



# ACQUISITION LOT 5 BLK 3 STOLLE

Heritage Land Bank  
AO 2021-38

**WHEREAS**, the Municipality of Anchorage (MOA) proposes to acquire real property in Bear Valley, legally described as Lot 5 Block 3 Stolle Subdivision (Plat 81-42); and

**WHEREAS**, this parcel adjoins HLB Parcel 2-152 which has no constructed road access; and



SECTION LINE EASEMENT

3000'

\$4-6 MILLION



NEWLY PLATTED ACCESS  
EASEMENT

3400' LONG

\$5-7 MILLION



POSSIBLE FUTURE EASEMENT

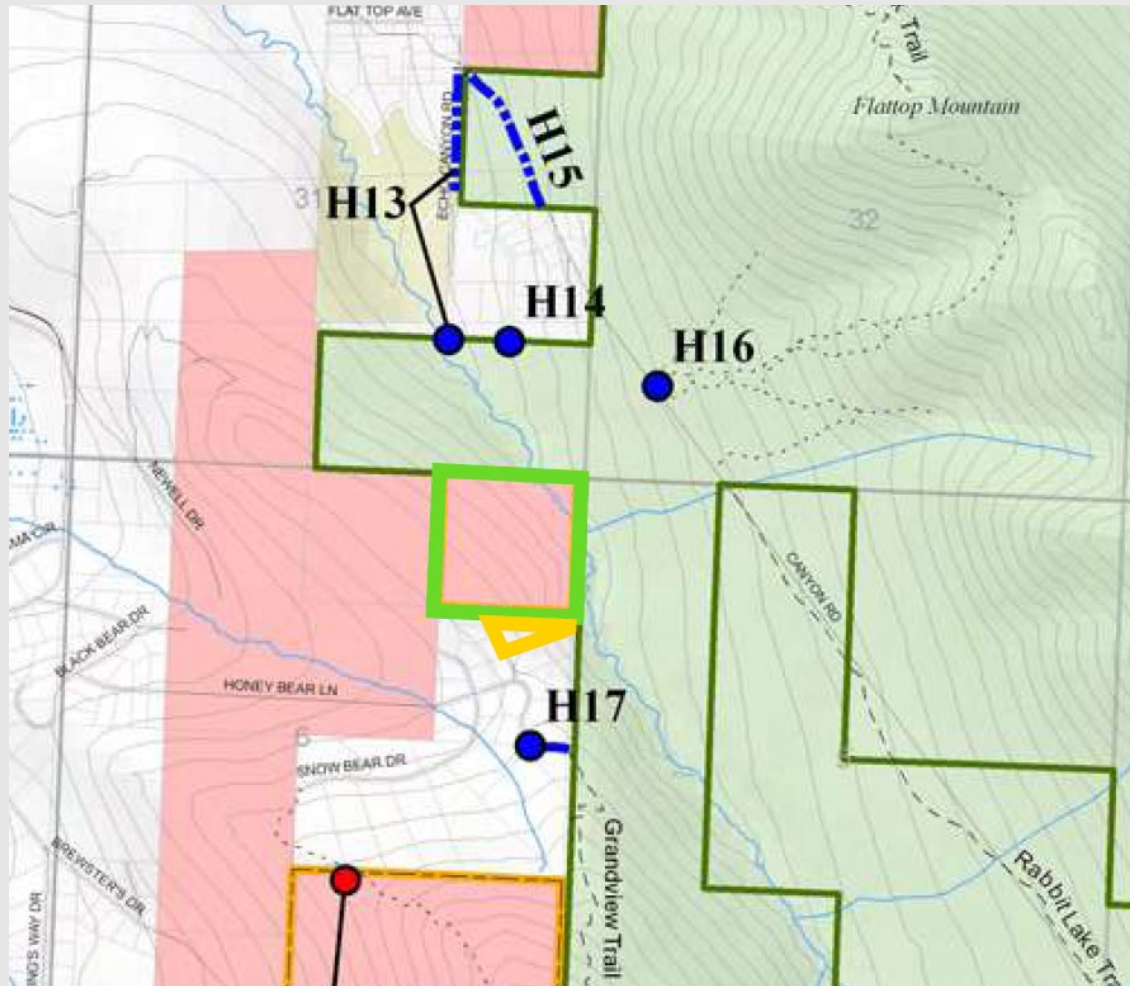
165' LONG

\$500K - \$1 MILLION

PLUS \$190K ACQUISITION

# Estimated Cost of Access to HLB Parcel

**WHEREAS**, both HLB Parcel 2-152 and the proposed acquisition lot adjoin the Chugach State Park (CSP). This location is not specified as a preferred access point in the CSP Access Plan however the existing social trails indicate some use of the proposed parcel as CSP access; and



