovia proper, off Rocky Street, adjacent the KPB Landfill.

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"We have done a preliminary survey of the local property owners (see attached) and have received significant positive support from local property owners near the site."

This is a false claim! No landowners were asked *any* questions. I asked Dave and called the other landowners (Ted, Claire & Nancy Pease, Steve & Lisa Stanish, Jennifer & Bruce Gordon, Fred & Carolyn Strand, Anne Barnett, & Zane Henning) and they unanimously said ***they were never surveyed*** nor had they been previously contacted about a shooting range. **They all said they do not want a shooting range near their homes. It's too close, too loud and not right-use of the land. I would like to know the names of those landowners who were claimed by the Seldovia Sportmen's Club to give positive support.**

I too oppose this lease as I have major concerns about the noise disturbance as well as water pollution from lead contamination. We were told there was

probably no Borough ordinance dealing with noise. Further research lead me to KPB's Ordinance 15: Section 20.10.15:

Section 20.10.15. Noxious, Injurious or Hazardous Uses

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Building a gun range here would displace a significant number of people who use this area for their quiet and peaceful enjoyment. I hike out this way. So do dog walkers from town, tourists, skiers, berry pickers, bicyclists as well as moms with strollers. 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 those pursuing the above-mentioned activities.

Establishing a shooting range seems inappropriate in *this* location, this neighborhood, that has been *traditionally* used for quiet sports and activity. Why not have a gun club in a more suitable area, like at the head of Jakolof Bay, that has been *traditionally* used for shooting for some 30 plus years? I placed a call to the Alaska State Mental Health Trust which owns and leases land by Jakolof Bay and was told by the gentleman that worked there that the Trust would accept an application from the gun club.

It is my heartfelt desire that the *Seldovia Sportsmen's Club* can find an alternative, compatible right-use site for their activities and that you at Kenai Peninsula Borough Land Management Division will hear my concerns and *not* grant this lease for the purpose of a shooting range here in a place we love and would like to protect. I am requesting that this letter be included in the in the Planning Commission mail-out packet.

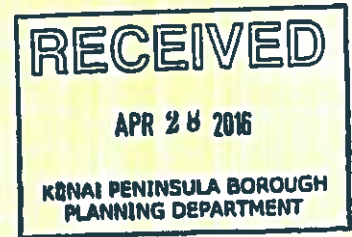
I also please request a response to this letter.

Many thanks,

LINDA SMOGOR
(907) 399-3788

box 107, Soldotna, AK 99663
26 April 2016

Keith Smarey
land management agent, KPB
144 N. Binkley
Soldotna, AK 99669



Dear Mr. Smarey:

please permit me a few words about the "soldotna shooting range" proposal. i am a 40 year resident of the soldotna area and have lived in town since 1979. the application itself appears to be well done and complete, however i question the proposed location. many, if not most of us who choose to live or visit here think of soldotna as a quiet, peaceful place. the proposed location is one used by hikers, bicyclists, runners, berry pickers and the like. i feel that a shooting range of the size and scope proposed, less than a mile from town, would unquestionably alter the peaceful atmosphere we now enjoy.

we have had shooting sessions in and around the area in the past that were occasional and/or short lived: a few folks sighting in rifles prior to hunting or a sunday afternoon skeet shooting group. what is being proposed is something of a different magnitude. there are other locations further from town that would be satisfactory for the proposed purposes of the "sports men's club" that would not impact the area so adversely.

thank you, walt soren

Snarey, Keith

From: walt sonen <ijit31@gmail.com>
Sent: Tuesday, April 26, 2016 9:39 AM
To: Snarey, Keith
Subject: The proposed shooting range

Mr.Keith Snarey, I am writing to you regarding the borough land on the Rocky Road in Seldovia area to be possibly leased to Seldovia Sportmen's Club for the Club's shooting range. I have lived in Seldovia over 38 years. I am one of many who enjoy recreational activities in the immediate area of the proposed land. Those activities include hiking, berry picking,skiing, snowshoeing,etc. I prefer non-motorized activities to enjoy the quiet,well-rewarded(physically & mentally) time out there. It is disturbing to think that there will be a shooting range at the location so close to town.
Schiko Scott

April 26, 2016

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



Dear Kenai Peninsula Borough Assembly,

Please consider these our written comments opposing the proposed land classification for T9S, R14W, SM, Alaska, just outside of Seldovia, for the purposes of creating a "Sportsmen's Club" (shooting range).

