

ANCHORAGE, ALASKA
AO No. 2022-113, As Amended

1 **AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE**
2 **RABBIT CREEK VIEW AND HEIGHTS LIMITED ROAD SERVICE AREA (LRSA)**
3 **AND GRANDEUR SUBDIVISION LOTS 1 THROUGH 5, AT THE REGULAR**
4 **MUNICIPAL ELECTION ON APRIL 4, 2023, A BALLOT PROPOSITION TO ANNEX**
5 **GRANDEUR SUBDIVISION LOTS 1 THROUGH 5, TO THE RABBIT CREEK VIEW**
6 **AND HEIGHTS LRSA AND AMEND THE RABBIT CREEK VIEW AND HEIGHTS**
7 **LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700,**
8 **EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2023.**

9
10 WHEREAS, a petition was received from the property owner(s) of the Grandeur Subdivision to
11 annex Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-571-62-000), Lot 3 (020-571-
12 63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) to the Rabbit Creek View and
13 Heights LRSA retroactive as of January 1, 2023; and

14
15 WHEREAS, the petition meets the criteria for approval of annexation pending approval of a
16 ballot proposition submitted to the qualified voters within the Rabbit Creek View and Heights
17 LRSA and Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-571-62-000), Lot 3 (020-
18 571-63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) at the regular Municipal
19 Election on April 4, 2023; now therefore,

20
21 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

22
23 **Section 1.** Pursuant to Anchorage Municipal Charter 9.01(a), a ballot proposition in
24 substantially the following form shall be submitted to the qualified voters residing in the Rabbit
25 Creek View and Heights LRSA and Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-
26 571-62-000), Lot 3 (020-571-63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) at
27 the regular Municipal election April 4, 2023:

28
29 **Proposition _____**

30
31 **APPROVING ANNEXATION OF GRANDEUR SUBDIVISION LOT 1, LOT 2,**
32 **LOT 3, LOT 4, AND LOT 5, TO THE RABBIT CREEK VIEW AND HEIGHTS**
33 **LIMITED ROAD SERVICE AREA (LRSA) AND AMENDING THE RABBIT**
34 **CREEK VIEW AND HEIGHTS LRSA BOUNDARIES IN ANCHORAGE**
35 **MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO**
36 **JANUARY 1, 2023.**

37
38 **[SHALL THE RABBIT CREEK VIEW AND HEIGHTS LRSA BOUNDARIES**
39 **BE AMENDED BY ANNEXING GRANDEUR SUBDIVISION LOT 1 (020-571-**
40 **61-000), LOT 2 (020-571-62-000), LOT 3 (020-571-63-000), LOT 4 (020-571-**
41 **64-000), AND LOT 5 (020-571-65-000) TO THE RABBIT CREEK VIEW AND**
42 **HEIGHTS LRSA AND AMENDING ANCHORAGE MUNICIPAL CODE**
43 **SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2023?**

44
45 **YES []**

NO []

The affected road is Paine Road (0.17 mile) within Grandeur Subdivision Addition 2.

The existing mill rate in the Rabbit Creek View and Heights LRSA is 2.50 mills. Property owners within Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-571-62-000), Lot 3 (020-571-63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) will incur an increase in property taxes beginning with the tax year 2023.

Shall the Rabbit Creek View and Heights LRSA boundaries be amended by annexing Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-571-62-000), Lot 3 (020-571-63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) to the Rabbit Creek View and Heights 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 adding Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-571-62-000), Lot 3 (020-571-63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) to the Rabbit Creek View and Heights 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 Rabbit Creek View and Heights LRSA and Grandeur Subdivision Lot 1 (020-571-61-000), Lot 2 (020-571-62-000), Lot 3 (020-571-63-000), Lot 4 (020-571-64-000), and Lot 5 (020-571-65-000) 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

AM No. 705-2022

Meeting Date: December 6, 2022

1 FROM: MAYOR

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

13
14 The ordinance would annex five (5) properties within the Grandeur Subdivision to
15 the Rabbit Creek View and Heights LRSA and accordingly amend the Rabbit Creek
16 View and Heights LRSA boundaries in Anchorage Municipal Code Section
17 27.30.700, effective retroactive to January 1, 2023. Legal descriptions and parcel
18 numbers for the affected properties are Grandeur Subdivision Lot 1 (020-571-61-
19 000), Lot 2 (020-571-62-000), Lot 3 (020-571-63-000), Lot 4 (020-571-64-000), and
20 Lot 5 (020-571-65-000).