#### Access Point

- Secured
- Unsecured

#### Pedestrian Access Corridor

- Secured
- Unsecured

#### Road Access Corridor

- - - Secured
- - - Unsecured

▨ Area of High Suitability

▨ Parcels of Opportunity

▭ CSP Legal Boundary (AS41.21.121)

▭ CSP Management Area

▭ NALA Land

▭ HLB Land

▭ State Land

▭ Private Parcels

▭ MOA Park Land

▭ Military Land

- - - Trailway

- - - Route or Trail Outside of CSP

— Road

— Contour Line 100ft Interval

# Areawide Trails Plan - 1997



## MULTI-USE UNPAVED TRAILS

(includes equestrian trails)

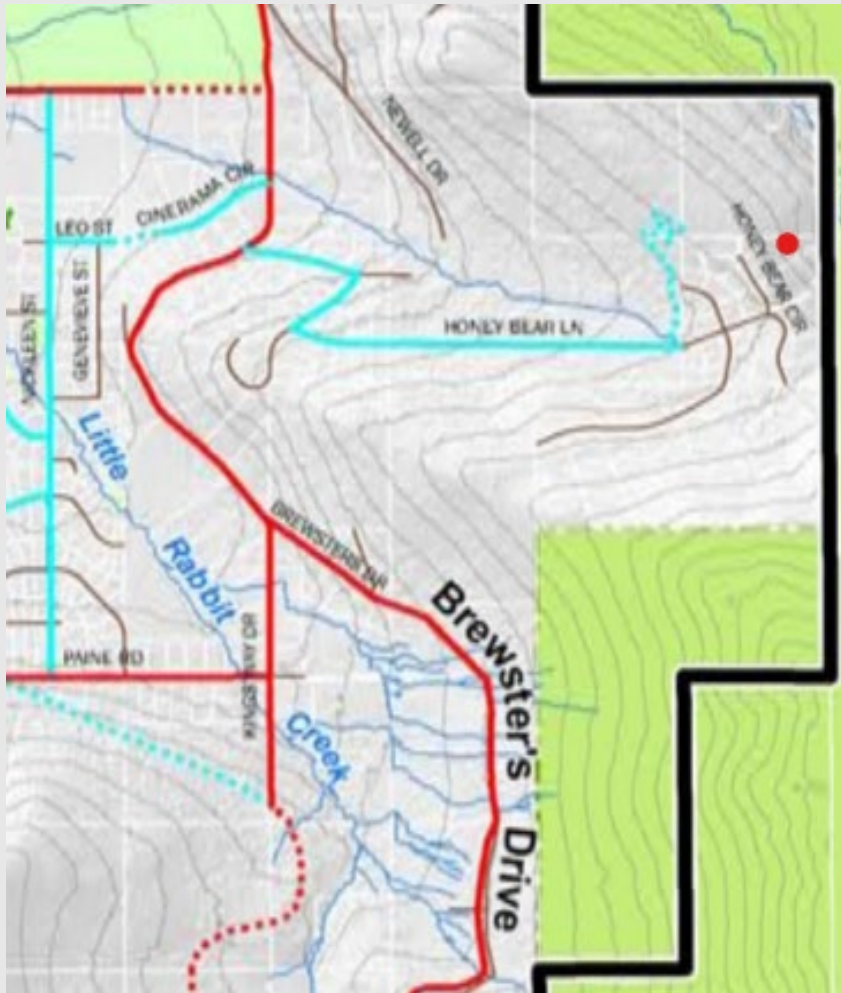
- existing
- planned

## TRAILHEADS

- existing
- planned



# Hillside District Plan - 2010



# Hillside District Plan



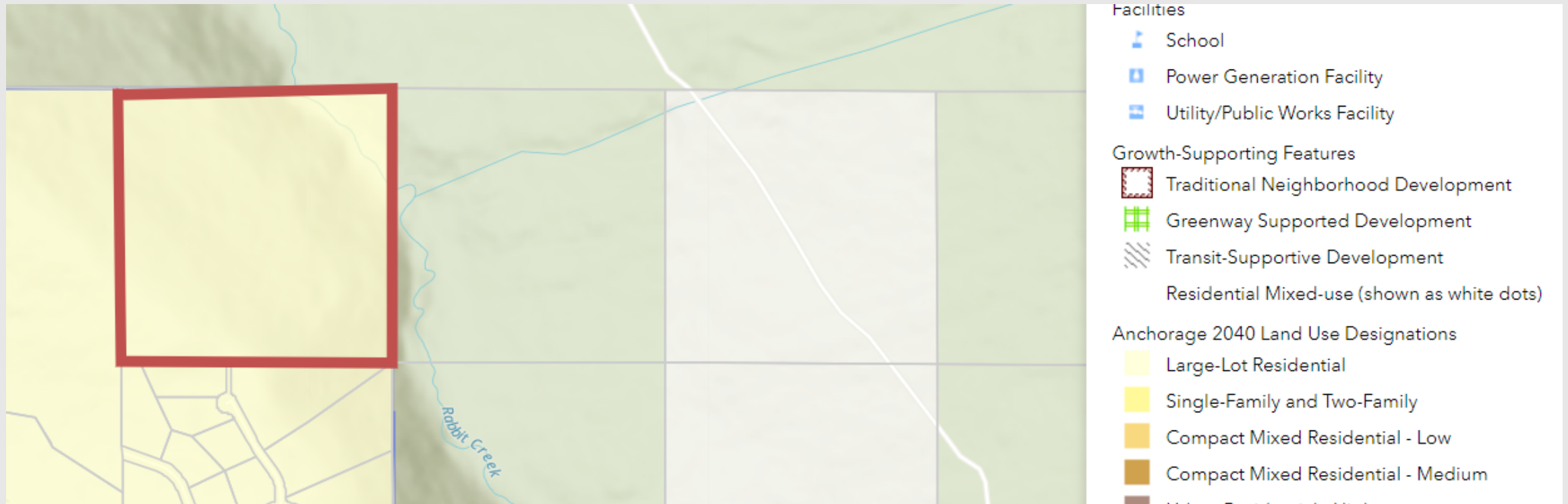
- P** Priority Trailhead
- Existing Trailhead
- Chugach State Park Access Inventory (2002)  
CSP access points are for reference only
- Special study required to determine options for access to McHugh Peak
- Chugach State Park route
- Proposed HDP Primary Trail
- Proposed HDP Secondary Trail
- HDP Boundary
- Existing Road
- Heritage Land Bank property
- Parcels (March 2008)

Notes:  
All trail r  
the exac  
specific i  
  
Not all n  
are shov  
  
The prop  
are acqu  
  
Chugach