We have owned property in the area for the past 12 years. It is oceanfront property, with a south and west facing aspect, in Buckingham Cove, and within one half mile of the proposed shooting range. We were attracted to the fact that the property was outside of the busy Seldovia Airport flight path, and offered the promise of quiet days directly on the ocean. We would not have been interested in the property had it been located within one-half mile of a shooting range.

The potential for land in the near vicinity being used for a use like a shooting range was not disclosed to us when we purchased the property. If the land use is changed to support a shooting range, we will be in the situation of trying to sell our property, at a loss. No resident likes noise, and incessant and erratic shooting is an annoyance that is actively avoided by residential dwellers. If this land use change and development is approved, who will compensate us for the quiet aspect of the lot, then lost to the shooting range? Will the Borough? Will the Seldovia Sportsmen's Club? It seems only right that someone should.

We urge you to deny the change in classification to support a shooting range. It is not necessary that every small community have a range. There are places elsewhere on the Peninsula that people could attend for shooting purposes. Shooting may be a recreational activity, but it is also one that takes something from surrounding landowners, similar to a busy airport. It makes properties in its vicinity less desirable and can cause supreme annoyance for the duration of that noise. And although it may be some people's chosen pastime, it is not necessary for a healthy community.

Should a development such as a range go forward, it should be indoors, and insulated. Outdoor range shooting is not compatible with this otherwise high value recreational area. Just because the land is near the town's dump doesn't make it suitable for a shooting range – these are considerably different land uses.

Thank you for your consideration. As a lifelong Alaskan, I do not object to shooting ranges in every location, but urge that property rights and intrinsic values be a contravening consideration in this controversial discussion.

Sincerely,

A handwritten signature in blue ink that reads "Judy Chapman". The signature is fluid and cursive.

Judy Chapman

Adjacent land owner, Buckingham Subdivision

Snarey, Keith

From: edenkiwi@aol.com
Sent: Tuesday, April 26, 2016 9:35 AM
To: Snarey, Keith
Cc: Hartley, Patricia
Subject: Seldovia gun club range

Mr. Snarey,

Please receive this letter as my opposition to the reclassification of KPB parcel 191-130-68 to a proposed gun range. I own the three parcels immediately adjacent to the north of the proposed site APN's : 191-131-03, 191-131-04, 191-131-05 . I am opposed to locating the gun range here as the noise and potential stray projectiles will lower the value of my property where I intend on constructing residential structures. This location also amplifies noise all the way down to the actual city limits. I am very supportive of the gun club and for years hosted their range on 9 acres I also own out towards Jakaloff Bay. I also own guns, support firearm ownership and competitions and look forward to the successful establishment of a gun range in the Seldovia area and suggest that the Jakaloff Bay area might be more suited for this use as opposed to property adjacent to residential lots.

If you would like to speak with me about this, please call.

Sincerely,

Gregory W. Davis
President, Precious Earth, Inc.
661-444-7141
907-399-7141

Snarey, Keith

From: Zane Henning <zane@alaskaenviro.com>
Sent: Tuesday, April 26, 2016 8:47 AM
To: Snarey, Keith
Cc: Hartley, Patricia
Subject: Reclassification of KPB Parcel No. 191-130-68

Mr. Snarey,

This email is to document my opposition of an outdoor gun range to be placed on KPB Parcel 191-130-68. I own KPB Parcel 191-131-01 directly across Rocky Street and near the proposed site. I was never contacted by the gun club of the proposed project. The noise from an outdoor gun range would significantly decrease my property value and quality of life.

