

*Postponed indefinitely*

*3/18/03*

**Submitted by:** Assemblymembers  
Fairclough, Taylor, Tesche, Tremaine, Von  
Gemmingen, Whittle  
**Prepared by:** Department of Assembly  
**For reading:** February 25 , 2003

ANCHORAGE, ALASKA  
AO NO. 2003-50 (AMENDED)

1 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE ANCHORAGE  
2 FIRE SERVICE AREA A BALLOT PROPOSITION TO ANNEX THE AREA DESCRIBED  
3 AS LOTS 1 THROUGH 8 BLOCK 1, LOTS 1 THROUGH 14 BLOCK 2, LOTS 1  
4 THROUGH 15 BLOCK 3, LOTS 1 THROUGH 13 BLOCK 4, AND TRACTS 1, 2, 3, 6 AND  
5 7 POWDER RIDGE SUBDIVISION , PLAT NUMBER 98-80 ; LOTS 1 AND 2 BLOCK 5,  
6 LOTS 1 THROUGH 12 BLOCK 6, LOTS 1 THROUGH 6 BLOCK 7, AND TRACTS 4A, 4B  
7 AND 4C POWDER RIDGE SUBDIVISION PHASE 2, PLAT NUMBER 2002-77; TRACTS  
8 A, B, AND C POLARIS NORTH SUBDIVISION, PLAT NUMBER 2001-123; TRACTS 1C  
9 AND 1D NORTHGATE BUSINESS PARK, PLAT NUMBER 2002-45; TRACTS 2A, 3A  
10 AND 4 NORTHGATE BUSINESS PARK, PLAT NUMBER 84-503; AND THAT PORTION  
11 OF THE SOUTHWEST QUARTER OF SECTION 36, T15N R2W SEWARD MERIDIAN  
12 THAT LIES NORTH OF THE NORTH EAGLE RIVER ACCESS ROAD, WEST OF THE  
13 OLD GLENN HIGHWAY, AND EAST OF THE GLENN HIGHWAY, TO THE ANCHORAGE  
14 FIRE SERVICE AREA, AND SUBMITTING TO THE QUALIFIED VOTERS OF THE  
15 CHUGIAK FIRE SERVICE AREA A BALLOT PROPOSITION TO DE-ANNEX LOTS 1  
16 THROUGH 8 BLOCK 1, LOTS 1 THROUGH 14 BLOCK 2, LOTS 1 THROUGH 15  
17 BLOCK 3, LOTS 1 THROUGH 13 BLOCK 4, AND TRACTS 1, 2, 3, 6 AND 7 POWDER  
18 RIDGE SUBDIVISION , PLAT NUMBER 98-80 ; LOTS 1 AND 2 BLOCK 5, LOTS 1  
19 THROUGH 12 BLOCK 6, LOTS 1 THROUGH 6 BLOCK 7, AND TRACTS 4A, 4B AND  
20 4C POWDER RIDGE SUBDIVISION PHASE 2, PLAT NUMBER 2002-77; TRACTS A, B,  
21 AND C POLARIS NORTH SUBDIVISION, PLAT NUMBER 2001-123; TRACTS 1C AND  
22 1D NORTHGATE BUSINESS PARK, PLAT NUMBER 2002-45; TRACTS 2A, 3A AND 4  
23 NORTHGATE BUSINESS PARK, PLAT NUMBER 84-503; AND THAT PORTION OF THE  
24 SOUTHWEST QUARTER OF SECTION 36, T15N R2W SEWARD MERIDIAN THAT LIES  
25 NORTH OF THE NORTH EAGLE RIVER ACCESS ROAD, WEST OF THE OLD GLENN  
26 HIGHWAY, AND EAST OF THE GLENN HIGHWAY, FROM THE CHUGIAK FIRE  
27 SERVICE AREA.

