

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

January 24, 2018

Heritage Land Bank Commissioners, c/o KlebesadelTM@muni.org

Robin Ward, Heritage Land Bank Executive Director, WardRE@ci.anchorage.ak.us

Re: Comments on the Public Review Draft of the “Heritage Land Bank 2018 Annual Work Program & 2019-2023 Five Year Management Plan”

Dear Heritage Land Bank (HLB) Commissioners and Staff:

On January 11, 2018 at the Rabbit Creek Community Council General Membership Meeting, a majority of the 43 voting members in attendance agreed to submit the following comments on the subject properties (maps attached):

Parcels 2-128 through 2-136, along the east side of Old Seward Highway

The RCCC encourages an HLB decision-making process that assures appropriate conservation and preservation measures are taken to maintain the health of the watershed, Potter Marsh, natural hydrology, and wildlife habitat in the vicinity of the Alaska Coastal Wildlife Refuge. These HLB properties are bounded by private property to the north, east, and south; thus it is essential that adjacent property owners be notified, in advance, of all discussions or actions which potentially impact their property-usage rights so they may participate appropriately in the process.

Parcels 2-139 and 2-152, adjacent to Chugach State Park in Bear Valley

The RCCC encourages an HLB decision-making process that assures both private and public interests are preserved in a mutually acceptable, beneficial manner. These HLB properties are bounded by private property on two sides one to the west and south, the other to the west and north; thus, it is essential that adjacent property owners be notified, in advance, of all discussions or actions which potentially impact their property-usage rights so they may participate appropriately in the process.

Parcel 2-156, opposite Moen Park on the southern end of Golden View Drive

The RCCC supports an HLB decision-making process regarding disposal of this property in a manner that includes coordination with the surrounding property owners and incentivizes conservation of stream corridors which contribute to maintaining the health of Potter Marsh. It is essential that the adjacent property owners be notified, in advance, of all discussions or actions which potentially impact their property-usage rights so they may participate appropriately in the process.

Summary

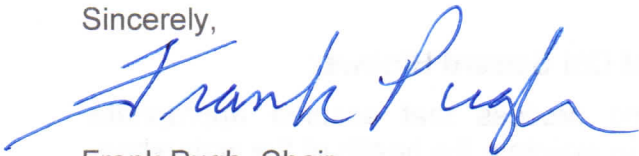
The RCCC supports a Heritage Land Bank work program and five-year plan which seeks to maintain the health of the Potter Marsh watershed and habitat, balancing both private and public interests. Engagement of adjoining property owners must be an essential element of a healthy planning process.

The Rabbit Creek Community Council's Executive Board has the fiduciary obligation to ensure a good faith effort is made to notify residents and property owners of issues brought before the Council which potentially impact their rights.

The RCCC desires a transparent, constructive, and fair process which strives to achieve a reasonable balance between both private and public interests. This process should build upon factual information and data, avoid conjecture, and facilitate consensus among the concerned parties.

The RCCC's Executive Board intends to work cooperatively with our neighbors and the HLB to develop solutions which balance the appropriate level of preservation in conjunction with responsible development to optimize community benefit without undue burden on property owners.