I would support the Seldovia Sportsman's Club plan at a different location, such as near the end Jakolof Bay Road. I am a proud gun owner and believe the club has a good plan, but wrong location.

Regards,

Zane Henning

From: Doug Latimer
To: Snarey, Keith
Subject: seldovia gun club
Date: Thursday, April 28, 2016 1:33:34 PM

Dear Kieth:

I have lived in Seldovia now for 22 years. During that time shooting range accommodations have been nonexistent. The result is that many varied places have been used by local residents. Some were ok but all had a potential for accidents. The present proposal would solve those problems. You must realize that we have only about 8 miles of useable road, some of which traverses a residential subdivision. A complaint that the proposed range is only a mile from town seems to ignore the realities of the inevitable use of high-power rifles, pistols and shotguns. A structured range would be far preferable to no range at all.

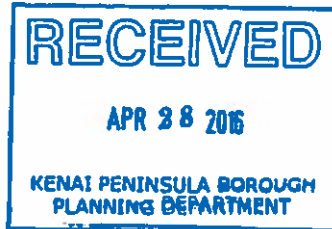
As for the fear of lead the concern is ludicrous. There is more toxicity in local streams than this range would involve (i.e. arsenic, chrome, iron etc.).

I urge approval of the proposed range.

Doug Latimer (phone 907-242-5154)

04/28/2016

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 the development of a shooting range. The property 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,

A handwritten signature in black ink that reads "A.W. Anderson". The signature is written in a cursive style with a long, sweeping tail on the "n".

A.W. Anderson
Seldovia Police Chief (Retired)
P.O. Box 221
Seldovia, AK. 99663

TO: KPB Planning and Zoning

Mr. Sncary

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.
- 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.
- 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.
- 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.
- 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.
- DIMINISHED TOURISM POTENTIAL
 - We hope to enhance tourism as the Club will be open to all persons interesting in the sport.

- 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.
- 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.
- 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.
- 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.)
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SAFETY FACTORS
 - Already discussed.
- OTHER ENVIORNMENTAL 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 rceptacles will be available for trash and garbage. Signs will be posted and enforced.

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 handwritten signature in black ink that reads "A.W. Anderson". The signature is written in a cursive, flowing style.

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

George L. Oliveira
PO Box 145
Seldovia, AK 99663

April 28, 2016

Kenai Peninsula
Planning & Zoning
144 N. Binkley Street
Soldotna, AK 99669

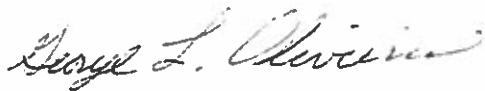
To Whom It May Concern:

I'm writing in support of the proposed location for the Seldovia Sportsmen's Clubs shooting range. The location near the old and new landfill is a suitable location. There is a sewage lagoon near the site and there are two rock material sites, one is the Kenai Peninsula Boroughs and the second is owned by the Seldovia Native Association.

There isn't much area to choose from in Seldovia. The club members spent a lot of time looking for a suitable location. The only location they found that fits the needs of the shooting range was this location.

I hope that the Borough will support the recreational shooting sports.

Sincerely

A handwritten signature in cursive script that reads "George L. Oliveira".

George L. Oliveira

Kenai Peninsula Planning Commission
April 28, 2016

To Whom It May Concern:

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

Respectfully,



John F. Carluccio
PO Box 116
Seldovia, AK 99663

Nancy Pease

To KPB Staff and Planning Commission
Impacts of proposed Seldovia shooting range
April 28, 2016

April 28, 2016

To: Kenai Peninsula Borough Planning Commission and
Marcus Mueller, Land Management Officer
KPB Land Management Division
144 N. Binkley Street
Soldotna, Alaska 99669-7599

RE: Seldovia Sportsmen's Club (SSC) **application for a shooting range on Rocky Road**,
near Seldovia landfill (KPB Parcel No. 191-130-68, lying east of Rocky Road near the landfill).