28

29

30 WHEREAS, the Powder Ridge and adjacent areas are developing residential and commercial  
31 areas; and

32

33 WHEREAS, residents have expressed an interest in annexing to the Anchorage Fire Service  
34 Area; and

AM 195-2003/AIM 30-2003

1 WHEREAS, the Assembly desires to place before the voters the question of whether *Lots*  
2 *1 Through 8 Block 1, Lots 1 Through 14 Block 2, Lots 1 Through 15 Block 3, Lots 1 Through 13*  
3 *Block 4, and Tracts 1, 2, 3, 6 and 7 Powder Ridge Subdivision , Plat Number 98-80 ; Lots 1 and 2*  
4 *Block 5, Lots 1 Through 12 Block 6, Lots 1 Through 6 Block 7, and Tracts 4A, 4B and 4C Powder*  
5 *Ridge Subdivision Phase 2, Plat Number 2002-77; Tracts A, B, and C Polaris North Subdivision,*  
6 *Plat Number 2001-123; Tracts 1C and 1D Northgate Business Park, Plat Number 2002-45; Tracts*  
7 *2A, 3A and 4 Northgate Business Park, Plat Number 84-503; and that Portion of the Southwest*  
8 *Quarter of Section 36, T15N R2W Seward Meridian that lies North of the North Eagle River Access*  
9 *Road, West of the Old Glenn Highway, and East of the Glenn Highway, should be de-annexed from*  
10 *the Chugiak Fire Service Area and annexed to the Anchorage Fire Service Area; and*

11  
12 WHEREAS, the Assembly finds that it is in the best interests of the public to submit this  
13 question to the qualified voters of each area; and

14  
15 WHEREAS, the de-annexation of *Lots 1 Through 8 Block 1, Lots 1 Through 14 Block 2, Lots*  
16 *1 Through 15 Block 3, Lots 1 Through 13 Block 4, and Tracts 1, 2, 3, 6 and 7 Powder Ridge*  
17 *Subdivision , Plat Number 98-80 ; Lots 1 and 2 Block 5, Lots 1 Through 12 Block 6, Lots 1 Through*  
18 *6 Block 7, and Tracts 4A, 4B and 4C Powder Ridge Subdivision Phase 2, Plat Number 2002-77;*  
19 *Tracts A, B, and C Polaris North Subdivision, Plat Number 2001-123; Tracts 1C and 1D Northgate*  
20 *Business Park, Plat Number 2002-45; Tracts 2A, 3A and 4 Northgate Business Park, Plat Number*  
21 *84-503; and that Portion of the Southwest Quarter of Section 36, T15N R2W Seward Meridian that*  
22 *lies North of the North Eagle River Access Road, West of the Old Glenn Highway, and East of the*  
23 *Glenn Highway, by the voters residing in the Chugiak Fire Service Area, in conjunction with*  
24 *annexation of the property described above by the voters residing in the Anchorage Fire Service Area*  
25 *to the Anchorage Fire Service Area provides a fair process for letting the voters decide this question;*

26  
27 NOW THEREFORE THE ANCHORAGE ASSEMBLY ORDAINS:

28  
29 **Section 1.** A ballot proposition containing substantially the following language shall be  
30 submitted to the qualified voters of the Municipality residing in the Chugiak Fire Service Area at a  
31 special municipal election on May 6, 2003. However, if no run-off election is held on May 6, 2003,  
32 a ballot proposition containing substantially the following language shall be submitted to the  
33 qualified voters of the Municipality residing in the Chugiak Fire Service Area at the regular  
34 municipal election in April 2004. The clerk shall include in the notice of election a map depicting  
35 the area to be annexed and de-annexed.

