

- Attachment B -

Kachemak Gun Club Development Plan

Introduction

The quest by the residents of the lower Kenai Peninsula to develop a public shooting center has been ongoing for over 25 years. The first attempt at developing an official range began on April 8, 1975 with a cooperative agreement between the Department of Natural Resources (ADNR) and the Department of Fish and Game (ADFG) to enhance a gravel pit near the Sterling Highway (mile 163). The Homer Rifle and Pistol Club (later renamed to the Kachemak Gun Club) agreed to operate the range. This site was quickly outgrown and eventually closed for safety concerns in 1986. The Kachemak Trap Club split from the Kachemak Gun Club and moved to temporary facilities on private land while searching for a permanent site. Rifle and pistol shooters and hunters getting ready for upcoming seasons were forced to practice wherever they felt they could. Many used the original range even though it had been closed.

During this same period the human population on the Kenai Peninsula has more than doubled. With this increase in population came a higher demand for places to shoot and fewer places to safely practice. Additionally, ADFG recognized that hunter education would eventually become mandatory. In 1995 ADFG met with the trap club, past members of the rifle and pistol club, South Peninsula Sportsman's Association and a National Rifle Association (NRA) representative to determine the feasibility of upgrading the site at Mile 163 to safe shooting standards and/or evaluate other potential sites. The conclusion was that the Mile 163 site upgrade would be cost prohibitive and other sites were impractical because of road construction costs or topographical features. However, one site at mile 160 of the Sterling Highway (proposed site) was identified as an ideal location for development. The features that made this site ideal included topography for a natural backstop, road access, on site electricity, and the fact that shooting was already an existing use in the area.

All parties involved agreed this was an ideal location to create and operate a public facility. Since that time we have worked with the state and borough land classification processes to ensure this was an allowable use. In addition, the public was informed and support gathered to move forward with this project. Recently the Kachemak Gun Club was resurrected and planning has begun to realize this project.

Purpose of this development plan

The purpose of this development plan is to provide the framework for activities for the Kachemak Gun Club and to provide a record of intent to the Kenai Peninsula Borough (KPB) of site development.

Organization

The Kachemak Gun Club is a tax exempt (section 501 c-3 Internal Revenue Service) not-for-profit corporation. Articles of Incorporation, Bylaws and tax exempt certificate are pending. This organization was created for the purpose of design, construction, operation and maintenance of all gun club facilities at the proposed location.

Site Plan

This site is located north of the Sterling highway at approximately mile 160. The KPB Assessors office identifies these parcels as 169-101-03 (KPB land approximately 30 acres), 169-101-23 (ADNR land approximately 40 acres) and 169-101-53 (KPB land approximately 80 acres). Facility development will be confined to the 30-acre parcel (referred to as Tract A) however the other two parcels will be affected as being down range (Tract B). Within Tract A, the State of Alaska recently requested and the KPB approved a 5 acre subdivision to maintain a radio communications tower.

Site design and layout

As described earlier, the site is ideal for development into a shooting center. The general terrain of this site provides for a natural backstop well in excess of recommendations by the *NRA Range Source Book guide to planning and construction*. The terrain will also provide sound abatement from at least 2 sides. This site is centrally located on the Southern Kenai and can be accessed by over 10,000 Borough residents. Travel to the range from Homer is approximately 15 minutes, from Anchor Point 5 minutes and from Ninilchik 25 minutes. The site is just off the highway and therefore accessible even in the winter when snow could restrict use of a more remote site. Electricity is available at minimal hookup costs.

More importantly, gun range activity has been an existing use of this area for many years. The proposed range is located only 3 miles north of the existing gun range that was used for over 25 years. Additionally, the Trap club operated out of private land across the highway from this site for most of the last decade. There is also evidence that hunters and shooters have practiced in most open spaces in this area for years.

Facility construction

Figure 1 is a conceptual drawing of the layout of the facilities planned for this site. Construction of facilities will be completed as financing and demands allow. Initially, we anticipate one trap range, a 200-yard large bore range with 3 benches, a 50-yard small bore and pistol range with 3 benches and a stationary archery range with 3-5 lanes. All facilities will be constructed to specifications for state and national shooting competitions.