The SSC application for the shooting range near Seldovia targets an unsuitable location:

- less than a mile from town;
- too-near existing residences and recreation areas;
- straddling wetlands and a tributary of Fish Creek.

This parcel of Borough land **does merit classification as Recreational land**. If developed as a park for trail- and nature-based activity, this site would greatly enhance public health and the local tourism economy. We look forward to community ideas for reasonable recreational development that is compatible with the Rocky Road area. However, this parcel **should not be leased for a shooting range**.

A gun 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;
- diminished tourism and recreation potential;
- 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) depending on buyers' perception of the noise and how it may impact quality of life. In this part of Seldovia, quiet outdoor enjoyment are prime attributes to quality of life.

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 high 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. The application does not provide for emergency response or law enforcement. No details have been provided regarding: the qualifications and enforcement power of a range supervisor; rules ensuring the minimum age, sobriety or mental health status of shooters; reporting of safety violations; control of access to the site; types of weapons and ammunition; or safety protocols.

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.
- Lead contamination off-site.
It is unrealistic to propose that lead shot and bullets can be collected; and in addition, firing produces lead dust. The proposed shooting range would almost certainly cause lead contamination of wetlands that drain into Fish Creek. The soils of temperate rainforests (spodosol soil types (3)) are acidic and are subject to large amounts of water infiltration, which will accelerate the leaching of lead into the wetlands and the tributary of Fish Creek that intersect this property. 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.

NEED FOR FURTHER ANALYSIS FOR SHOOTING RANGE SITE

The SSC application is vague with regard to construction, management, public costs, public safety, and health and environmental impacts. KPB staff have reportedly prepared a draft lease, but this lease is not likely to include further site analysis nor alternatives, and is not available for public review until after April 28.

We support the Borough's classification of the Rocky Road parcel as Recreation land; 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. If the SSC applicants want to pursue the lease, we request a hearing under KPB Title 20.10.15 (Noxious, Hazardous and Injurious Use).

A shooting range fits the category of KPB Title 20.10.15 "Noxious, Injurious or Hazardous Uses", on the basis of noise, contaminants and explosive materials. Under Title 20.10.15, a noxious or injurious use may be allowed only if the public interest is adequately protected; and

only if negatively-affected neighbors are adequately protected or compensated. Protection of the public and neighbors from the effects of a shooting range, requires analysis of noise impacts, effect on property values, effect on recreation and tourism values, and health impacts, as well as economic costs and benefits (if any) borne by the public.

A lease should be based on analysis of the hazards and nuisances posed by this shooting range, including:

- A noise analysis. This should be based on the actual decibel measurements, the topography, and the acoustic conditions of the site and surrounding residential and recreation locations.
- The effects of noise on property values.
- The projected long-term costs to the public from: displaced recreation, residential development, and tourism, and law enforcement;
- Modeling of the lead contamination possibility. This should include lead dispersal patterns at shooting ranges, the soils and run-off at this site, and the potential for public lead exposure and lead contamination of Fish Creek, and effective prevention measures.
- A plan for monitoring for lead contamination. This should include baseline air, water and soils data, protocols and a demonstrated fiscal commitment to routine sampling; and a bond for remediation of the site should lead contamination occur.
- A safety and security plan addressing access, supervision, enforcement, and emergency response; and the costs to the public.

We request a response from the KPB Planning Department regarding:

- the provision of the above additional data and analysis listed above,
- the criteria for a public hearing under KPB Title 20.10.15,
- the likely timeframe for a proposed lease, and
- how KPB will enable public notice, review, and comment on a proposed lease; and

We hope to hear from you by May 3, two weeks in advance of the scheduled Assembly hearing on this classification.