PROPOSITION

**APPROVING DE-ANNEXATION OF THE POWDER RIDGE  
AND ADJACENT AREA AS DESCRIBED BELOW  
FROM THE CHUGIAK FIRE SERVICE AREA**

Shall the following described property be de-annexed (removed) from the Chugiak Fire Service Area:

Described Property: Lots 1 Through 8 Block 1, Lots 1 Through 14 Block 2, Lots 1 Through 15 Block 3, Lots 1 Through 13 Block 4, and Tracts 1, 2, 3, 6 and 7 Powder Ridge Subdivision , Plat Number 98-80 ; Lots 1 and 2 Block 5, Lots 1 Through 12 Block 6, Lots 1 Through 6 Block 7, and Tracts 4A, 4B and 4C Powder Ridge Subdivision Phase 2, Plat Number 2002-77; Tracts A, B, and C Polaris North Subdivision, Plat Number 2001-123; Tracts 1C and 1D Northgate Business Park, Plat Number 2002-45; Tracts 2A, 3A and 4 Northgate Business Park, Plat Number 84-503; and that Portion of the Southwest Quarter of Section 36, T15N R2W Seward Meridian that lies North of the North Eagle River Access Road, West of the Old Glenn Highway, and East of the Glenn Highway.

Yes [

No [ ☒ ]

The de-annexation (removal) of the Described Property from the Chugiak Fire Service Area shall become effective *only if*: (1) this preposition is approved by a majority of the voters voting on the question in this proposition and (2) a proposition annexing the Described Property to the Anchorage Fire Service Area is approved by a majority of the voters voting on that proposition.

**Section 2.** A ballot proposition containing substantially the following language shall be submitted to the qualified voters of the Municipality residing in the Anchorage Fire Service Area at a special municipal election on May 6, 2003. However, if no run-off election is held on May 6, 2003, a ballot proposition containing substantially the following language shall be submitted to the qualified voters of the Municipality residing in the Anchorage Fire Service Area at the regular municipal election in April 2004. The clerk shall include in the notice of election a map depicting the area to be annexed and de-annexed.



PROPOSITION

**APPROVING ANNEXATION OF THE POWDER RIDGE  
AND ADJACENT AREA AS DESCRIBED BELOW  
TO THE ANCHORAGE FIRE SERVICE AREA**

Shall the following described property be annexed (added) to the Anchorage Fire Service Area:

Described Property: Lots 1 Through 8 Block 1, Lots 1 Through 14 Block 2, Lots 1 Through 15 Block 3, Lots 1 Through 13 Block 4, and Tracts 1, 2, 3, 6 and 7 Powder Ridge Subdivision , Plat Number 98-80 ; Lots 1 and 2 Block 5, Lots 1 Through 12 Block 6, Lots 1 Through 6 Block 7, and Tracts 4A, 4B and 4C Powder Ridge Subdivision Phase 2, Plat Number 2002-77; Tracts A, B, and C Polaris North Subdivision, Plat Number 2001-123; Tracts 1C and 1D Northgate Business Park, Plat Number 2002-45; Tracts 2A, 3A and 4 Northgate Business Park, Plat Number 84-503; and that Portion of the Southwest Quarter of Section 36, T15N R2W Seward Meridian that lies North of the North Eagle River Access Road, West of the Old Glenn Highway, and East of the Glenn Highway.

Yes [

No [

The annexation (addition) of the Described Property to the Anchorage Fire Service Area shall become effective ***only if***: (1) this preposition is approved by a majority of the voters voting on the question in this proposition ***and*** (2) a proposition de-annexing the Described Property from the Chugiak Fire Service Area is approved by a majority of the voters voting on that proposition.

**Section 3.** Anchorage Municipal Code section 27.30.050 is hereby amended to read as follows:

**27.30.050 Anchorage Fire Service Area.**

A. There is established, pursuant to Section 9.01 of the Charter, a service area within the municipality to be the Anchorage Fire Service Area (AFSA) of the municipality, as outlined on the map located in Section 27.30.700. The Anchorage Fire Service Area consists of the areas formerly known as Service Area 13 of the Greater Anchorage Area Borough, the City of Anchorage and the Eagle River Service Area, **Additionally, it includes Lots 1 Through 8 Block 1, Lots 1 Through 14 Block 2, Lots 1 Through 15 Block 3, Lots 1 Through 13 Block 4, and Tracts 1, 2, 3, 6 and 7 Powder Ridge Subdivision , Plat Number 98-80 ; Lots 1 and 2 Block 5, Lots**

