

ANCHORAGE, ALASKA

AO No. 2020-126

1 **AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE**
2 **BEAR VALLEY LIMITED ROAD SERVICE AREA (LRSA) AND BLUE BEARY**
3 **ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 AT**
4 **THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, A BALLOT**
5 **PROPOSITION TO ANNEX BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6,**
6 **LOT 7, LOT 8, LOT 9, AND TRACT 1 TO THE BEAR VALLEY LRSA AND AMEND**
7 **THE BEAR VALLEY LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE**
8 **SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2021.**

9
10 WHEREAS, a petition was received from the property owner of the Blue Beary Estates
11 Subdivision to annex Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6
12 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-
13 000), and Tract (020-021-38-000) to the Bear Valley LRSA retroactive as of January 1,
14 2021; and

15
16 WHEREAS, the petition meets the criteria for approval of annexation pending approval
17 of a ballot proposition submitted to the qualified voters within the Bear Valley LRSA and
18 Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7
19 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract (020-
20 021-38-000) at the regular Municipal Election on April 6, 2021; now therefore,

21
22 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

23
24 **Section 1.** Pursuant to Anchorage Municipal Charter 9.01(a), a ballot proposition in
25 substantially the following form shall be submitted to the qualified voters residing in the
26 Bear Valley LRSA and Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6
27 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-
28 000), and Tract (020-021-38-000) at the regular Municipal election April 6, 2021:

29
30
31 **Proposition _____**

32
33 APPROVING ANNEXATION OF BLUE BEARY ESTATES
34 SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 TO
35 THE BEAR VALLEY LRSA AND AMENDING THE BEAR VALLEY LRSA
36 BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION
37 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2021.

38
39 Shall the Bear Valley LRSA boundaries be amended by annexing Blue
40 Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-
41 000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-
42 36-000), and Tract (020-021-38-000) to the Bear Valley LRSA and
43 amending Anchorage Municipal Code section 27.30.700, effective

retroactive to January 1, 2021?

Yes []

No []

The affected road is Honey Bear (9340 Honey Bear Lane to end of dedicated public right-of-way) within the Blue Beary Estates Subdivision. The existing mill rate in the Bear Valley LRSA is 1.50 mills. Property owners within Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract (020-021-38-000) will incur an increase in property taxes beginning with the tax year 2021.

Section 2. Anchorage Municipal Code section 27.30.700 is amended by adding Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract (020-021-38-000) to the Bear Valley LRSA, effective retroactive to January 1, 2021.

Section 3. Section 2 of this ordinance shall become effective January 1, 2021, if, and only if, the ballot proposition is passed by a majority vote of the qualified voters residing in the Bear Valley LRSA and Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract (020-021-38-000) at the regular Municipal Election on April 6, 2021. All other sections of this ordinance shall become effective upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 8th day of December, 2020.



Chair

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2020-126

Title: **AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE BEAR VALLEY LIMITED ROAD SERVICE AREA (LRSA) AND BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 AT THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, A BALLOT PROPOSITION TO ANNEX BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 TO THE BEAR VALLEY LRSA AND AMEND THE BEAR VALLEY LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS**

Sponsor: **MAYOR**

Preparing Agency: Public Works Administration

Others Impacted: N/A

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY21	FY22	FY23	FY24	FY25	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor	1	1	1	1	2	
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	
Add: 6000 Charges from Others	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Less: 7000 Charges to Others						
FUNCTION COST:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	
REVENUES:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	
CAPITAL:	N/A	N/A	N/A	N/A	N/A	
POSITIONS: FT/PT and Temp	N/A	N/A	N/A	N/A	N/A	

PUBLIC SECTOR ECONOMIC EFFECTS:

No substantial public sector economic effects anticipated. Public sector estimated economic effects based on the current 1.80 mill levy are less than \$3,000 in year 2019 or any of the next four years. (Estimated 2020 Assessed Valuation of the proposed Mountain Air Drive annexation area is approximately \$932,700 x Bear Valley LRSA current mill levy of 1.50 mills = \$1,399 for Tax Year 2020).