**2. Alpine Access Priority Trailhead Improvements:** Provide one or more, larger-capacity trailheads at points that can handle crowds and more traffic without adverse effects on adjoining neighborhoods; this may require new land acquisition and/or Heritage Land Bank land trades.

**Located on sizable public parcels:** The Chugach State Park border is located high in the foothills adjacent to predominantly private land. Recognizing this, existing islands of public land are identified and used as public gateways for park access. These sites, labeled as Priority Trailheads, must be large enough to both accommodate significant auto demand and buffer private landowners. Given the typical slope, wetland, and other development constraints, some land trade and/or acquisition may be required to create workable sites large enough to accommodate at least 30 but potentially up to 150 cars. Parking areas adjoining residential areas should include a substantial natural perimeter buffer to screen parking from adjoining uses. Wherever possible, this should be a 100-foot vegetated buffer, but site constraints may not always allow a buffer of this size.

# Anchorage 2040 Land Use Plan Map



Assembly at the

Submitted by: Chair of the

Request of the Acting

Mayor

Prepared by: Real Estate

Department/ Heritage

Land Bank

For Reading: April 13, 2021

**ANCHORAGE, ALASKA  
AO NO. 2021-38**

**AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY  
LEGALLY DESCRIBED AS LOT 5 BLOCK 3 STOLLE SUBDIVISION (PLAT 81-  
42) (PID 020-021-17), PLACEMENT INTO THE HERITAGE LAND BANK (HLB)  
INVENTORY, AND AMENDING THE HLB 2021 ANNUAL WORK PROGRAM.**

