

From: Frank Pugh <rccc.fpugh@aol.com>

To: KlebesadelTM <KlebesadelTM@muni.org>; WardRE <WardRE@muni.org>

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Subject: Revised - RCCC Comments on the "Public Review Draft of the Heritage Land Bank 2018 Work Program & 2019-2023 Five Year Management Plan"

Date: Wed, Apr 4, 2018 3:39 pm

Attachments: 2018-03-08, RCCC Correspondence - HLB 5-Year Plan, rev-1 (signed).pdf (2239K)

Dear Heritage Land Bank (HLB) Commissioners and Staff:

Attached are the revised Rabbit Creek Community Council's comments on the "Public Review Draft of the Heritage Land Bank 2018 Work Program & 2019-2023 Five Year Management Plan" which were agreed upon at the RCCC's General Membership Meeting on March 8th, 2018.

Please contact us with any questions.

Best regards,

Frank Pugh
RCCC Chair
rccc.fpugh@aol.com

FCC Note: Mr. Butler, please distribute this message to the RCCC's Membership List.

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations



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

March 8, 2018

Heritage Land Bank Commissioners, c/o KlebesadeITM@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 March 8, 2018 at the Rabbit Creek Community Council General Membership Meeting, a majority of the voting members in attendance agreed (24 Yea / 6 Nay / 1 Abstention) to retract the previous comments submitted on January 24th, 2018 and to submit the following comments in their place on the subject properties (maps attached):

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

Work with HLB to include management intent language for these parcels in the 2018 Work Program, committing to conserve and preserve these lands for long-term public conservation values: watershed protection and natural hydrology, recharge of Potter Marsh, and wildlife habitat contiguous with the Alaska Coastal Wildlife Refuge. Add this language to Potential Projects, pages 23-24. HLB's affirmation of conservation management status for these lands will create opportunities for collaborative watershed protection that could include surrounding undeveloped private tracts that adjoin Parcels 2-135 and 2-136.

Background:

- These lands have been recommended for conservation status for 19 years (since the Potter Valley Land Use Analysis in 1999).
- The 2012 MOA Wetlands study and 2010 Hillside District Plan (HDP) confirmed the conservation values of these HLB parcels.
- The MOA Wetlands Prioritization Map shows most of these parcels to have a level 2 “relative ecological value” (REV 2) based on acreage, onsite values, and connection to conservation lands
- HDP Land Use Plan Map 2.1 shows these lands as “other areas that function as Park and Natural Resource Areas”.
- Run-off from these HLB parcels recharges the south end of the marsh, supporting wildlife attractions such as trumpeter swans and Arctic terns.

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

Revise the wording of Proposed Projects 2019-2023 to allow a range of solutions for access to Chugach State Park from Bear Valley, such as a municipal-state partnership. The wording in the Public Review Draft proposes a land exchange with Chugach State Park for parcels in Bear Valley, and this wording may foreclose interagency use agreements or easements for trails, which may be less complex than a land exchange.

Page 32: Chugach State Park Access – In order to improve access to Chugach State Park as the Anchorage 2020 Comprehensive Plan encourages, HLB will continue exploring the feasibility of ~~exchanging~~ *developing access to Chugach State Park from* certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. ~~In return for state land of equal value elsewhere, the municipality could obtain lands which would have greater utility for public purposes.~~ Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas, and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access

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

Delete Parcel 2-156 from the list of 2018 Disposals on page 22. Retain Parcel 2-156 until surrounding development is known.

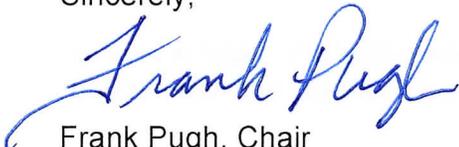
MOA Wetlands Prioritization Map shows that Parcel 2-156 is surrounded by private lands with many tributary streams. Parcel 2-156 contains some acreage with Level 2 Relative Ecological Value.

Delay disposal of this parcel until it can be developed jointly with private lands to encourage clustered development and shared access, with conservation of stream corridors. This parcel contributes to the recharge of the south end of Potter Marsh.