Sincerely,



Frank Pugh, Chair
RCCC.fpugh@aol.com

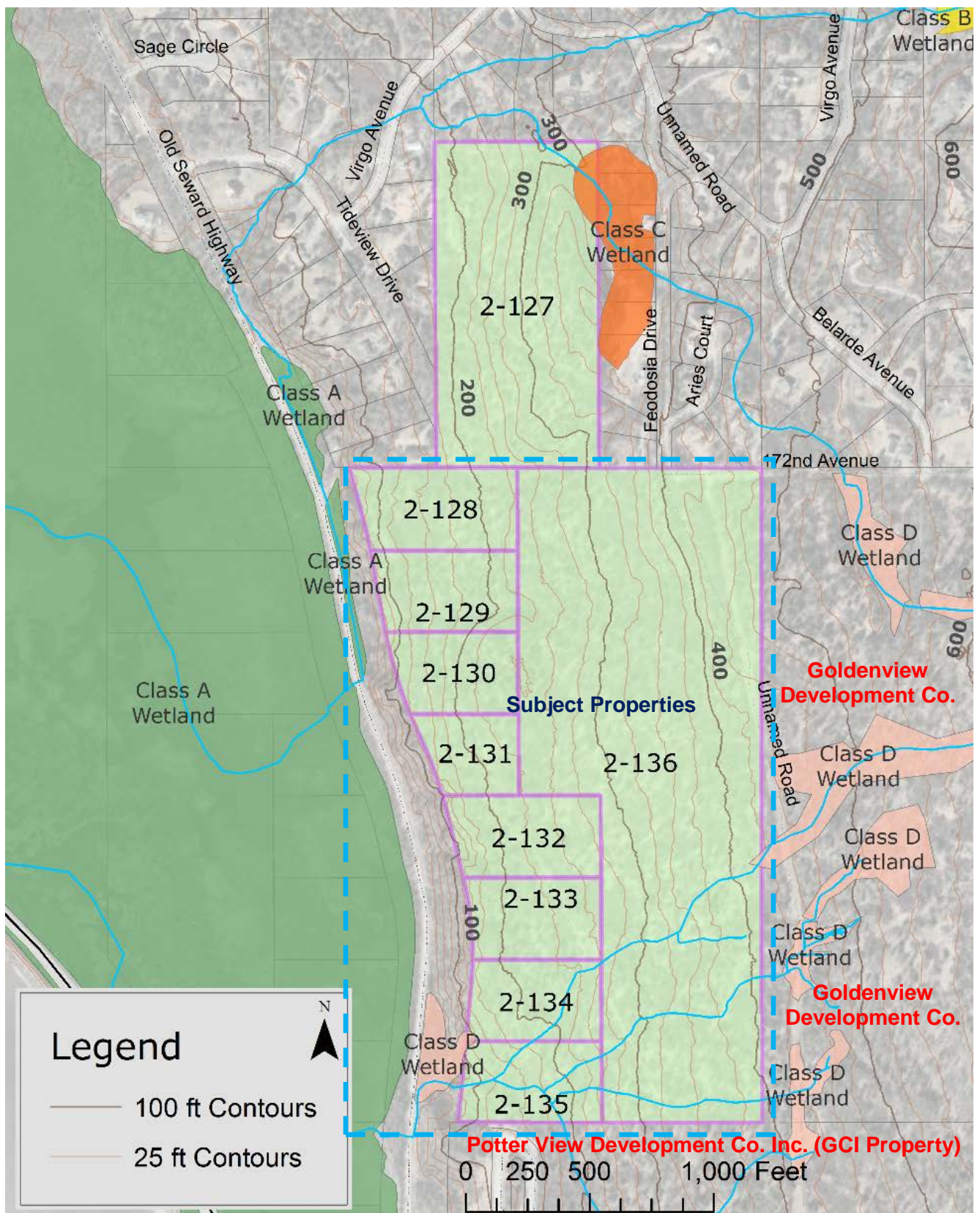
CC:

