

CLERK'S OFFICE

APPROVED

Date: 9-8-04

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: September 8, 2004

ANCHORAGE, ALASKA

AR NO. 2004- 219(s)

1 A RESOLUTION AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT AN
2 ELECTRICAL EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, INC. (MEA) AND
3 MATANUSKA TELEPHONE ASSOCIATION (MTA) ACROSS A PORTION OF TRACT B,
4 EAGLE BLUFF SUBDIVISION, (TAX ID #060-031-27), A PORTION OF HLB PARCEL 1-
5 085 AND MANAGED BY EAGLE RIVER PARKS AND RECREATION
6
7

8 WHEREAS, development of the new Eagle River High School requires an underground
9 electrical and telephone easement in order to meet the needs of the new school currently under
10 construction on Yosemite Drive; and
11

12 WHEREAS, in order to provide the underground electrical and telephone service to the
13 school, MEA and MTA require an easement on Tract B, Eagle Bluff Subdivision to bring service to
14 the school site; and
15

16 WHEREAS, the subject easement is found to be of no substantial monetary value but will
17 provide a service to both the Anchorage School District and to the Municipality; and
18

19 WHEREAS, on August 11, 2004, the Heritage Land Bank Advisory Commission approved
20 a resolution supporting the easement across a portion of HLB Parcel #1-085, now therefore,
21

22 THE ANCHORAGE ASSEMBLY RESOLVES:
23

24 Section 1. That the Administration is authorized to grant the requested underground
25 electrical and telephone easement to MEA and MTA in the following location:
26

27 A strip of land Twenty Feet (20.00') in width located Twenty Feet (20.00'), containing
28 approximately 19633.4 square feet, east of and running parallel to the ~~eastern~~ western
29 property boundary within Tract "B", Eagle Bluff Subdivision, according to Plat 98-40, on file in
30 the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska, the
31 centerline of said strip more particularly described as follows:
32

33 Commencing at the ~~southeast~~ southwest corner of said Tract "B"; thence along the south
34 property line N 69° 01' 00" E approximately 31 feet to the True Point of Beginning; thence
35 N 00° 02' 06" W 981.67 feet to the North end of said easement strip.
36

37 Section 2. This resolution shall take effect immediately upon passage and approval.
38

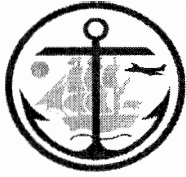
39 PASSED AND APPROVED by the Anchorage Municipal Assembly this 8th day of
40 September, 2004.
41

42 Deik
Chair

43 ATTEST:

44 Salma S. Jensen
45
46

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 678-2004

Meeting Date: September 7, 2004

From: Mayor

Subject: **A Resolution Authorizing the Municipality of Anchorage to Grant an Electrical Easement to Matanuska Electric Association, Inc. (MEA) and Matanuska Telephone Association, Inc., (MTA) Across a Portion of Tract B, Eagle Bluff Subdivision (TID# 060-031-27), Which is a Portion of HLB Parcel #1-085 and Managed by Eagle River Parks and Recreation**

Matanuska Electric Association, Inc., (MEA) and Matanuska Telephone Association, Inc., (MTA) have been requested by the Anchorage School District (ASD) to provide underground electrical and telephone service for the new Eagle River High School, currently under construction on Yosemite Drive in Eagle River. Accordingly, MEA and MTA require an easement within the HLB/Eagle River Parks and Recreation property as identified in Appendices A and B.

In accordance with AMC 25.40.015.A.3, an agency review was conducted in March 2004 to determine that the approximately 20-foot by 981.67-foot portion of land (19,633.4± sq. feet) requested for the easement was excess to other future municipal needs, and to insure that it could be used for this purpose.

On August 11, 2004, the Heritage Land Bank Advisory Commission held a public hearing and approved HLBAC Resolution 2004-09 (Appendix C), granting the easement to serve the new high school.