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**WHEREAS**, the Municipality of Anchorage (MOA) proposes to acquire real property in Bear Valley, legally described as Lot 5 Block 3 Stolle Subdivision (Plat 81-42); and

**WHEREAS**, this parcel adjoins HLB Parcel 2-152 which has no constructed road access; and

**WHEREAS**, both HLB Parcel 2-152 and the proposed acquisition lot adjoin the Chugach State Park (CSP). This location is not specified as a preferred access point in the CSP Access Plan however the existing social trails indicate some use of the proposed parcel as CSP access; and

**WHEREAS**, this action is necessary for a potentially expanded and more economical access to existing holdings; and

**WHEREAS**, the proposed acquisition is not in the *HLB 2021 Annual Work Program (AR 2021-25 (Plan))*, pursuant to AMC § 25.40.020B, to proceed with the acquisition, the *Plan* must be amended; and

**WHEREAS**, following public noticing, the HLBAC held a public hearing and passed HLBAC Resolution 2021-02 recommending Assembly approval; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The MOA is hereby authorized to acquire real property in Bear Valley, legally described as Lot 5 Block 3 Stolle Subdivision (Plat 81-42).

**Section 2.** Pursuant to AMC § 25.40.020B, this acquisition hereby amends the 2021 HLB Annual Work Program.



**Section 3.** This Ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

# 14.G.

## ASSEMBLY MEMORANDUM

No. AM 201-2021

Meeting Date: April 13, 2021

**From: ACTING MAYOR**

**Subject: AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY LEGALLY DESCRIBED AS LOT 5 BLOCK 3 STOLLE SUBDIVISION (PLAT 81-42) (PID 020-021-17), PLACEMENT INTO THE HERITAGE LAND BANK (HLB) INVENTORY, AND AMENDING THE HLB 2021 ANNUAL WORK PROGRAM.**

This Ordinance authorizes the Heritage Land Bank (HLB) to acquire real property in Bear Valley, legally described as Lot 5 Block 3 Stolle Subdivision.

The parcel proposed for acquisition (PID 020-021-17) is zoned R-10 SL (Rural Residential) and adjoins HLB Parcel 2-152. There is a platted 20' pedestrian easement leading from Honey Bear Circle to HLB Parcel 2-152 (Appendix A). That pedestrian easement (approx. 150 linear feet) is the only legal access to HLB Parcel 2-152, other than a 33' section line easement running along the north boundary of Section 6 to Newell Drive (approx. 3000 linear feet) and a recently dedicated 60' public use easement dedicated from Snow Bear to Parcel 2-152 (sloped and over 1 mile in length; Appendix C). Acquisition of Lot 5 will afford HLB the possibility of an expanded and more economical access to existing holdings.

Both Lot 5 and HLB Parcel 2-152 adjoin Chugach State Park at the crest of the Rabbit Creek Valley with Flat Top Mountain across the creek to the northeast. This location is not specified as a preferred access point in the Chugach State Park Access Plan (Appendix B), however social trails on the lot indicate some use of the lot proposed for acquisition as State Park access.

The *Anchorage 2040 Land Use Plan (2017)* categorizes this parcel as Large Lot Residential. The acquisition parcel is not located in the Park Service area or a Road Service Area.

On January 14, 2021, the HLB Advisory Commission (HLBAC) held a public hearing and approved HLBAC Resolution 2021-02 finding the acquisition is in the best interest of the MOA and consistent with the HLB purpose and mission (Appendix D). The HLB staff and the HLBAC recommend Assembly approval.

HLB staff identified the subject parcel for acquisition in late 2020. The proposed acquisition is not in the *HLB 2021 Annual Work Program*. Pursuant to AMC § 25.40.020B, to proceed with the acquisition the Plan must be amended.