Signed, Seldovia Property Owners and Lessees:

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

Jennifer Gordon and Bruce Rein
2001 Brookside
Anchorage, AK 99517
jengordonmom@gmail.com

Jennifer and Gary Burleson
2023 Forest Park Drive
Anchorage, Alaska 99517
gwbsbr@aol.com

Shad and Anne Barnett
1801 E. 18th Ave
Anchorage, Alaska 99504
anabidingbarnett@hotmail.com,
spinnswosh@hotmail.com

cc: Seldovia Mayor, Seldovia City Council, Seldovia Chamber of Commerce, Seldovia Parks and Recreation Committee, District 9 Assemblyman Willy Dunne, District 8 Assemblywoman Kelly Cooper, Seldovia Sportsmens' Club

Attachments

www2.borough.kenai.ak.us

Apple iCloud Yahoo Bing Google Wikipedia Facebook Twitter LinkedIn The Weather Channel Yelp TripAdvisor

Facebook
www2.borough.kenai.ak.us/AssemblyClerk/Assembly/Ordinances/1964
shall be unrestricted except as otherwise provided
in this ordinance.

Section 20.10.15. Noxious, Injurious or Hazardous Uses

(a) All uses that may be noxious, injurious or hazardous to surrounding property or persons by reason of the production or emission of dust, smoke, refuse matter, odor, gas fumes, noise, vibration or similar substances or conditions or the production or 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.

Section 20.10.20. Reclassification by Local Option.

(a) A majority of the owners in a described region of the rural district may petition the assembly for a greater restriction on land use than that provided for in this ordinance. Within incorporated cities, not in the municipal district, such a petition may be initiated by the city council without the signature of property owners involved.

(1) The minimum area which may be included

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.

Snarey, Keith

From: CAROLYN <cstrandartist@hotmail.com>
Sent: Friday, April 29, 2016 2:33 PM
To: Snarey, Keith
Cc: Fred Strand
Subject: Shooting Club proposed lease in Seldovia

My husband, Frederick Strand, and myself, Carolyn Strand, have owned property on Seldovia Bay since 1980. We strongly oppose the leasing of borough land for a shooting club near the landfill. We would be directly impacted by the noise it would cause. We hear the noise now from that area when people are firing guns. I can tell you that the noise echoes across the bay and we hear it loud and clear. We were not given notice of this proposal even though we would be impacted directly. We live not far from Pease place and right across from the Burlesons. Our property on Raby Spit is across the bay but close to the above mentioned properties.

This area of the bay is beautiful and peaceful. A much better use of the land would be for the traditional uses such as hiking, kayaking, berry picking, fishing, etc.

Please do not give this permit to the shooting "club". We are 100% against it. Even with the best of intentions there is no way this will not cause problems for those of use who have lived here for many years.

Carolyn Strand

Snarey, Keith

From: Elena Brubaker <chartier.brubaker@gmail.com>
Sent: Friday, April 29, 2016 11:47 AM
To: Snarey, Keith
Cc: Mueller, Marcus; Elena Brubaker
Subject: Seldovia Sportsman's Club Proposed Site
Attachments: Seldovia Sportsman's Club.docx

To Whom it May Concern:

We are a family of residents on Rocky Street near to the proposed site of the upcoming Seldovia Sportsman's Club Shooting Range. Whilst we are avid outdoor enthusiasts and support the comradery and skill building the range will provide, we strongly plead for you to reconsider the proposed site.

We settled here on five acres juxtaposed to a vast expanse of raw wilderness to raise our two young boys. It is our passion to provide a lifestyle that grows health and happiness from the relationship we carry with the natural environment. We use these woods surrounding our home every single day. You will find us on exploratory hikes, picking berries and harvesting natural edibles, as well as watching the plentiful wildlife. Hawks, coyotes, and bears are constant visitors. It is a rarity and joy in our modern world to behold the natural world so closely and we are indeed very lucky. We ask you to please not take this away from us. It is our fear that the range will disturb the wildlife and make it scarce. The paths we follow in the woods will now be dangerous areas to walk near a shooting range. Additionally, the constant, "crack, bang, pop, pop, ching" as a backdrop to our lives every day is going to rattle our nerves, make nap and bedtimes extraordinarily difficult with our children, and rip from us the solace of silence enjoyed here.