21
22 The property owner(s) of Grandeur Subdivision petitioned to be annexed to the
23 Rabbit Creek View and Heights LRSA. The annexation proposal meets the
24 requirements of the Municipal Charter and Code, State Statutes, and Assembly
25 legislative policies. The annexation to the existing Rabbit Creek View and Heights
26 LRSA is in conformance with legislative policy to minimize the number of new
27 service areas.

28
29 The addition of the subject properties within the Grandeur Subdivision is feasible,
30 economical, and practical because the road segment serving the affected
31 properties is adjacent to Rabbit Creek View and Heights LRSA. If the proposed
32 annexation is approved, approximately 0.17 miles of Paine Road would qualify for
33 road maintenance services. Paine Road within Grandeur Subdivision will meet
34 current MOA road standards at final construction and is maintainable at a service
35 level consistent with other Rabbit Creek View and Heights LRSA roads. The
36 addition of maintenance for Paine Road compared with the annual tax revenues
37 from Grandeur Subdivision will not have a negative fiscal impact on Rabbit Creek
38 View and Heights LRSA's financial integrity.

39
40 For the proposed annexation to take effect tax year 2023, the ballot proposition to
41 consider annexation of the subject properties to the Rabbit Creek View and

1 Heights LRSA, if approved by the qualified voters, would be effective retroactively
2 as of January 1, 2023.

3
4

5 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

6
7

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

10 Recommended by: Saxton Shearer, Director,
11 Maintenance and Operations Department

12 Concur: Courtney Petersen, Director, Management and Budget

13 Concur: Grant Yutzenka, Acting CFO

14 Concur: Blair Christensen, Acting Municipal Attorney

15 Concur: Amy Demboski, Municipal Manager

16 Respectfully submitted: Dave Bronson, Mayor

17

18 Attachments: Exhibit A and B, map of proposed Grandeur Subdivision
19 annexation, and list of real property parcels within the
20 area affected

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2022-113

Title: **AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE RABBIT CREEK VIEW AND HEIGHTS LIMITED ROAD SERVICE AREA (LRSA) AND GRANDEUR SUBDIVISION LOTS 1 THROUGH 5, AT THE REGULAR MUNICIPAL ELECTION ON APRIL 4, 2023, A BALLOT PROPOSITION TO ANNEX GRANDEUR SUBDIVISION LOTS 1 THROUGH 5, TO THE RABBIT CREEK VIEW AND HEIGHTS LRSA AND AMEND THE RABBIT CREEK VIEW AND HEIGHTS 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

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	FY23	FY24	FY25	FY26	FY27
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Less: 7000 Charges to Others					
FUNCTION COST:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
REVENUES:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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

	Land	Building
2057161000	126,700	-
2057162000	110,200	-
2057163000	144,500	-
2057164000	144,500	-
2057165000	141,700	-
Total	667,600	1,669.00
TY2022		

PUBLIC SECTOR ECONOMIC EFFECTS:

No substantial public sector economic effects anticipated. Public sector estimated economic effects are less than \$3,000 in tax year 2023. Public sector estimated economic effects based on the current 1.0 mill levy are less than \$3,000 in tax year 2023. Tax revenues could exceed \$3,000 when fully developed with homes.

PRIVATE SECTOR ECONOMIC EFFECTS:

No substantial private sector economic effects anticipated. Private sector estimated economic effects are less than \$3,000 in in tax year 2023. If approved, private property owners within the proposed Grandeur Subdivision annexation area may pay additional property taxes, pending approval of current budgeted mill rate, up to \$100 of property taxes per \$100,000 assessed value annually for the Rabbit Creek View and Heights LRSA annual road maintenance and operating services.

