

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: January 30, 2001

ANCHORAGE, ALASKA
AO NO. 2000 -151(S)___

AN ORDINANCE BY THE MUNICIPALITY OF ANCHORAGE AUTHORIZING A SOLE SOURCE SALE BY THE HERITAGE LAND BANK (HLB) OF THE DEVELOPMENT RIGHTS AND THE ESTABLISHMENT OF A CONSERVATION EASEMENT ON HLB PARCEL NO. 5-018 A 159.83-ACRE PARCEL OF LAND COMMONLY KNOWN AS TRACTS A & B, ASLS NO. 97-29, PLAT NO. 98-18 (KLATT BOG) TO TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT.

WHEREAS, 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 the orderly development, and achieve the goals of the Comprehensive Plan" (AMC 25.40.010); and,

WHEREAS, "The Heritage Land Bank Advisory Commission shall hold a public hearing ... prior to making a recommendation to the Mayor and Assembly regarding the disposal of Heritage Land Bank land or an interest in land." (AMC 25.40.025.A); and,

WHEREAS, on July 12th and August 9th of this year the HLB Advisory Commission conducted public hearings regarding the potential sale of development rights to HLB 5-018, also known as Tracts A and B of Klatt Bog, located at the Minnesota Drive - O'Malley Road curve; and

WHEREAS, both the 1999 and 2000 HLB Work Plans identify the 159-acre Klatt Bog as important for future preservation, and propose the establishment of a Wetlands Mitigation Bank offering the sale of mitigation credits to accommodate development in other parts of the city; and

WHEREAS, "If land is withdrawn from the Heritage Land Bank inventory for use and management by a public agency which is not supported by municipal taxes, compensation shall be paid to the Heritage Land Bank for at least current appraised fair market value of the land (AMC 25.40.015B);" and

WHEREAS, the Heritage Land Bank has commissioned a Market Value appraisal by a certified appraiser of the Klatt Bog and associated lands for this transaction; and

WHEREAS, the Ted Stevens Anchorage International Airport (AIA) is Alaska's premier international airport, providing commercial passenger service, international air cargo service, and general aviation services, and is seeking expansion of those services via overall facilities and property expansion; and,

6 **WHEREAS**, the HLB Advisory Commission recognizes additional consideration offered
7 by AIA such as; the rehydration of Klatt Bog, the acquisition of the approximately 84
8 acres of adjacent wetlands, the granting of a right-of-way easement on the north side of
9 Raspberry Road to the Municipality and the economic impact of additional tax revenues
10 received by the Municipality as a result of further airport development as valuable
11 consideration; and
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13 **WHEREAS**, growth in aviation activity requires large tracts of land for public and private
14 infrastructure, and an insufficient amount of non-wetland property remains at or near AIA
15 for development, therefore requiring wetlands development by AIA; and
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17 **WHEREAS**, demand for development mitigation credits has increased dramatically in
18 the Anchorage Bowl, raising potential market value of wetlands, including the Klatt Bog
19 complex; and
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21 **WHEREAS**, the Klatt Bog wetlands complex would be able to provide up to 159 acres of
22 wetlands mitigation in support of Airport expansion;
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26 **NOW THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**
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28 **Section 1.** Notwithstanding AMC 25.40.010.E. and AMC 25.40.025, the Heritage Land
29 Bank is hereby authorized to release its interest and sell the development rights in the
30 fee simple estate of HLB Parcel #5-018, Tracts A and B, ASLS No. 97-29, to the Ted
31 Stevens Anchorage International Airport on a sole source basis.
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33 **Section 2.** The terms and conditions of the sole source sale will be ~~substantially~~
34 ~~equivalent to the draft Memorandum of Understanding, attached as Exhibit A. the terms~~
35 **set out in AM 928-2000(S).**
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37 **Section 3.** That AIA reimburse the HLB for survey, platting and other associated costs
38 already paid to the State of Alaska for the transfer of Klatt Bog, an amount not to exceed
39 \$27,358.00.
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41 **Section 4.** That AIA reimburse the HLB for appraisal costs of the following parcels;
42 Tract B, Simpson Tracts, Plat #71-99, 40-acre Residentially-Zoned parcel in Klatt Bog,
43 SE ¼ of NE ¼, Section 23, Projected R/W Acquisition costs along Raspberry Road and
44 Tracts J and K, Edgewater PUD Subdivision, an amount not to exceed \$14,000.00.
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6 Section 5. This Resolution shall be effective immediately upon passage.
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10 PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____,
11 2000.
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14 _____
15 Chair, Anchorage Assembly
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18 Attest:
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22 _____
23 Municipal Clerk
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