Summary

Multiple municipal land use plans call for the protection of Potter Marsh watershed and habitat, and for the development of public access to Chugach State Park. RCCC requests revisions to the HLB work program and five-year plan in order to move toward these adopted goals.

Sincerely,



Frank Pugh, Chair
RCCC.fpugh@aol.com

CC:

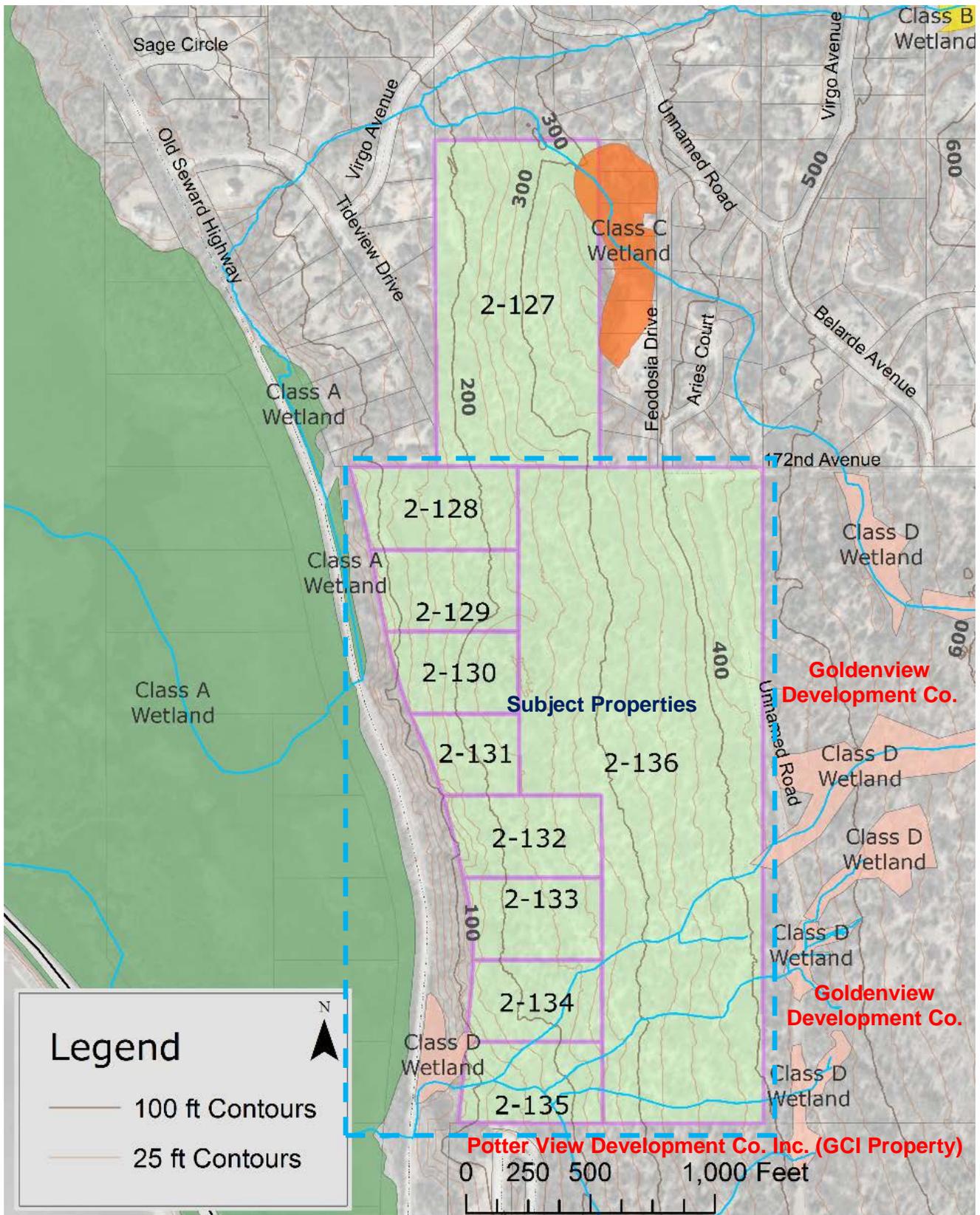
Nicole Jones-Vogel: Senior Property Manager, Jones-VogelNK@ci.anchorage.ak.us