PRIVATE SECTOR ECONOMIC EFFECTS:

No substantial private sector economic effects anticipated. Private sector estimated economic effects are less than \$3,000 in this year or any of the next four years. If approved, private property owners within the proposed Blue Beary Estates Subdivision annexation area may pay additional property taxes, pending approval of current budgeted mill rate, up to \$150 of property taxes per \$100,000 assessed value annually for the Bear Valley LRSA

	Land	Building
2002132	159,000	-
2002133	141,500	-
2002134	126,300	-
2002135	127,900	-
2002136	114,600	-
2002138	263,400	-
Total	932,700	
TY2019		1,399.05

Prepared by: Maurice Robinson, Manager

Public Works Administration

Telephone: 343-8191

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 659-2020

Meeting Date: November 17, 2020

FROM: MAYOR

SUBJECT: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE BEAR VALLEY LIMITED ROAD SERVICE AREA (LRSA) AND BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 AT THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, A BALLOT PROPOSITION TO ANNEX BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 TO THE BEAR VALLEY LRSA AND AMEND THE BEAR VALLEY LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2021.

The ordinance would annex six properties within the Blue Beary Estates Subdivision to the Bear Valley LRSA and accordingly amend the Bear Valley LRSA boundaries in Anchorage Municipal Code Section 27.30.700, effective retroactive to January 1, 2021. Legal descriptions and parcel numbers for the affected properties are; Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract 1 (020-021-38-000).

The property owner of Blue Beary Estates Subdivision petitioned to be annexed to the Bear Valley LRSA. The annexation proposal meets the requirements of the Municipal Charter and Code, State Statutes, and Assembly legislative policies. The annexation to the existing Bear Valley LRSA is in conformance with legislative policy to minimize the number of new service areas.

The addition of the subject properties within Blue Beary Estates Subdivision is feasible, economical and practical because the 0.21 mile of road segments serving the affected properties share ingress and egress to Bear Valley LRSA. If the proposed annexation is approved, approximately 0.21 mile of Honey Bear Lane would qualify for road maintenance services. The affected road within Blue Beary Estates Subdivision met MOA gravel road standards at the time of their construction and are currently maintainable at a service level consistent with other Bear Valley LRSA roads. The addition of the annual tax revenues from the subject Blue Beary Estates Subdivision will not have a negative fiscal impact on Bear Valley LRSA financial integrity.

1 The Bear Valley LRSA Board of Supervisors is aware of the proposed annexation
2 and endorses the ballot proposition for annexation of the subject properties to the
3 Bear Valley LRSA, effective retroactively as of January 1, 2021.
4

5 **THE ADMINISTRATION RECOMMENDS APPROVAL.**
6

7 Prepared by: Maurice Robinson, Manager,
8 Public Works Administration

9 Approved by: Maurice Robinson, Manager,
10 Public Works Administration

11 Concur: Alexander Slivka, CFO

12 Concur: Katherine R. Vogel, Municipal Attorney

13 Concur: William D. Falsey, Municipal Manager

14 Respectfully submitted: Austin Quinn-Davidson, Acting Mayor
15

16 Attachments: Exhibit A and B, map of proposed Blue Beary Estates
17 annexation and list of real property parcels within the area
18 affected