1 Through 12 Block 6, Lots 1 Through 6 Block 7, and Tracts 4A, 4B and 4C Powder Ridge Subdivision Phase 2, Plat Number 2002-77; Tracts A, B, and C Polaris North Subdivision, Plat Number 2001-123; Tracts 1C and 1D Northgate Business Park, Plat Number 2002-45; Tracts 2A, 3A and 4 Northgate Business Park, Plat Number 84-503; and that Portion of the Southwest Quarter of Section 36, T15N R2W Seward Meridian that lies North of the North Eagle River Access Road, West of the Old Glenn Highway, and East of the Glenn Highway. BUT NOT INCLUDING ANY PORTION OF THE POWDER RESERVE TRACT A]

B. Fire protection shall be provided in the Anchorage Fire Service Area.

(AO No. 48-75; AO No. 83-29; AO No. 83-147, 1-1-84; AO No. 86-100, 1-1-87; AO No. 86-127; AO No. 89-57; AO No. 98-97, § 3, 5-4-99; AO No. 2001-1, § 8, 1-1-01)

**Section 4.** Anchorage Municipal Code section 27.30.700 is hereby amended by adding to the map of the Anchorage Fire Service Area and deleting from the map of the Chugiak Fire Service Area, the property described in sections 1 and 2 of this ordinance and depicted in Exhibit A-1, the map attached hereto.

**Section 5.** Sections 1, 2, and 5 of this ordinance shall become effective immediately upon passage and approval by the Assembly. The propositions contained in sections 1 and 2 of this ordinance, and sections 3 and 4, shall become effective upon certification of the May 6, 2003, special municipal election, or upon certification of the regular municipal election held in April 2004, if both propositions are passed by a majority of the qualified voters voting on the question contained therein.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2003

