

**ANCHORAGE, ALASKA**  
**AO No. 2022-112, As Amended**

**AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE LAKEHILL LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 4, 2023, A BALLOT PROPOSITION TO DE-ANNEX CROMWELL HEIGHTS SUBDIVISION BLOCK 1 LOTS 1 AND 2 FROM THE LAKEHILL LRSA AND AMEND THE LAKEHILL LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2023.**

WHEREAS, a petition was received from the property owners within the Lakehill LRSA to de-annex two (2) parcels from the Cromwell Heights Subdivision, Block 1, Lots 1, and 2 from the Lakehill LRSA as of January 1, 2023; and

WHEREAS, the petition meets the criteria for approval of de-annexation pending approval of a ballot proposition submitted to the qualified voters within the Lakehill LRSA at the regular Municipal Election on April 4, 2023; now therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Pursuant to Anchorage Municipal Charter 9.01(a), a ballot proposition in substantially the following form shall be submitted to the qualified voters residing in the Lakehill LRSA at the regular Municipal election April 4, 2023:

**Proposition \_\_\_\_\_**

APPROVING DE-ANNEXATION OF CROMWELL HEIGHTS BLOCK 1, LOTS 1, AND 2 FROM THE LAKEHILL **LIMITED ROAD SERVICE AREA** (LRSA) AND AMENDING THE LAKEHILL LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2023.

**[SHALL THE LAKEHILL LRSA BOUNDARIES BE AMENDED BY DE-ANNEXING PARCELS CROMWELL HEIGHTS SUBDIVISION, BLOCK 1, LOTS 1, AND 2 FROM THE LAKEHILL LRSA AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2023?**

**YES [ ] NO [ ]**

The affected area within the Lakehill LRSA and Cromwell Heights Subdivision do not receive direct road maintenance services from the Lakehill LRSA. The only access to the proposed Cromwell Heights properties is from State maintained Hillside Drive. The reduction of annual tax revenues resulting from the proposed property de-

annexation would be less than \$600 and will not have a material fiscal impact on Lakehill LRSA financial integrity.

The existing mill rate in the Lakehill LRSA is 1.50 mills. The property owner within Cromwell Heights Subdivision, Block 1, Lots 1, and 2 will incur a decrease in property taxes for road services beginning with the tax year 2023.

**Shall the Lakehill LRSA boundaries be amended by de-annexing parcels Cromwell Heights Subdivision, Block 1, Lots 1, and 2 from the Lakehill LRSA and amending Anchorage Municipal Code section 27.30.700, effective retroactive to January 1, 2023?**

Yes [ ]

No [ ]

**Section 2.** Anchorage Municipal Code section 27.30.700 is amended by de-annexing parcels from the Cromwell Heights Subdivision, Block 1, Lots 1, and 2 from the Lakehill LRSA, effective retroactive to January 1, 2023.

**Section 3.** Section 2 of this ordinance shall become effective January 1, 2023, if, and only if, the ballot proposition is passed by a majority vote of the qualified voters residing in the Lakehill LRSA at the regular Municipal Election on April 4, 2023. 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 10th day of January 2023.

*Suzanne LaFrance*

Chair

ATTEST:

*Barbara A. Jones*

Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

No. AM 704-2022

Meeting Date: December 6, 2022

1 FROM: MAYOR

2  
3 SUBJECT: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS  
4 RESIDING IN THE LAKEHILL LIMITED ROAD SERVICE AREA  
5 (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 4,  
6 2023, A BALLOT PROPOSITION TO DE-ANNEX CROMWELL  
7 HEIGHTS SUBDIVISION BLOCK 1 LOTS 1 AND 2 FROM THE  
8 LAKEHILL LRSA AND AMEND THE LAKEHILL LRSA  
9 BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION  
10 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1,  
11 2023.

12  
13 The ordinance, if approved by the qualified voters of the Lakehill LRSA, would de-  
14 annex six properties within the Lakehill LRSA and accordingly amend the Lakehill  
15 LRSA boundaries in Anchorage Municipal Code Section 27.30.700, effective  
16 retroactive to January 1, 2022. The affected properties for the proposed de-  
17 annexation are Cromwell Heights Block 1, Lots 1, and 2.