# 14.G.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE.

Prepared by: Real Estate Department  
Approved by: Robin E. Ward, Real Estate Director  
Concur: Christopher M. Schutte, OECD Director  
Concur: Lance Wilber, OMB Director  
Fund Certification: Alexander Slivka, CFO  
221000-305070 \$190,000  
(HLB Fund Balance)  
Concur: Kathryn R. Vogel, Municipal Attorney  
Concur: Anna C. Henderson, Municipal Manager  
Respectfully submitted: Austin Quinn-Davidson, Acting Mayor

- Appendices:  
Appendix A: Plat 81-42  
Appendix B: Chugach State Park Access Plan Map 6.7  
Appendix C: Public Use Easement (2018-019548-0)  
Appendix D: HLBAC Resolution 2021-02

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2021-38

Title: **AN ORDINANCE AUTHORIZING ACQUISITION OF REAL PROPERTY LEGALLY DESCRIBED AS LOT 5 BLOCK 3 STOLLE SUBDIVISION (PLAT 81-42) (PID 020-021-17), PLACEMENT INTO THE HERITAGE LAND BANK (HLB) INVENTORY, AND AMENDING THE HLB 2021 ANNUAL WORK PROGRAM.**

Sponsor: **MAYOR**  
 Preparing Agency: Real Estate Department  
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	FY21	FY22	FY23	FY24	FY25
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor	190	-	-	-	
3900 Contributions					
4000 Debt Service		-	-	-	-
TOTAL DIRECT COSTS:	\$ 190	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ 190	\$ -	\$ -	\$ -	\$ -
REVENUES:	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL:	\$ -				
POSITIONS: FT/PT and Temp					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

The proposed acquisition is necessary for a potentially expanded and more economical access to existing holdings.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

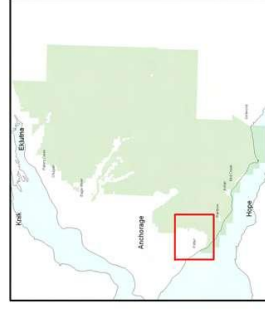
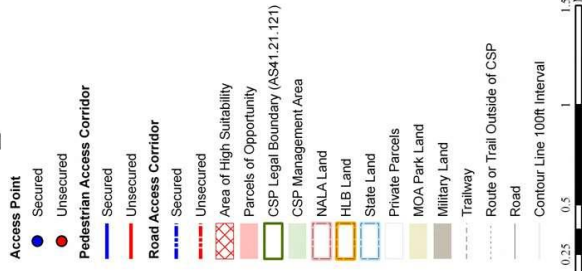
The proposed acquisition is necessary for a potentially expanded and more economical access to existing holdings and pedestrian access to Chugach State Park through public lands.