We are not the only family along the road, many other houses lie nestled in the woods and the occupants also appreciate the pleasure of the silence we have. For the same reason this road is somewhat of a scenic byway; a dog walking, biking and jogging route frequented daily by our local residents and enjoyed immensely by Seldovia's summer visitors and residents. Many of the same people use the access for berry harvesting in the late summer and fall. This is an important tradition in the village of Seldovia. Given this area is already largely purposed for outdoor enjoyment it is not beneficial to a large group of people to change this environment by building the Seldovia Sportman's Club Shooting Range at the proposed site.

Lastly, but certainly not least, arises the issue of the health effects associated with the range. The proposed site is in close proximity to the small wetlands that feed into Seldovia's only salmon stream, fish creek, hosting two natural runs of salmon. This water source is also used by residents who have shallow wells dug nearside the river to provide household water needs. The accumulation of lead into this area over years of use is going to degrade the environment and will not be healthful for the fish or the residents relying on this water supply.

Please take into strong consideration our concerns. This is our home. We enjoy an incredible life here that is close to the natural world and we do not want to see the changes we know the Seldovia Sportsman's Club shooting range will bring. As stated earlier, we do support the club and want to see it succeed but this is not a choice location for many people and many reasons. There are better options, for example the Mental Health Lands in Jakalof. This area is undeveloped, beautiful and in proximity to good hiking and camping areas.

Thank you again for your time and please work with us to make the best decision for all our Seldovians.

Sincerely,

Mr. Jevon and Elena Chartier

Snarey, Keith

From: Jeff Craig <flutesnooter@gmail.com>
Sent: Friday, April 29, 2016 4:57 PM
To: Snarey, Keith
Subject: Support for the Seldovia Sportsman's Club

I have sat at the Clubs meetings and would add that many of the concerns mentioned in the letter of opposition have been discussed in fact. I also see in that letter of opposition a lack of any real understanding of some of these voiced/submitted fears.

Most bullets today are of a jacketed variety that eliminate lead dust or even soil contamination. We also have a very limited number of people here throughout the year that even go and shoot. Some visiting hunters may use it, but most shoot from time to time where ever they are, which is possibly detrimental as they don't really know the area and what is where. I would rather see them at one place to shoot as to otherwise shoot just anywhere.

Noise levels drop off rather rapidly and I know not of any residences in the near distances mentioned. So, I would say some folks endorsing the letter of opposition aren't being very truthful.

We do intend to have range masters during range hours and proper training for all users. Hearing protection will be enforced. I have been through both Korea and Vietnam, amid Howitzer as well as much small arms fire. There was no hearing protection there, and still have most of my hearing. I probably have lost more to old age than gunfire.

As I see it, if this doesn't happen, it will be business as usual, and folks will just do as they do. Instead of having a good safe place to go with good backstops in a given safety area, it will continue to happen wherever one can.

Thanks for your time,
Jeff Craig
2839 Jakolof Bay rd.
Seldovia, AK 99663
907-234-4120

Snarey, Keith

From: mL <mlovefl@gmail.com>
Sent: Saturday, April 30, 2016 9:04 PM
To: Snarey, Keith
Subject: Seldovia Sportsmen's Club request

*Kenai Peninsula Borough
Planning & Zoning*

Gentlemen and/or Ladies:

I am writing this letter in support of the Seldovia Sportsmen's Club and in support of the location which they are attempting to lease from KPB.

