

July 28, 2015

Bob Hoffman, President  
Bayshore Klatt Community Council

Subject: Klatt Bog Flood Threat

Dear Mr. Hoffman,

Thank you for contacting our Assembly representatives regarding the Klatt Bog flooding threat described in a 4/27/15 letter by Concord Hills resident, Glenn Foust. We share Mr. Foust's concerns. This is a serious public safety issue that must be addressed.

Mr. Foust brought the issue to our attention last summer. We have since personally observed the dike seepage and overtopping in his Patriot Circle neighborhood and met with him and MOA staff. In our first (8/6/14) meeting with the Municipality (see attached minutes) bog water levels and possible causes were discussed at length. The group agreed to consult with their respective organizations and collect additional information before re-convening.

On 10/29/14 the Municipality wrote Mr. Foust to describe bog history, responsibilities, recent developments, and ground water monitoring before concluding that dike maintenance is the responsibility of Concord Hills HOA. The letter also claimed that municipal actions have not impacted the bog. In subsequent communications MOA staff reaffirmed their position that water coming through and over the dike is CHHOA's problem, not the Municipality's.

Our position is that this is a public safety problem for ALL of us. Granted, Concord Hills HOA owns this segment of dike; however, no dike can be expected to impound unlimited amounts of water and we have no control over water level in the bog. MOA, on the other hand, has considerable control and has been pursuing a Klatt Bog rehydration policy for years. Keep in mind the Municipality owns the bog, has jurisdiction over development in its watershed, and owns/maintains its outflow conveyance system. Now, despite being made aware that Klatt Bog water is flowing into peoples' backyards, MOA staff is sidestepping responsibility for a problem the Municipality helped create.

MOA acquired this bog property from the State of Alaska in 2001 with knowledge that its rehydration presented a flooding liability for adjoining properties. According to the terms of their Conveyance Agreement, MOA and the State agreed to develop an approved Rehydration Plan and manage the wetland to protect the neighborhood. To date, no plan has been attempted. Meanwhile, MOA approved numerous development projects (such as C Street Extension in 2006, South Anchorage Sports Park, CIRI Office Park in 2011, Cabela's in 2014) that converted natural ground to pavement and routed the runoff into Klatt Bog. Fourteen years of such watershed development plus unwelcome water in Patriot Circle strongly suggest MOA is rehydrating Klatt Bog without a plan.

It should be understood this is not just a localized problem involving a few houses on one cul-de-sac. Hundreds of Anchorage homes north, west, and southwest of Klatt Bog are lower in elevation than its perimeter dikes and potentially at risk from a dike breach and flooding event.

No one from the Municipality has answered the question as to how high water levels might rise on MOA's side of the dike. We (and other HOA's) cannot make informed decisions regarding dike adequacy without such information. Nor has there been a response to Mr. Foust's request for an opinion from MOA's Legal Department regarding MOA compliance with its 2001 Conveyance Agreement and associated municipal ordinances.

These are relevant and urgent questions that deserve honest and expeditious answers.

We ask that you join us in seeking answers to these and other important questions. With us, please insist that the Municipality of Anchorage take due responsibility here. MOA has ownership, contractual, jurisdictional, and public safety responsibilities for its property and the flooding threat it poses to our neighborhood.

Again, your interest and involvement are greatly appreciated. Concord Hills Homeowners Association is committed to working with the homeowners and the Municipality to resolve these concerns safely and responsibly.

Sincerely,



Greg Hager, President  
Concord Hills Homeowners Association

CC Emily Dahlstrom, Board Member  
Glenn Foust, Homeowner  
Cliff Goughner, Bonanza Realty  
Paul Hitchcock, Board Member  
Chad Weiller, Board Member