The Administration recommends approval of this MEA and MTA utility easement for the new Eagle River High School facility.

Prepared By: Robin E. Ward, HLB Director

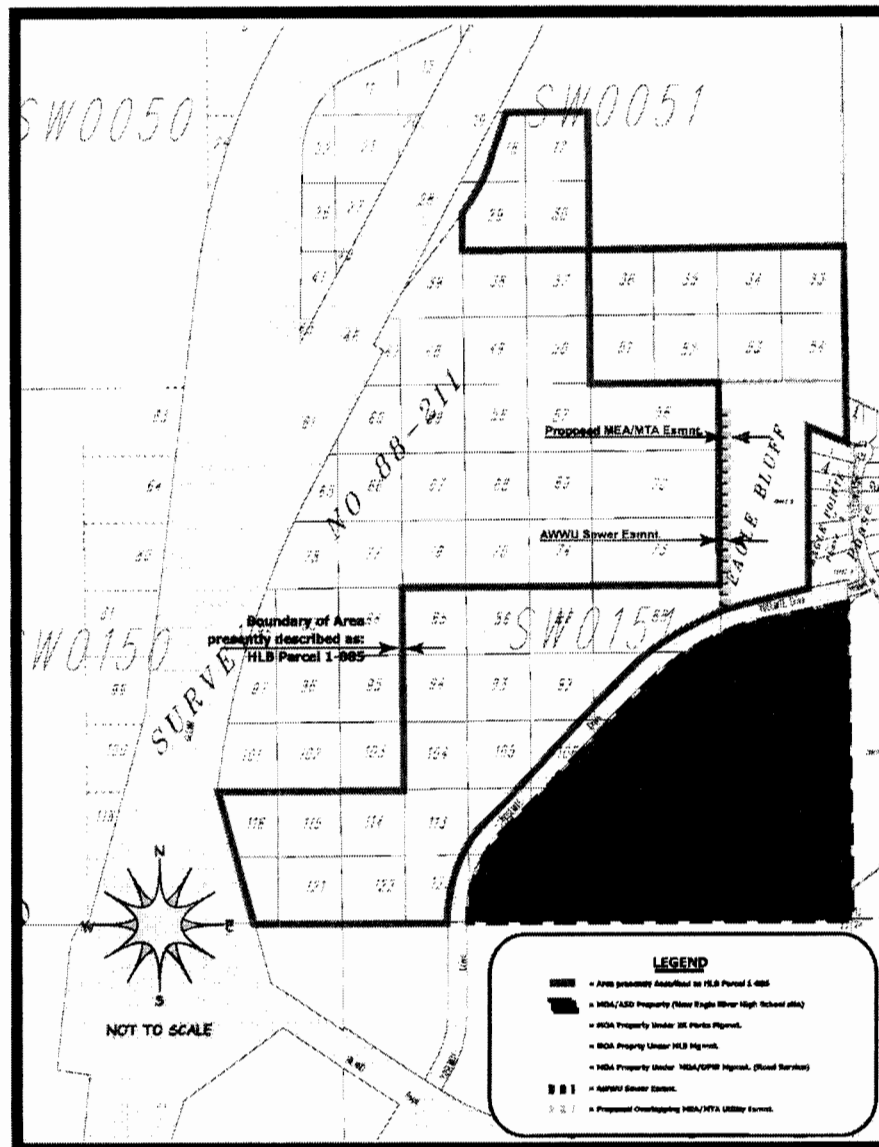
Concur: John H. Rodda, Eagle River PR&CD Director

Concur: Mary Jane Michael, OECD Director

Concur: Denis C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

LOCATION MAP



APPENDIX A

[illegible]