The proposed shooting range would be located on Rocky Road, directly across from the existing KPB Landfill. This "out of the way" property would be an ideal location for this club. The Club will be of great recreational and educational benefit to local residents and visitors alike.

I along with many others sincerely appreciate your consideration in this matter.

*Respectfully,
Michael Love
Lot 12, Block 7, Nutbeam Road
Barabara Heights Subdivision
Seldovia, AK 99663*

Snarey, Keith

From: Jennifer Gordon <jengordonmom@gmail.com>
Sent: Sunday, May 01, 2016 10:21 AM
To: Mueller, Marcus; Snarey, Keith
Subject: Fwd: how does this look?

Dear Mr. Marcus Mueller and Mr. Keith Snarey,

I am writing as a concerned citizen of Seldovia regarding the 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

- which is very close to my home in Seldovia.

(I live about 2,500 yards from the proposed site).

I am hoping that even though I missed the 5:00pm April 29th deadline for the packet, that this letter might be included. Please include it in the

KPB Planning Commission Public Hearing

May 9, 2016

and also at the

KPB Assembly Meeting

on

May 17, 2016

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. I enjoy the fact that most of the time, from my cabin there I cannot hear any man-made sounds. This quiet and peace is why I go to Seldovia. It is why many people I know go there.

Already, when people are hunting, I hear their shots echoing throughout the cove and the bay, and it is disturbing

at times

. I cannot imagine how unnerving it would be to hear the sound of rifles and other guns going off at a regular clip while people are practicing

for hours at a time

The Sportsmen's Club refers to a "survey" whose response resulted in "significant positive response" from the neighbors. I find this hard to believe. There was a letter sent out that I saw much later (just last week) that read like an invitation to join the Sportsmen's Club, and so I ignored it as I would never want to do such a thing. If this letter were written as a survey, with specific questions, I would have responded by filling it out and returning it. I suggest that they issue such a survey and solicit responses from all neighbors before proceeding any further. I think you will find very different results.

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.

--Jennifer Gordon
907-351-4576
jengordonmom@gmail.com

58558 SELDOVIA BAY REM SW Seldovia AK 99663
3001 Brookside Dr. Anchorage, Alaska 99517

Snarey, Keith

From: Robert Rafferty <driftman@xyz.net>
Sent: Sunday, May 01, 2016 10:53 AM
To: Snarey, Keith
Subject: Seldovia Sportman's club

Kenai Peninsula Borough
Planning & Zoning

To Whom it May Concern:

I am writing this in support of the Seldovia Sportman'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

Robert M. Rafferty
P.O.Box 277
235 Fulmore Ave.
Seldovia, AK. 99663
907-399-7404

5/1/16

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,

PAUL S. CHISSUS JR.

POB 263

SELDOVIA, AK 99563

320 MAIN ST.

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,

DAUL S. CHISSUS SR

DO# 246

SELDOVIA, AK 99663

907-234-1402

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,

Virginia M. Chusine
P.O. Box 246 255 Kachemak St
Seldovia, AK 99663
907-234-1402

Snarey, Keith

From: Jere and Sandy Murray <jere_murray@yahoo.com>
Sent: Friday, April 29, 2016 3:01 PM
To: Snarey, Keith
Cc: George Oliveira
Subject: Reclassification of KPB Parcel 191-130-68

To whom it may concern,

The undersigned wholeheartedly support the reclassification of KPB Parcel 191-130-68 from "Landfill" to "Recreation" in anticipation of subsequent positive Assembly action on the Seldovia Sportsman's Club's application to lease the parcel for the purpose of creating and operating a multi-faceted shooting facility.

We believe the facility will be a positive addition to recreational opportunities in the Seldovia area and will enhance the community's economy by attracting persons to participate and contribute to the Club's planned shooting sports educational, sport and competitive activities at the facility.

Thank you for your positive consideration of our thoughts.

Jere & Sandy Murray
POBox 237
Seldovia AK 99663
907-399-0099