

CLERK'S OFFICE

APPROVED

Date: 7-21-98

Submitted by: Chairman of the Assembly the
Request of the Mayor

Prepared by: Heritage Land Bank

For reading: June 2, 1998

ANCHORAGE, ALASKA

AO NO. 98- 100

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING THE GRANT OF AN EASEMENT TO THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF PARKS AND OUTDOOR RECREATION CONSISTING OF A SPECIFIED 60 FOOT WIDE EASEMENT OVER AND ACROSS HERITAGE LAND BANK PARCEL 1-008 BEING A PORTION OF THE PTARMIGAN VALLEY TRAIL OFF THE OLD GLENN HIGHWAY IN CHUGIAK AND LOCATED WITHIN THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, ALASKA.

WHEREAS, the HLB was established to...“manage uncommitted municipal land and the Heritage Land Bank 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” (AMC 25.40.010); and,

WHEREAS, the Heritage Land Bank, at the direction of the mayor and Assembly, may convey from municipal ownership that Heritage Land Bank land or interests in land which is not needed for specific public facilities or purposes (AMC 25.40.010.E); and

WHEREAS, an easement is defined as a land disposal for purposes of AMC 25.40.025, relating to land disposal processes; and

WHEREAS, each disposal shall be in the municipal interest, and at or above appraised fair market value for other equivalent municipal values or objectives (AMC 25.40.010.E.); and

WHEREAS, the Alaska Department of Natural Resources, Division of Parks and Outdoor Recreation (State Parks), has applied for a 60 foot wide public use easement across a portion of Heritage Land Bank Parcel 1-008 in Chugiak to connect the proposed Ptarmigan Trailhead with Chugach State Park; and,

WHEREAS, the Heritage Land Bank Advisory Commission (HLBAC) held a public hearing on this application on June 12, 1996 and subsequently adopted HLBAC Resolution 12-96, recommending the approval of this disposal of an easement to State Parks at less than fair market value; and

WHEREAS, HLBAC Resolution 12-96 incorporated HLB Staff Report 96-12 which included findings and terms and conditions which apply to this easement request; and

1 **WHEREAS**, in accord with AMC 2.30.050, the Anchorage Assembly has held a public hearing
2 on the proposed disposal and finds the interest in land surplus to municipal needs ; and
3

4 **WHEREAS**, the proposed disposal of an easement at this location is determined by the Anchorage
5 Assembly to be in the best interest of the Municipality of Anchorage because it will provide for enhanced
6 public access into an important public recreation area and will help resolve existing public access and use
7 conflicts on Jasmine Road; and
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9 **WHEREAS**, the disposal of this easement to State Parks at no annual fee or rent is justified due
10 to the municipal values to be achieved through the use of this easement by the public. now, therefore,
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12 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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14 **Section 1.** Anchorage Ordinance No. 96-101 is hereby repealed.
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16 **Section 2.** The Anchorage Assembly hereby approves and authorizes the grant of a sixty-foot (60') wide
17 easement in accordance with HLBAC Resolution 96-12 and the HLB Staff Report 12-96, to the State of
18 Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation over and across HLB
19 Parcel No. 1-008 which is a portion of the Ptarmigan Valley Trail off the Old Glenn Highway in Chugiak
20 located within the East 1/2 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 and the East 1/2
21 of the Northwest 1/4 of the Southeast 1/4 and the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the
22 Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 and the East 1/2 of the
23 Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 and the East 1/2 of the West 1/2 of the Northwest 1/4
24 of the Southeast 1/4 of the Southwest 1/4 All of Section 16, Township 15 North, Range 1 West, Seward
25 Meridian, Alaska more specifically described by metes and bounds on Appendix C. hereto.
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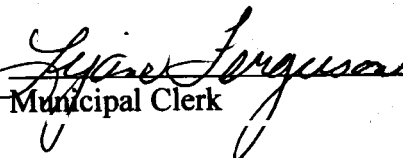
27 **Section 3.** HLBAC Resolution 96-12 and HLB Staff Report 12-96 are attached hereto as Appendix A.
28 and B. respectively and fully incorporated herein by reference and made a part hereof as if fully set forth.
29 Also attached hereto as Appendix C. is a Global Positioning System as built survey by metes and bounds
30 description of the above reference property conducted August 8, 1997 to which is affixed the official seal
31 of James W. Whitehill, Registered Land Surveyor No. 4018-S and which is also fully incorporated herein
32 by reference and made a part hereof as if fully set forth.
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34 **Section 4.** This ordinance shall be effective retroactively as of August 6, 1996.
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36 PASSED AND APPROVED by the Anchorage Assembly this 21st day of July, 1998.
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40 
41 Chair of the Assembly

42 **ATTEST**

43 
44 Municipal Clerk
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