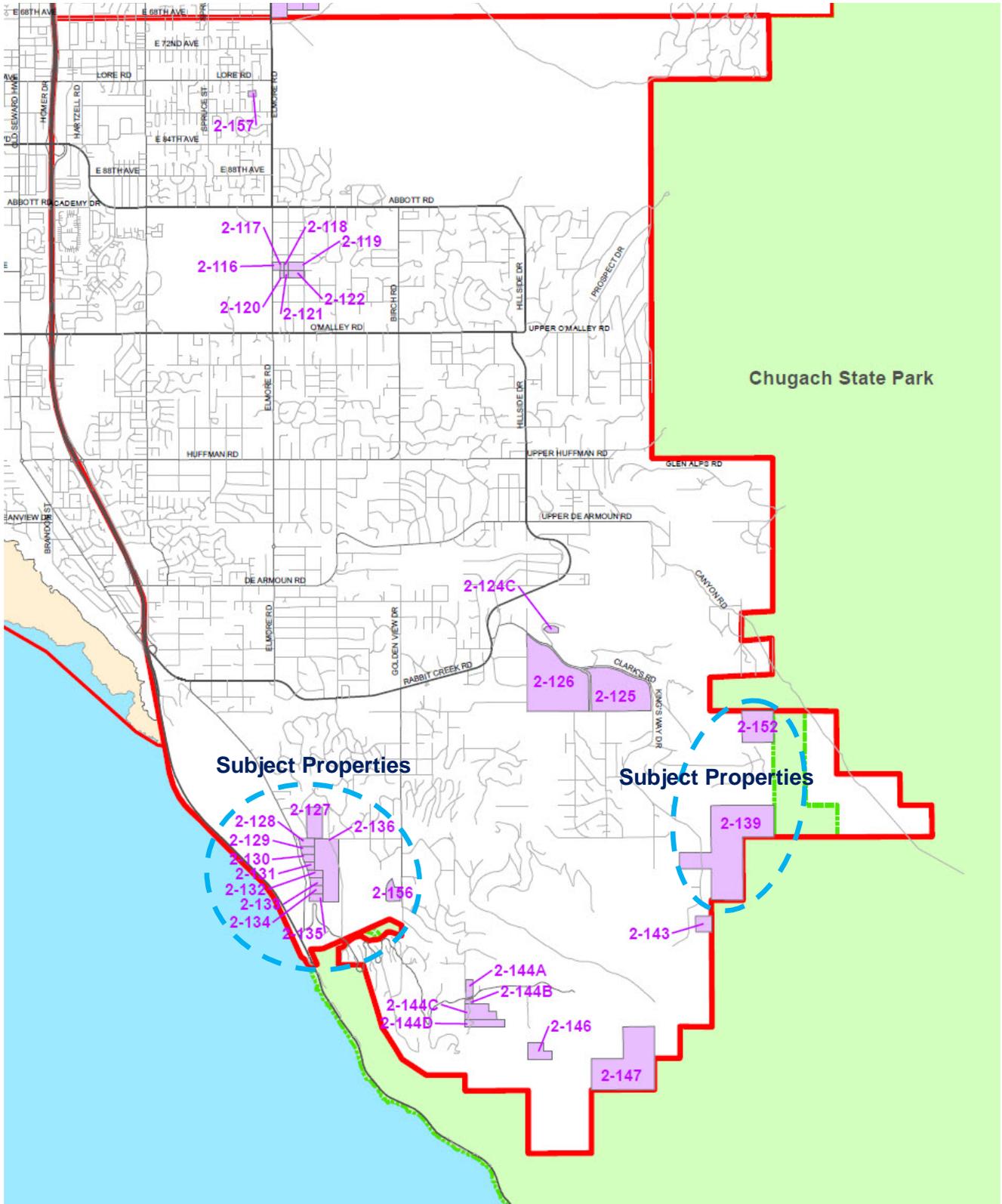
Bear Valley CC Chair: Kevin Durling, kdurling@pesiak.com