Bear Valley

EXHIBIT A

Limited Road Service Area

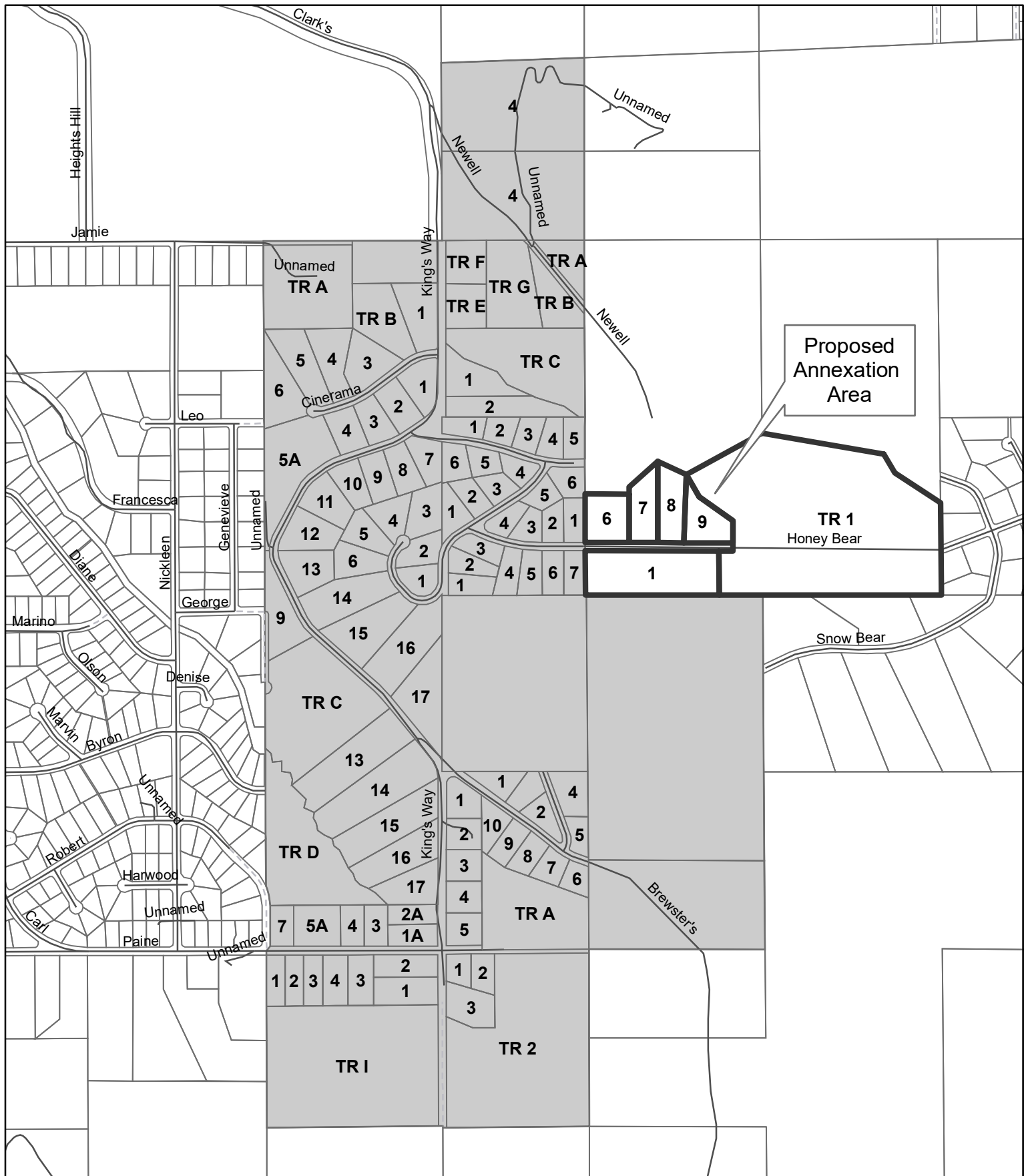


Exhibit B - Properties within Blue Beary Estates Subdivision for
proposed Bear Valley LRSA Annexation

Count	MOA Parcel #	Owner	Legal Address
1	020-021-32-000	The Real Bear Valley LLC	Blue Beary Estates LT 1
2	020-021-33-000	The Real Bear Valley LLC	Blue Beary Estates LT 6
3	020-021-34-000	The Real Bear Valley LLC	Blue Beary Estates LT 7
4	020-021-35-000	The Real Bear Valley LLC	Blue Beary Estates LT 8
5	020-021-36-000	The Real Bear Valley LLC	Blue Beary Estates LT 9
6	020-021-38-000	The Real Bear Valley LLC	Blue Beary Estates TR 1