# CHUGACH STATE PARK Access Plan Hillside Unit

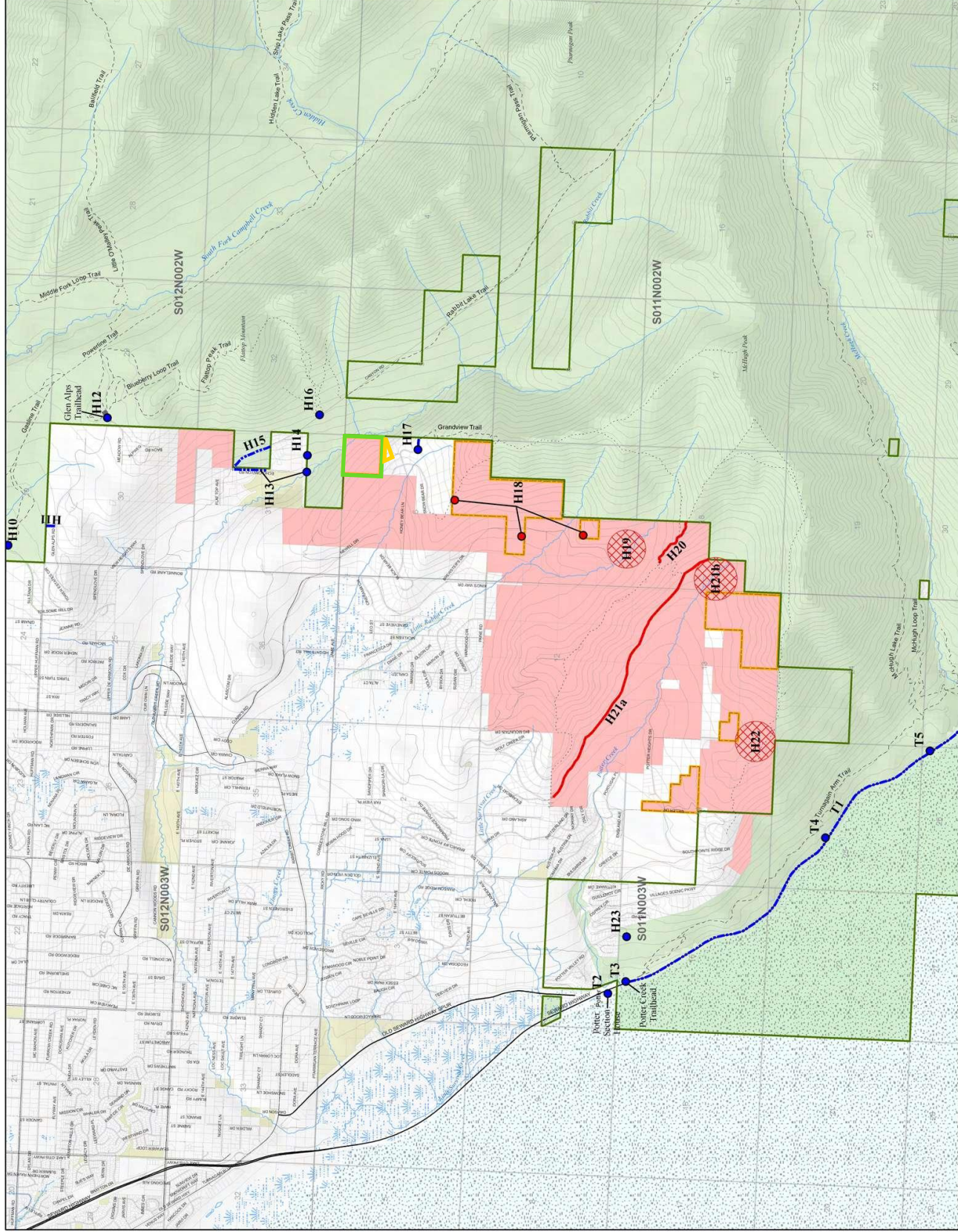
## Map 6.7



This map is for graphic representation only and is intended to be used only for planning purposes. The Chugach State Park boundary and access as depicted on this map is not a legal boundary and is not intended to be used for legal purposes. Land status is generalized and the park boundary has not been surveyed. Source documents remain the official record.

Not all access represented on this map is reserved public access.

Projected Coordinate System:  
NAD 1983 UTM Zone 6 North



Lot 5



HLB 2-152





# Appendix C

A  
L  
A  
S  
K  
A

**2018-019548-0**

**#14.G.**

Recording Dist: 301 - Anchorage  
5/30/2018 01:45 PM Pages: 1 of 4



Please return to:  
Municipality of Anchorage  
Project Management & Engineering  
P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Attn: Fran Murphy

MOA/PM&E/ROW

PD #17-008

## PUBLIC USE EASEMENT

The GRANTOR, **RON ALBAN AS TRUSTEE OF THE MARILYN NEWELL LIVING TRUST DATED JANUARY 26, 2009**, whose mailing address is *3150 C Street, Suite 250, Anchorage, Alaska 99503*, for good and valuable consideration, conveys and warrants to **MUNICIPALITY OF ANCHORAGE**, an Alaska municipal corporation whose address is *P.O. Box 196650, Anchorage, Alaska, 99519-6650*, GRANTEE, and to its successors and assigns, an easement in perpetuity pertaining to the following described real estate:

A strip of land Sixty Feet (60') in width, located within Lot 15, BLUE BEARY ESTATES SUBDIVISION, according to the official plat thereof, Plat No. 2018-22, records of the Anchorage Recording District, Third Judicial District, State of Alaska ("**Lot 15**"), as more particularly described as follows:

Commencing at the NE corner of Lot 15; Thence S0°21'44"E along the property line 864.23' which is the TRUE POINT OF BEGINNING of the center line of an 60' Public Use Easement, Thence N49°04'45"W 802.87' to the beginning of a curve, said curve concave to the left having a radius of 978.94', and length of 338.81', and delta of 019 °49'49", Thence N68 °54'34"W 169.53' to the beginning of the curve, said curve concave to the left having a radius of 100.00', and length of 286.02', and delta of 163 °52'39", Thence S52°47'14"E 183.33' to the beginning of a curve, said curve concave to the right having a radius of 200.00', and length of 62.38', and delta of 017 °52'18", Thence S34°54'26"E 1550.33' to the beginning of a curve, said curve concave to the left having a radius of 150.00', and length of 93.69', and delta of 035 °47'13", Thence S70 °42'09"E 6.54' to a point on the east property line of Lot 15 and matches into centerline of Snow Bear Drive which is the END POINT of this easement (total easement area of 209,617sf), as more particularly shown on Detail A attached hereto and made part of;

MOA/PM&E/ROW  
PD #17-008

for a public street, highway, walkway, trail, public transportation facility and appurtenances, and corridor for utilities of every kind and nature including, but not limited to, the right to construct, reconstruct, maintain, repair, operate and improve a public street, highway, walkway, trail, public transportation facility, drainage, drainage facility and/or electric, telephone or telecommunications, gas, water, sewer, or other utility transmission or distribution facilities together with the right to license, permit or otherwise agree to the exercise of these rights by any other person, or entity.