The long term goal of the Kachemak Gun Club is to have combined trap and skeet facilities, 5-10 benches on the 200-yard range, 5-10 benches on the 50-yard range, 5-10 lanes on the archery range and a walking archery course. A multipurpose building will be

constructed that would serve as a classroom facility and meeting hall. This building could provide space to sell shooting supplies and gun-smithing services.

Operations and Maintenance

The intent of the Kachemak Gun Club is to provide a safe and affordable location for the public to practice their shooting sports. In addition the site will be built to standards for state and national competition and to safety standards recommended by the NRA.

Membership and user fees

Anyone can become a member. Membership rates are as follows:

Individual annual	50.00
Family* annual	60.00
Day Pass	5.00

*Includes individual, spouse and children 18 and under.

In addition to membership rates there may be user fees for the associated activities to cover costs of targets and target stands. User fees will be allocated to target replacement, facility maintenance and improvements.

Hours of operation

Hours of operation will depend on demand of shooters and availability of rangemasters. Maximum hours of operation will be from 8:00 AM to 9:00 PM daily.

Facility maintenance

Facility maintenance will be completed by rangemaster on duty and by additional members as necessary. Shooters will be encouraged to take their trash with them however receptacles will be provided and emptied as necessary.

Lead management

Lead is an inevitable by-product of shooting sports. Lead will be recycled periodically and proceeds from the sale of lead will be included as income to the Kachemak Gun Club.

Safety

Rules of operation

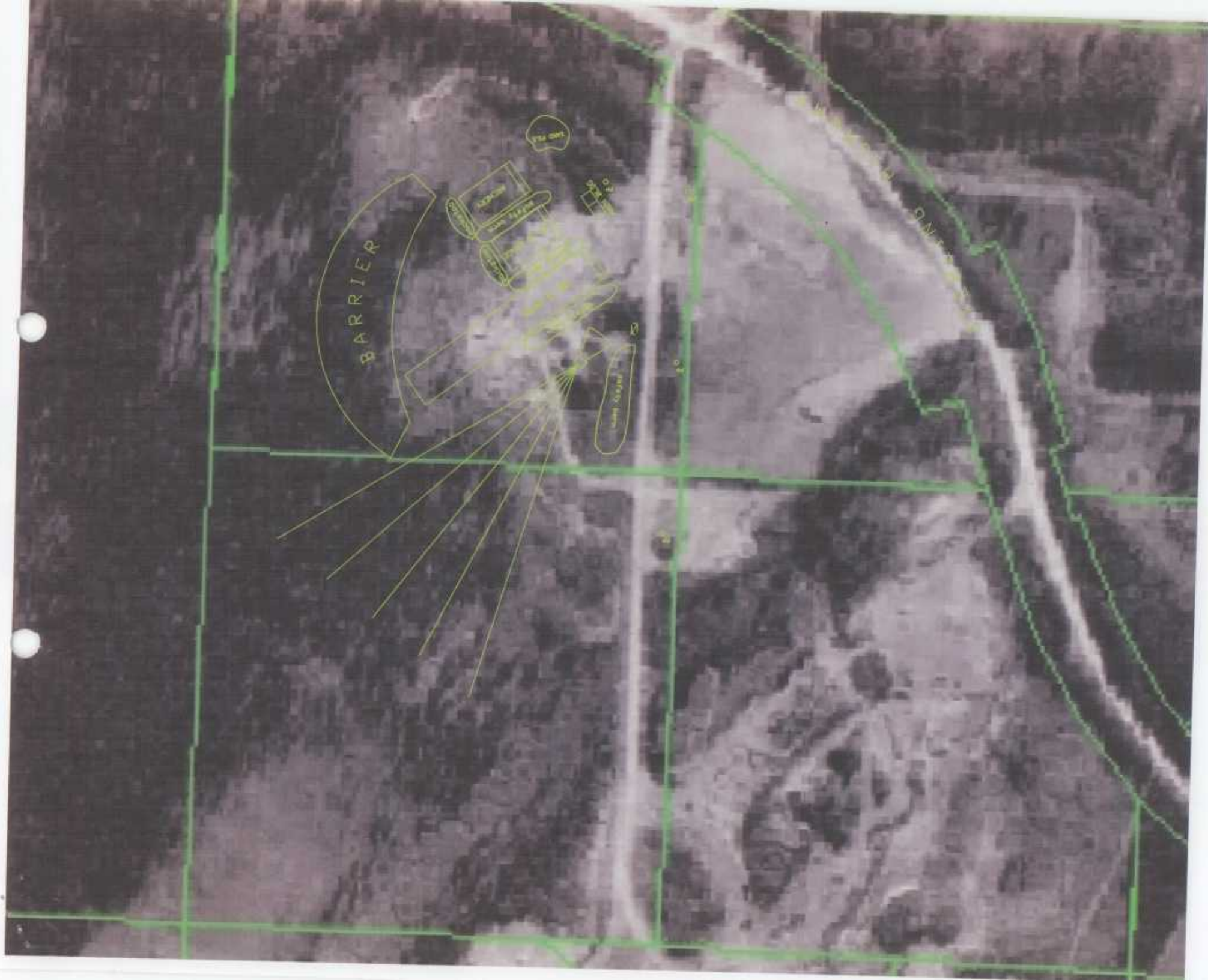
A complete set of safety rules will be posted and all shooters will be advised to be aware of the rules. All members will be provided copies of the rules of operation when dues are paid.