18  
19 The property owner(s) of Cromwell Heights Subdivision, Lots 1 and 2 petitioned to  
20 be de-annexed from the Lakehill LRSA. The de-annexation proposal meets the  
21 requirements of the Municipal Charter and Code, State Statutes, and Assembly  
22 legislative policies.

23  
24 The removal of the subject property from the Lakehill LRSA is feasible, economical,  
25 and practical because the property owners do not receive any direct road  
26 maintenance services. The affected Cromwell Heights properties access directly  
27 onto Hillside Drive, and future development is unlikely to result in direct access to  
28 Lakehill LRSA maintained roads. The reduction of annual tax revenues resulting  
29 from the proposed property de-annexation would be less than \$600 and will not  
30 have a material fiscal impact on Lakehill LRSA's financial integrity.

31  
32 The Lakehill LRSA Board of Supervisors is aware of the proposed de-annexation  
33 request and concurs with the ballot proposition for the consideration of de-  
34 annexation of the subject properties from the Lakehill LRSA, if approved by the  
35 qualified voters of the Lakehill LRSA, effective retroactively as of January 1, 2023.

### 36 37 THE ADMINISTRATION RECOMMENDS APPROVAL.

38  
39 Prepared by: Maurice Robinson, Manager, Public Works Admin.  
40 Approved by: Saxton Shearer, Director,  
41 Maintenance and Operations Department  
42 Concur: Courtney Petersen, Director, Management and Budget  
43 Concur: Grant Yutrzenka, Acting CFO  
44 Concur: Blair Christensen, Acting Municipal Attorney

1 Concur: Amy Demboski, Municipal Manager  
2 Respectfully submitted: Dave Bronson, Mayor

3  
4 Attachments: Exhibit A and B, map of proposed Lakehill LRSA de-annexation area,  
5 and list of real property within the area affected

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

AO Number: 2022-112

Title: **AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE LAKEHILL LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 4, 2023, A BALLOT PROPOSITION TO DE-ANNEX CROMWELL HEIGHTS SUBDIVISION BLOCK 1 LOTS 1 AND 2 FROM THE LAKEHILL LRSA AND AMEND THE LAKEHILL LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2023.**

Sponsor: **MAYOR**  
 Preparing Agency: Public Works, Administration  
 Others Impacted: N/A

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>	<b>(In Thousands of Dollars)</b>				
	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>					
<b>CAPITAL:</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>POSITIONS: FT/PT and Temp</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**PUBLIC SECTOR ECONOMIC EFFECTS:**

No substantial public sector economic effects, tax revenue reduction less than three thousand dollars. Estimated 2022 Assessed Valuation of the de-annexed property within the subdivision will be \$350,000. Lakehill LRSA maximum mill levy is 1.50 mills. Maximum lost tax revenues will be approximately \$525 for Budget Year 2023.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

No substantial private sector economic effects, tax revenue reduction less than three thousand dollars. If approved, the affected private property owner within the affected subdivision will pay a reduced tax up to \$150 of property taxes per \$100,000 assessed value annually for Lakehill LRSA annual road maintenance service costs.

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Prepared by: Maurice Robinson, Public Works Administration      Telephone: 343-8191