All improvements are the property of Anchorage, removable at its option. The failure of the GRANTEE to exercise any of its rights granted herein shall not be construed as a waiver or abandonment of the right.

GRANTOR:

Ron Alban

By: Ron Alban

Its: Trustee

Date:

5/24/18

STATE OF ALASKA

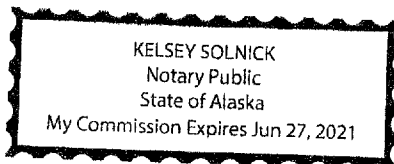
)

)ss.

THIRD JUDICIAL DISTRICT

)

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2018 by **RON ALBAN TRUSTEE of THE MARILYN NEWELL LIVING TRUST** DATED JANUARY 26, 2009.

Kelsey Solnick

Notary Public for the State of Alaska

My Commission Expires: June 27, 2021



## CERTIFICATE OF ACCEPTANCE

This is to certify that the Municipality of Anchorage, Project Management and Engineering Department, Grantee herein, acting by and through its Director, hereby accepts for public purposes the real property or interest therein, described in this instrument and consents to the recordation thereof.

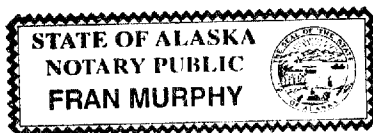
Municipality of Anchorage

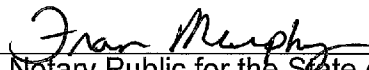
  
By: J.W. Hansen, Director  
Project Management & Engineering Department

Date: 5/30/18

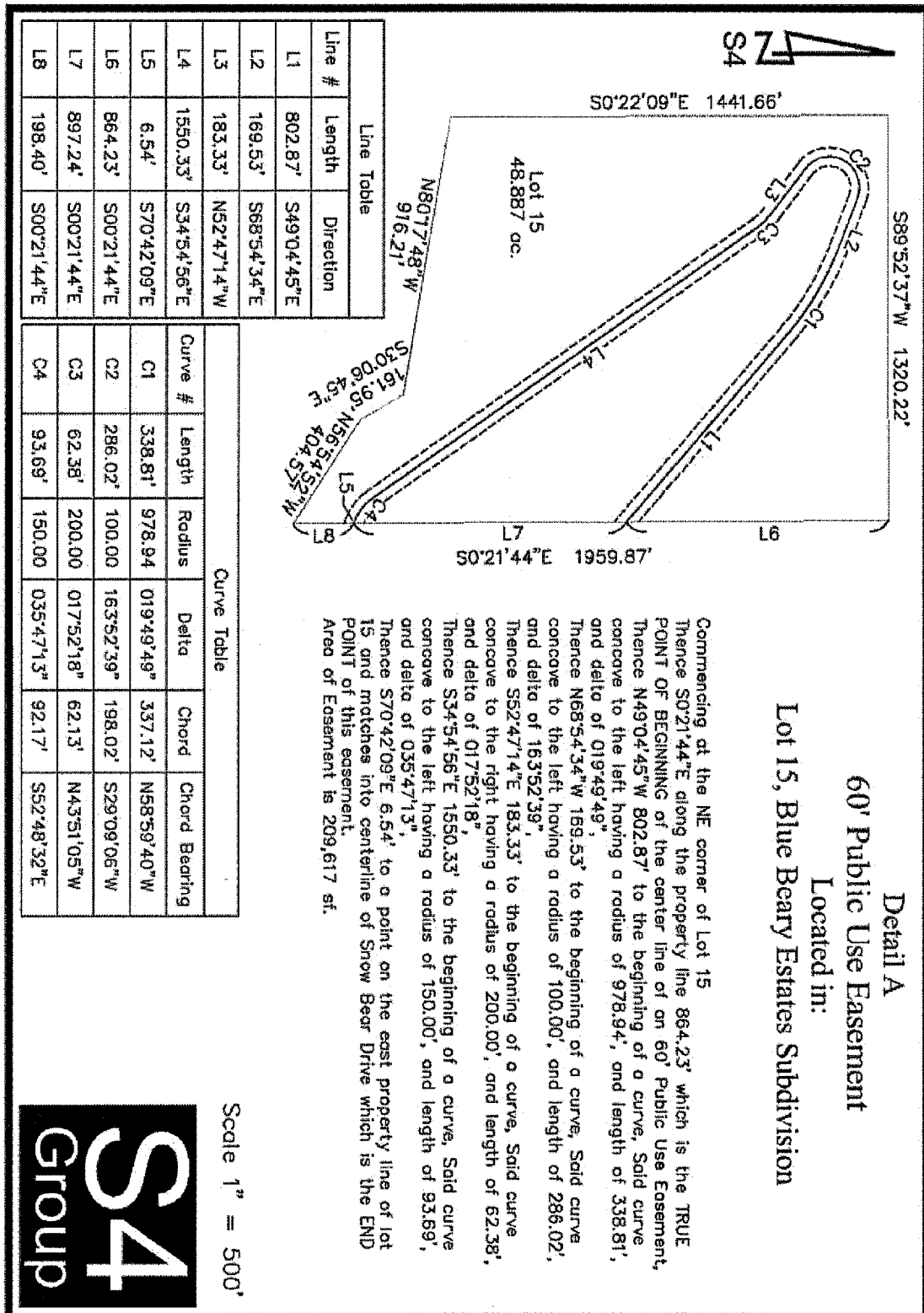
STATE OF ALASKA                    )  
  )ss.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this 30 day of May, 2018 by J.W. Hansen, the Director of the Municipality of Anchorage, Project Management and Engineering Department, on behalf of the corporation.