On site supervision

A rangemaster will be on site during all open hours and during special events. No one will be allowed to shoot unless there is a rangemaster on duty.

Insurance

The Kachemak Gun Club currently carries one million dollars of insurance.



Kachemak Gun Club Development Plan Addendum

Organization

Incorporated April 18th, 2002

MEMBERSHIP - 100

Site Plan

Location will be Tract C, ITC- Anchor Point Subdivision, Containing 21.926 acres.

Facility Construction

Estimated value of all listed improvements is \$817,500.00

Timetable for constructing/implementing all improvements will be as funding becomes available 2004-2005-2006-2007-2008.

The type, amount, and methods of construction for the following items:

Multipurpose building: 40'X40' single story building for clubhouse, classrooms for hunter Ed, etc, to code, wood frame, slab on grade, oil heat, water cistern, septic system. Estimates cost, \$170.00 per square foot. Total \$272,000.00.

Trap House: Two concrete block houses, \$2000.00 each, total \$4000.00. Automatic traps \$7800.00, voice release system \$1600.00.

Berms: For 50 yard pistol and small bore range, \$10,000.00 - INCLUDES TIRE BACK STOP
For archery range, \$2500.00

Fencing: Posts-60 posts @ \$720.00. Install posts and top wire and chain link for fence \$4500.00

Gate: Install gate (back hoe-6 hours, welder-6hours, labor 18 hours) Total \$1230.00

Roads/driveways/parking areas: Parking construction \$4,000.00. Remove present road (Benson Road) accessing gravel pit to mouth of tract C-ITC Anchor Point Subdivision and relocate as far west as possible, allowing room for permanent building, parking areas and proper location for trap range-
Unknown. \$ 500,000.00

Utility hook-ups: Meter base and breaker at club house \$350.00, underground cable to trap houses and range master building \$850.00.

Other improvements: Ten concrete and steel shooting benches- \$1200.00

Cover over benches-\$3000.00

Range master Building-\$3000.00

Existing Improvements: Total amount including all labor, machine time, etc \$82,796.00

Trap warm up house- \$5500.00

Trap house- \$500

Three electric traps- \$6000.00

CONEX- \$1300.00

Eight rolls 12' chain link fence (75' long)- \$4000.00

Tire backstop \$1250.00 + \$280.00(pick up and transport of tires), labor 46 hours @25.00-\$11500.00.

Generator- \$1000.00

Targets- \$2000.00

Operations and Maintenance

Lead Management- Lead will be recycled by commercial operators as conditions warrant, there will be no waste.

Post-It® Fax Note	7671	Date	# of pages ▶
To	Marcus	From	Cliff Calkins
Co./Dept.	Muscello	Co.	
Phone #		Phone #	235-8748
Fax #		Fax #	

SAFETY NOTE:

ALL SAFETY FEATURES WILL FOLLOW THE CRITERIA
RECOMMENDED BY THE NATIONAL RIFLE ASSOCIATION
FOR PUBLIC SHOOTING RANGES

F:\CAD\TEMP2\RII

Post-it® Fax Note 7671		Date	# of pages ▶
To	Marcus	From	C.L. CALKINS
Co./Dept.	Mueller	Co.	
Phone #		Phone #	235-8748
Fax #		Fax #	

STERLING HIGHWAY