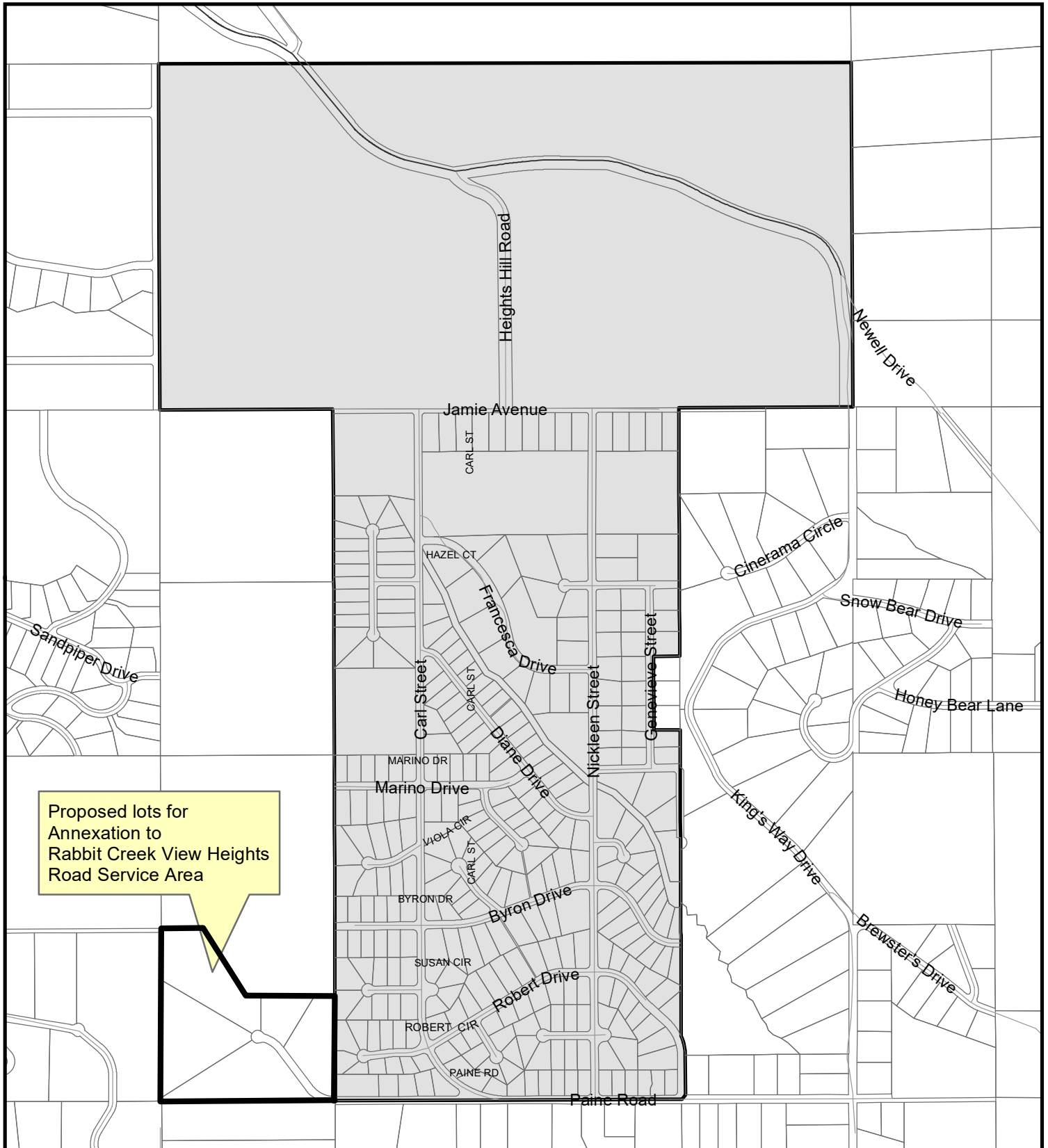
Prepared by: Maurice Robinson, Manager
 Public Works Administration

Telephone: 343-8191

EXHIBIT A

Rabbit Creek View Heights

Rural Road Service Area



**Exhibit B - Properties within Grandeur Subdivision for proposed
Rabbit Creek View and Heights LRSA Annexation**

Count	MOA Parcel #	Owner	Legal Address
1	020-571-61-000	Hemlock Knoll LLC	Grandeur Lot 1
2	020-571-62-000	Hemlock Knoll LLC	Grandeur Lot 2
3	020-571-63-000	Hemlock Knoll LLC	Grandeur Lot 3
4	020-571-64-000	Jones, Timothy W & Melinda M	Grandeur Lot 4
5	020-571-65-000	Hemlock Knoll LLC	Grandeur Lot 5

EXHIBIT C

Rabbit Creek View Heights

Rural Road Service Area

New Boundary if Annexation is Passed