  
Notary Public for the State of Alaska  
My Commission Expires: 6-22-2021





## HERITAGE LAND BANK ADVISORY COMMISSION HLBAC Resolution 2021-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTY, LEGALLY DESCRIBED AS LOT 5 BLOCK 3 STOLLE SUBDIVISION (PLAT 81-42), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE 2021 HERITAGE LAND BANK ANNUAL WORK PROGRAM.

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**WHEREAS**, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

**WHEREAS**, pursuant to AMC § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal and acquisition of HLB land or an interest in land; and

**WHEREAS**, HLB Parcel 2-152 has extremely limited legal access and no constructed road access; and

**WHEREAS**, the subject parcel has legal road access and recorded easements for access to HLB Parcel 2-152; and

**WHEREAS**, the subject property and HLB 2-152 adjoin Chugach State Park at the crest of the Rabbit Creek Valley with Flat Top Mountain across the creek to the northeast; and

**WHEREAS**, this location is not specified as a preferred access point in the Chugach State Park Access Plan, however social trails on the lot indicate some use of the lot proposed for acquisition as State Park access; and

**WHEREAS**, the proposed acquisition is loosely described in the *HLB 2021-2025 5-Year Management Plan (AR 2020-15, As Amended)* for support for Chugach State Park access, however it is not specifically outlined in the Draft *HLB 2021 Annual Work Program*. Pursuant to AMC § 25.40.020B, to proceed with the disposal, the Draft *HLB 2021 Annual Work Program* must be amended after adoption; and

**WHEREAS**, the HLBAC finds the acquisition in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

BE IT RESOLVED, THAT THE HLBAC RECOMMENDS ASSEMBLY APPROVAL OF THE ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTY,

## Appendix D

# 14.G.

LEGALLY DESCRIBED AS LOT 5 BLOCK 3 STOLLE SUBDIVISION (PLAT 81-42), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE 2021 HERITAGE LAND BANK ANNUAL WORK PROGRAM.

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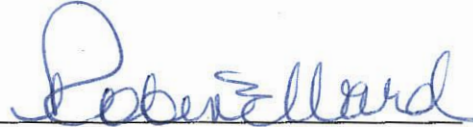
PASSED and APPROVED on this, the 14th day of January, 2021.

Approved:



Jim Fredrick, Acting Chair  
Heritage Land Bank Advisory Commission

Attest:



Robin E. Ward, Executive Director  
Real Estate Department /HLB

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