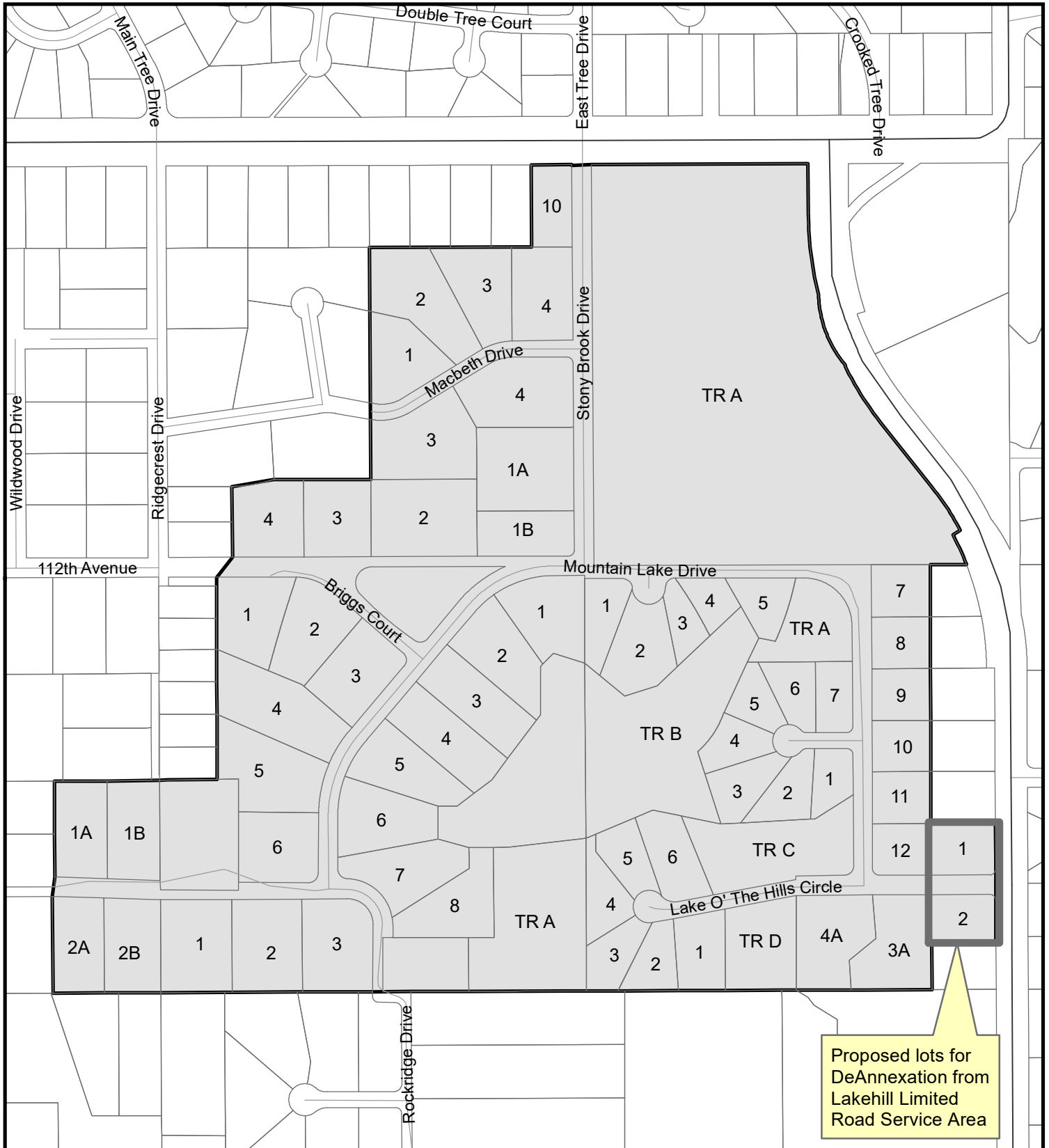
2020

<u>parcel #</u>	<u>tax value</u>
1716118000	\$ 557,800
1716119000	\$ 159,900
1716120000	\$ 733,400
1716121000	\$ 543,300
1716122000	\$ 638,700
1716123000	\$ 198,800
	<u>\$ 2,831,900</u>

# EXHIBIT A

## Lakehill

### Limited Road Service Area



**Exhibit B - Corrected- Proposed Property for De-Annexation  
from the Lakehill LRSA**

<b>Count</b>	<b>MOA Parcel #</b>	<b>Subdivision</b>	<b>Legal Address</b>
1	015-332-23-000	Cromwell Heights	BLK 1 LT 2
2	015-332-06-000	Cromwell Heights	BLK 1 LT 1