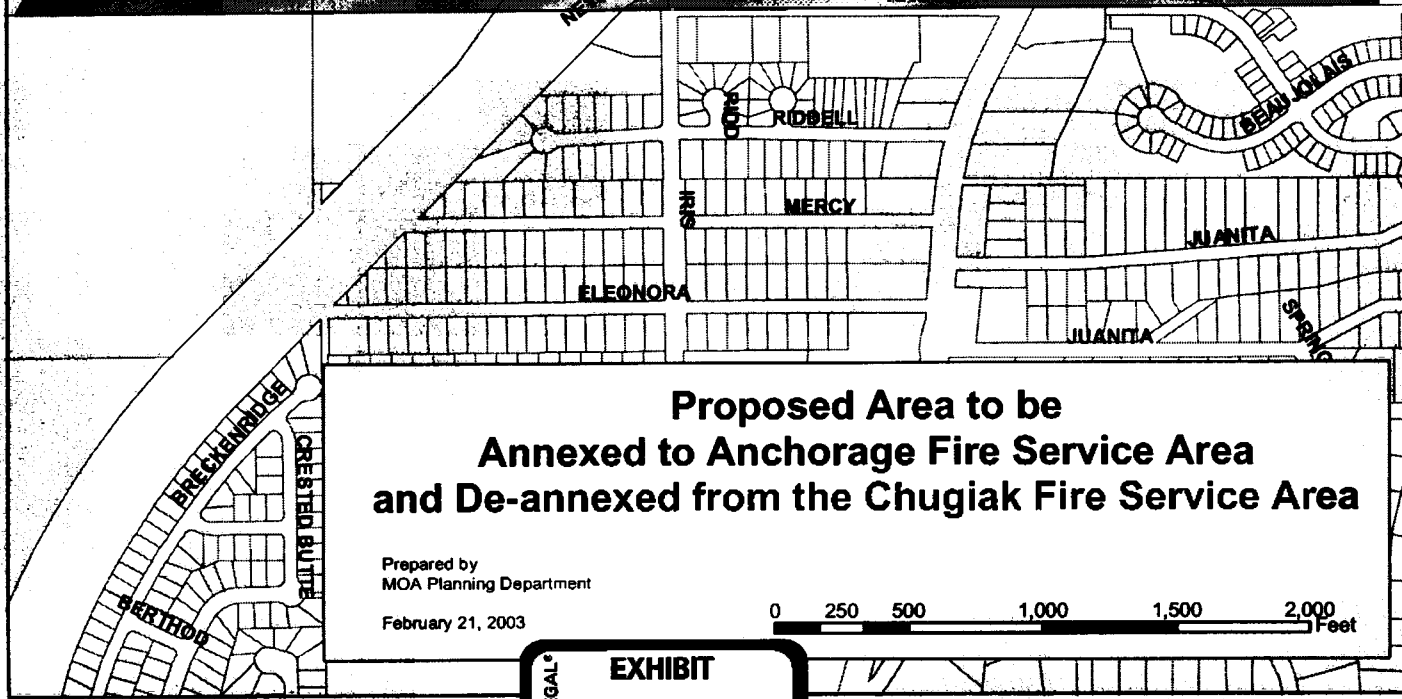
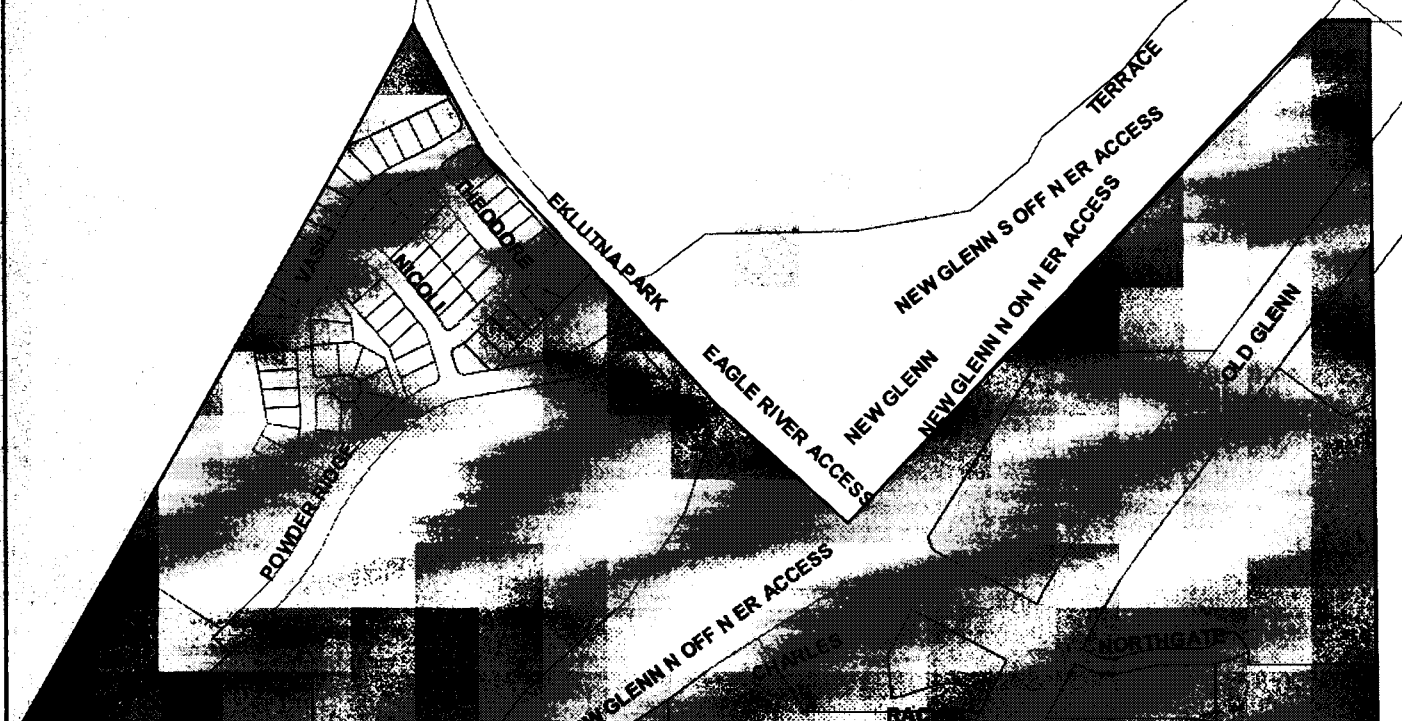
\_\_\_\_\_  
Chair