APPENDIX B

APPENDIX C

Heritage Land Bank Advisory Commission

Resolution 2004-09

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION AUTHORIZING THE HERITAGE LAND BANK TO GRANT AN EASEMENT TO MATANUSKA ELECTRIC ASSOCIATION, INC. (MEA) AND MATANUSKA TELEPHONE ASSOCIATION (MTA) OF APPROXIMATELY 19,633.4 SQUARE FEET OF LAND ACROSS A PORTION HLB PARCEL 1-085 FOR UTILITY EASEMENTS TO SERVE THE NEW EAGLE RIVER HIGH SCHOOL

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... 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 proposed disposal of a 19,633 square foot portion of HLB Parcel 1-085 is the result of a request from the utilities who are working with the Anchorage School District toward the development of a new high school in the Hiland Road area of Eagle River; and

WHEREAS, the portion of HLB Parcel 1-085 involved with this transaction is currently under the management of Eagle River Parks and Recreation; and

WHEREAS, the MOA's Heritage Land Bank is acting as agent for this transaction; and,

WHEREAS, the 1996 HLB PARCEL 1-085 LAND USE STUDY recognized and recommended the reserve of approximately 50 acres of the parcel for potential high school development; and

WHEREAS, the Heritage Land Bank subsequently transferred approximately 50 acres from HLB Parcel 1-085 to the Anchorage for the development of a new high school; and

WHEREAS, development of the new high school facility requires support utilities such as water, sewer, electric and telephone; and

WHEREAS, previous intra-governmental permits issued in 1997 authorized the Anchorage Water Wastewater Utility to place sewer lines through the subject parcel; and

WHEREAS, it is the intent of MEA and MTA to overlap and partially co-occupy the AWWU easement; and

WHEREAS, HLB has determined that the requested easements would serve a new public high school and provide for future utility service to adjacent municipal lands; and

WHEREAS, Heritage Land Bank Staff has determined that the requested easement as inconsequential to the commercial value of the overall HLB Parcel,

NOW THEREFORE THE HERITAGE LAND BANK COMMISSION RESOLVES TO:

Section 1. Authorize the Heritage Land Bank to grant an electrical (MEA) and telephone (MTA) easement of approximately 19,633.4 square feet of land across a portion of HLB Parcel #1-085 for utility easements that will serve the new Eagle River High School currently under construction.


Section 2. Based upon the HLB staff's determination that the proposed easement provides for improved utility service to the surrounding property and the new high school and is of minimal impact to the value of the remainder of Parcel 1-085.


Section 3. This resolution shall take effect immediately upon passage.

Approved on the 11th day of August, 2004 by the Heritage Land Bank Advisory Commission.

Signed:

Attest:


Jeffery D. Blake, Chair
Heritage Land Bank Advisory Commission


Robin E. Ward, Executive Director
Heritage Land Bank

Content Information

Content ID : 002103

Revision: 0

Type: AR_AllOther - All Other Resolutions

Title: HLB Parcel #1-085 Utility Easement

Author: vanhornlr

Initiating Dept: HLB

Review Depts: ECD, ParksRec

Description: Utility easement on HLB property

Keywords: 1-085 Easement

Date Prepared: 8/23/04 1:47 PM

Director Name: Robin E. Ward

Addnl Dept Review ?: No

Addnl Review Depts:

Mayor Review?: No

Requested Assembly Meeting Date MM/DD/YY: 9/7/04 12:00 AM

Requested Public Hearing Date MM/DD/YY: 9/21/04 12:00 AM

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOtherARWorkflow	8/23/04 1:50 PM	Checkin	vanhornlr	Public	002103	0
HLB_SubWorkflow	8/23/04 4:50 PM	Approve	wardre	Public	002103	0
ECD_SubWorkflow	8/23/04 5:01 PM	Approve	thomasm	Public	002103	0
ParksRec_SubWorkflow	8/26/04 1:25 PM	Approve	dillonrj	Public	002103	0
MuniManager_SubWorkflow	8/26/04 4:17 PM	Approve	leblancdc	Public	002103	0
MuniMgrCoord_SubWorkflow	8/27/04 3:45 PM	Approve	abbottmk	Public	002103	0