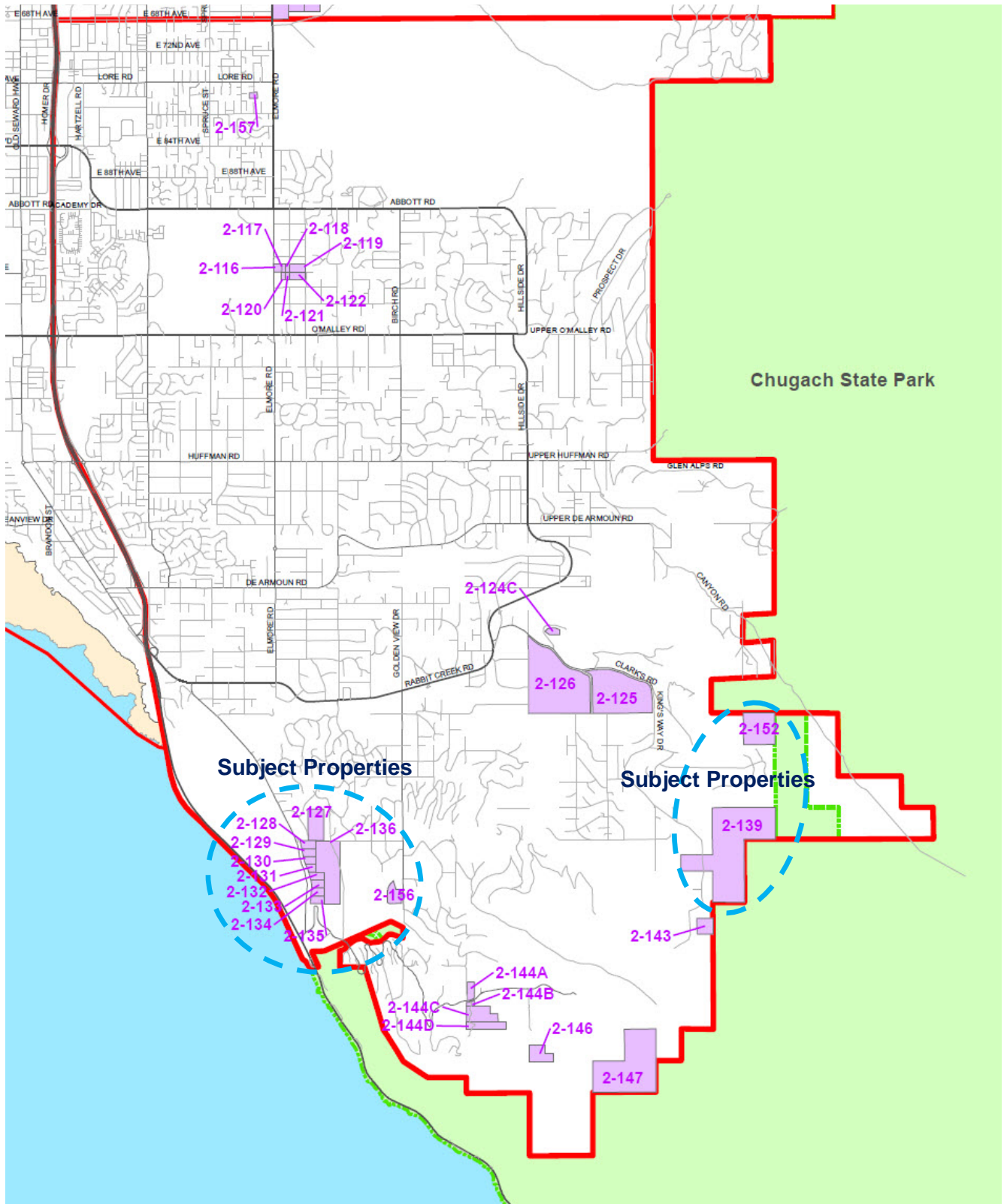
Nicole Jones-Vogel: Senior Property Manager, Jones-VogelNK@ci.anchorage.ak.us
Bear Valley CC Chair: Kevin Durling, kdurling@pesiak.com
Hillside CC President: Bruce Vergason, bvergason@hotmail.com

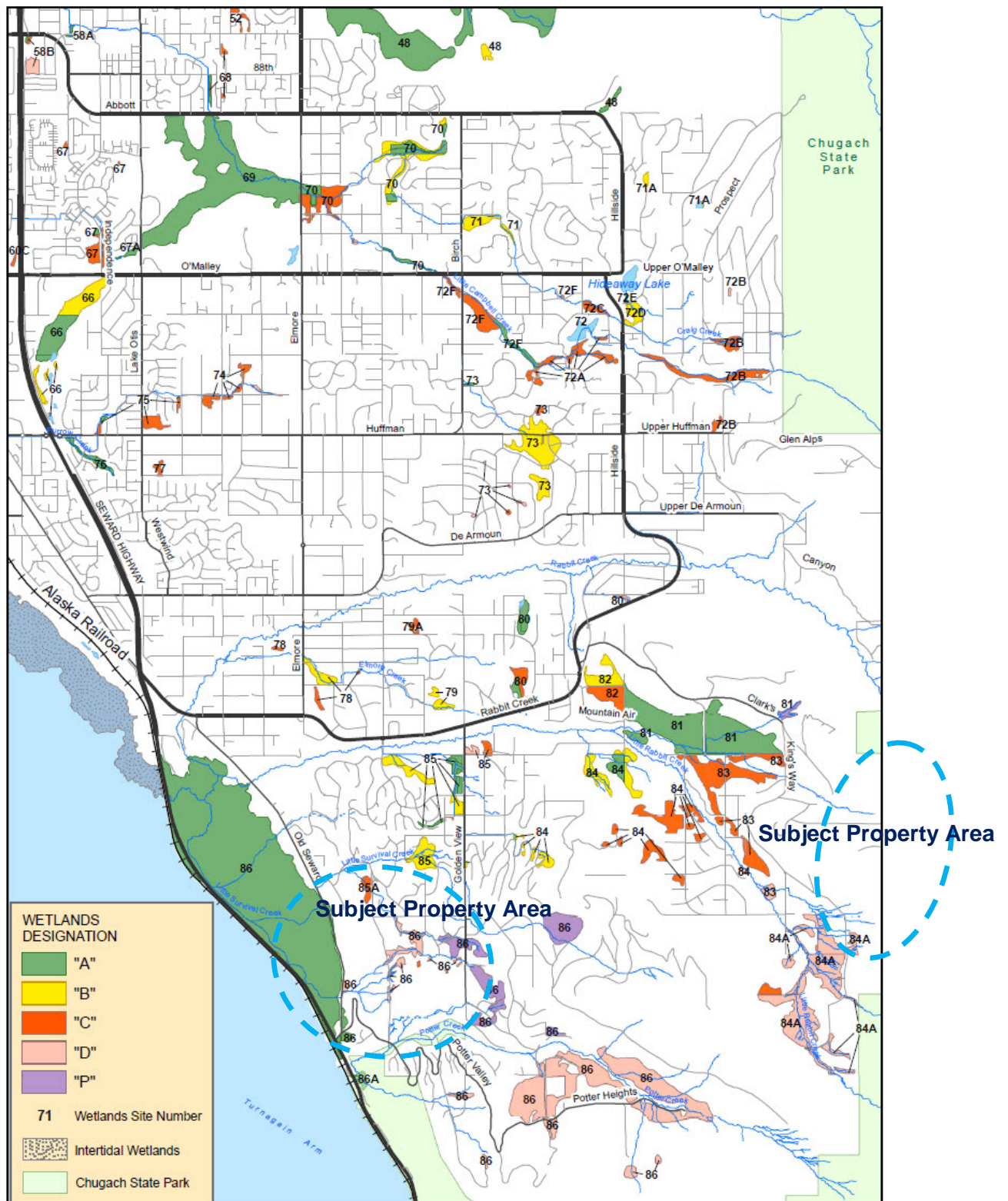
CC Adjacent Residents & Property Owners:

Jeffery & Mary Welker, 17120 Tideview Drive / Anchorage, AK 99516
Cheryl Rosa & Kenneth Green, 17100 Feodosa Drive / Anchorage, AK 99516
Ann Rappoport & David Irons, 17053 Aries Court / Anchorage, AK 99516
Patricia Kurth, 4995 E 172nd Ave. / Anchorage, AK 99516
Goldenview Development Co., PO Box 110746 / Anchorage, AK 99511
Potter View Development Co. Inc., 2550 Denali St. #1000 / Anchorage, AK 99503
- GCI Sr. Director, External Affairs: Megan Baldino, mbaldino@gci.com
Marilyn Newell Living Trust, 3150 "C" Street, Suite 250 / Anchorage, AK 99503
Scott & Stacey Kolstad, 3521 S. Sky Ranch Loop / Palmer, AK 99645
Daniel & Joann Toomey, PO Box 113103 / Anchorage, AK 99511
Thomas & Anne Schick, 17001 Searstone Drive Suite 212 / Cary, NC 27513
Matthew & Kelsey Deluca, 16101 Honey Bear Circle / Anchorage, AK 99516
Phyllis Goodman Dynasty Trust, 1407 W 31st Ave. Suite 302 / Anchorage, AK 99503

Chris Zwolinski, PO Box 83218 / Fairbanks, AK 99708
Shawn & Joell McAlpin, 7861 Cox Drive / Anchorage, AK 99516
Equivest Mortgage Income Trust Inc., PO Box 173859 / Denver, CO 80217
Otto & Hildegard Poehling Trusts, 12555 Hillside Drive / Anchorage, AK 99516
Brewster's Rest Haven, PO Box 92226 / Anchorage, AK 99509
Gregg & Karen Conitz, 1543 "P" Street / Anchorage, AK 99501
Stolle Investments Inc., 14020 Jarvi Drive / Anchorage, AK 99515
Sean McLaughlin, PO Box 670927 / Chugiak, AK 99567







Note that wetland maps produced by the Municipality are not all inclusive. Wetland boundaries depicted on municipality produced maps are approximate. It is not possible to map all wetlands especially on private property without the ability to ground-truth suspected features. To obtain the most accurate information, it is incumbent on individual landowners to request a Jurisdictional Determination and/or wetland delineation from the Corps of Engineers or hire a professional wetland scientist to make a determination for submission to the Corps. MOA Long-Range Planning staff are responsible for maintaining wetland maps and datasets to service the Municipality of Anchorage. For the most accurate, up-to-date wetlands mapping information, contact the Municipal Long-Range Planning Section staff at (907)343-7921.

Figure 5
Wetland Designations
Anchorage Bowl - Southeast
 MOA Long-Range Planning, 2012

Page 108