ATTEST:

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



# Powder Ridge Subdivision Tract A-1



## Proposed Area to be Annexed to Anchorage Fire Service Area and De-annexed from the Chugiak Fire Service Area

Prepared by  
MOA Planning Department  
February 21, 2003

0 250 500 1,000 1,500 2,000 Feet

ALL-STATE LEGAL

**EXHIBIT**  
A-1  
(Option #2)



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
**NO. AM 195-2003**

**Meeting Date:** February 25, 2003

**From:** Assemblymember Fairclough  
**Subject:** **AO 2003-50, Anchorage Fire Service Area Annexation/Chugiak Fire Service Area De-Annexation.**

Residents of the Powder Ridge area are interested in having their subdivision annexed to the Anchorage Fire Service Area and detached from the Chugiak Fire Service Area. The attached ordinance sets forth ballot propositions that, if passed, would accomplish this request, and also provides two options for the election. The first option provides for a special election if a runoff election takes place May 6, 2003. If not, the questions will be presented to the municipal voters in the next regular election of April 2004. In accordance with the attached map A-1, this ordinance AO 2003-50 encompasses a larger area than AO-2003-49. The larger area encompassed by AO 2003-50 includes the Powder Ridge area as well as Polar North Subdivision, Northgate Business Park, and portions of the SW Corner of Section 36. This area is depicted on Exhibit A-1, the map attached to the ordinance, as well as in the legal description contained in the text of the ordinance.

Respectfully submitted,

Assemblymember Fairclough



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY INFORMATION MEMORANDUM**  
**NO. AIM 30-2003**

**Meeting Date:** March 18, 2002

**From:** Assemblymember Fairclough  
**Subject:** AO 2003-50 - Annexation of Powder Ridge Subdivision into the Anchorage Fire Service Area

Attached is the required Summary of Economic Effects to accompany AO 2003-50.

Respectfully submitted,

*Anna Fairclough*  
Anna Fairclough  
Assemblymember

Prepared by:

*Elvi Gray-Jackson*  
Elvi Gray-Jackson, Manager  
Budget and Legislative Services



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

**AO Number:** 2003-50

**Title:** Ballot Proposition Annexing Powder Ridge Subdivision into the Anchorage Fire Service Area

**Sponsor:** Assemblymember Fairclough

**Preparing Agency:** Department of Assembly

**Others Impacted:** Anchorage Fire Department

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>				
	<b>FY03</b>	<b>FY04</b>	<b>FY05</b>	<b>FY06</b>	<b>FY07</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>POSITIONS: FT/PT and Temp</b>						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

The 2002 assessed value within the Chugiak Fire SA was \$521,628,266 with a mill levy of 0.99 mills representing \$516,412 in total taxes. AO 2003-50 would annex an area with an assessed value of \$11,737,400 into the Anchorage Fire SA leaving the Chugiak Fire SA with an assessed value of \$509,890,866. The new amount of Fire SA taxes eligible for collection would be \$504,792, a revenue reduction of \$11,620 to the Chugiak Fire SA.

The Powder Ridge residents voting to annex into the Anchorage Fire SA would now incur the current mill levy of 1.69 mills and an increase in Fire SA tax from \$14,390 to \$19,836.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

The average assessed value for the property owners in this area is \$231,248 (using 2002 numbers). Based on the 2003 preliminary mill rate of 1.69 mills, the estimated average tax due for fire service would be \$391. If the property owners remained in the Chugiak Fire SA, the estimated tax due for fire service would be \$229. This represents an increase in annual taxes of \$162 to annex into the Anchorage Fire SA.