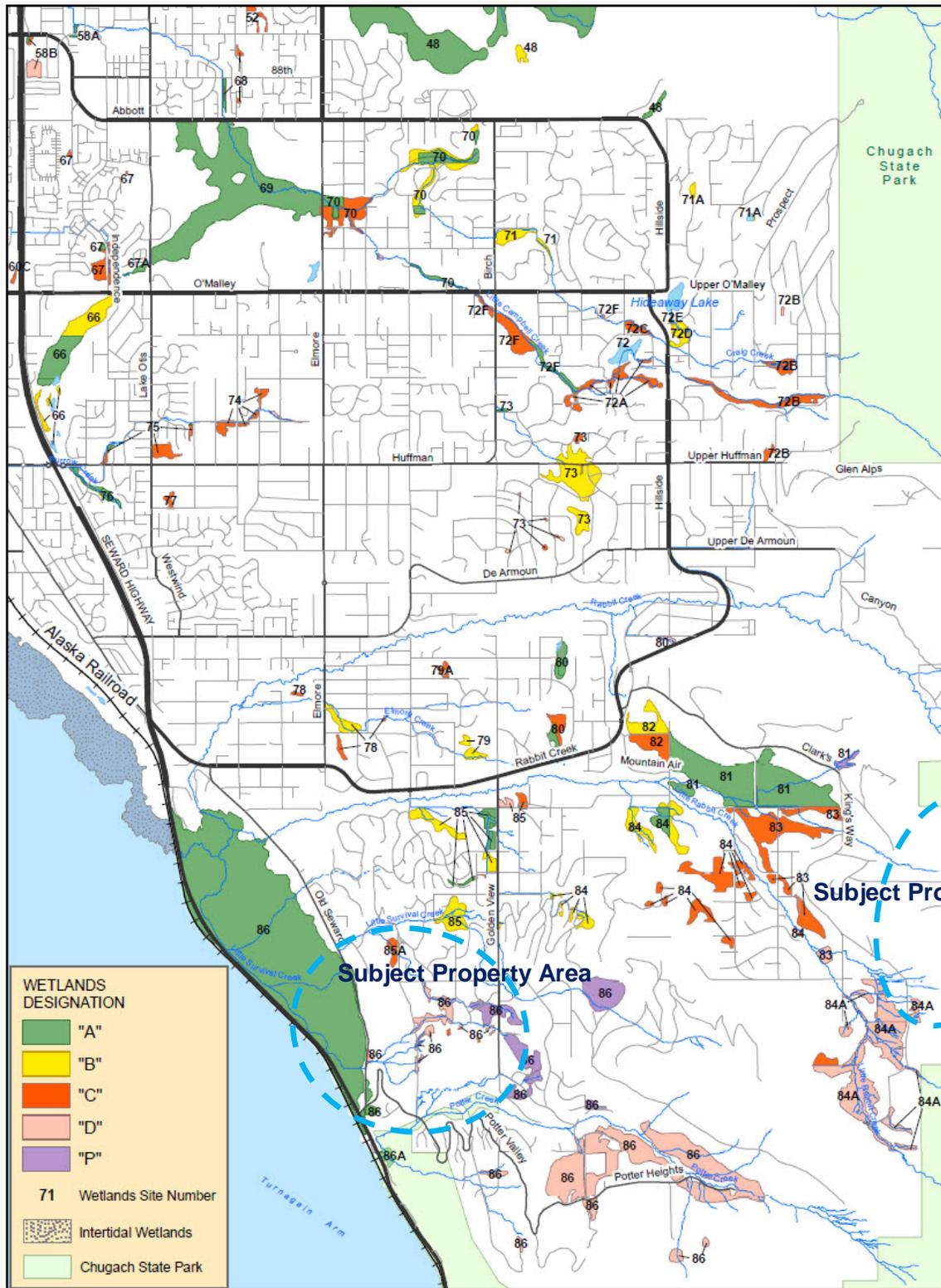
Hillside CC President: Bruce Vergason, bvergason@hotmail.com

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
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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