**Note:** All calculations address only the Fire SA levy portion of the annual tax bill.

Prepared by: Elvi Gray-Jackson

Telephone: 343-4751

Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
**Agenda Document Control Sheet**

*10 2003-5*

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b> An ordinance submitting to the qualified voters of the Anchorage Fire Service Area and Chugiak Fire Service Area ballot propositions to annex Powder Ridge and adjacent area to the AFSA and to de-annex Powder Ridge and adjacent area from the CFSA. (Option #2)	<b>DATE PREPARED</b> 2/24/03																																																																																										
	<b>DEPARTMENT NAME</b> Assembly	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM																																																																																										
<b>2</b>	<b>DIRECTOR'S NAME</b> Assembly Counsel																																																																																											
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b> Assembly Counsel	<b>HIS/HER PHONE NUMBER</b> 4420																																																																																										
<b>4</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 45%;">COORDINATED WITH AND REVIEWED BY</th> <th style="width: 25%;">INITIALS</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr><td>Mayor</td><td></td><td></td></tr> <tr><td>Heritage Land Bank</td><td></td><td></td></tr> <tr><td>Merrill Field Airport</td><td></td><td></td></tr> <tr><td>Municipal Light &amp; Power</td><td></td><td></td></tr> <tr><td>Port of Anchorage</td><td></td><td></td></tr> <tr><td>Solid Waste Services</td><td></td><td></td></tr> <tr><td>Water &amp; Wastewater Utility</td><td></td><td></td></tr> <tr><td>Municipal Manager</td><td></td><td></td></tr> <tr><td>Cultural &amp; Recreational Services</td><td></td><td></td></tr> <tr><td>Employee Relations</td><td></td><td></td></tr> <tr><td>X Finance, Chief Fiscal Officer</td><td></td><td></td></tr> <tr><td>Fire</td><td></td><td></td></tr> <tr><td>Health &amp; Human Services</td><td></td><td></td></tr> <tr><td>Office of Management and Budget</td><td></td><td></td></tr> <tr><td>Management Information Services</td><td></td><td></td></tr> <tr><td>Police</td><td></td><td></td></tr> <tr><td>X Planning, Development &amp; Public Works</td><td></td><td></td></tr> <tr><td>Development Services</td><td></td><td></td></tr> <tr><td>Facility Management</td><td></td><td></td></tr> <tr><td>X Planning</td><td></td><td></td></tr> <tr><td>Project Management &amp; Engineering</td><td></td><td></td></tr> <tr><td>Street Maintenance</td><td></td><td></td></tr> <tr><td>Traffic</td><td></td><td></td></tr> <tr><td>Public Transportation Department</td><td></td><td></td></tr> <tr><td>Purchasing</td><td></td><td></td></tr> <tr><td>X Municipal Attorney</td><td></td><td></td></tr> <tr><td>X Municipal Clerk</td><td></td><td></td></tr> <tr><td>Other</td><td></td><td></td></tr> <tr><td>X Fire Department</td><td></td><td></td></tr> </tbody> </table>		COORDINATED WITH AND REVIEWED BY	INITIALS	DATE	Mayor			Heritage Land Bank			Merrill Field Airport			Municipal Light & Power			Port of Anchorage			Solid Waste Services			Water & Wastewater Utility			Municipal Manager			Cultural & Recreational Services			Employee Relations			X Finance, Chief Fiscal Officer			Fire			Health & Human Services			Office of Management and Budget			Management Information Services			Police			X Planning, Development & Public Works			Development Services			Facility Management			X Planning			Project Management & Engineering			Street Maintenance			Traffic			Public Transportation Department			Purchasing			X Municipal Attorney			X Municipal Clerk			Other			X Fire Department		
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<b>5</b>	<b>Special Instructions/Comments</b> <div style="text-align: right; margin-top: 10px;"> <i>Addendum - Introduction</i>  <i>Amended title 02/25/03</i> </div>																																																																																											
<b>6</b>	<b>ASSEMBLY HEARING DATE REQUESTED</b> February 25, 2003	<b>PUBLIC HEARING DATE REQUESTED</b> 3/11/03																																																																																										

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