

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: March 29, 2005

CLERK'S OFFICE

APPROVED

Date: 3-29-05

ANCHORAGE, ALASKA

AR No. 2005- 65

1 A RESOLUTION AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT AN
2 UNDERGROUND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION
3 ACROSS HLB PARCELS 6-019A AND 6-019B IN GIRDWOOD.
4

5
6 **WHEREAS**, Heritage Land Bank (HLB) owns two parcels of land in Girdwood
7 presently encumbered by an overhead electric power line, which prevents sale for
8 development; and
9

10 **WHEREAS**, in order to free said parcels from the encumbrance and to provide
11 alternative underground service elsewhere, the Chugach Electric Association (CEA) has
12 requested an easement comprising 1,649 square feet (0.37 acre) over Heritage Land Bank
13 Parcel Nos. 6-019A and 6-019B, more completely described in the attached Memorandum;
14 and
15

16 **WHEREAS**, the proposed easement providing for the alternative route for
17 underground service is found to be of little monetary value but will very substantially enhance
18 market value of these and adjacent HLB parcels; and
19

20 **WHEREAS**, on February 22, 2005, the Heritage Land Bank Advisory
21 Commission unanimously approved HLBAC Resolution #2005-02, supporting the easement
22 across portions of HLB Parcel #6-019A and 6-019B, following required public noticing and
23 agency reviews,
24

25 **NOW THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**
26


27 Section 1. That the Administration is authorized to grant the requested
28 underground electrical easement to Chugach Electric Association over land described in the
29 attached memorandum.
30

31 Section 2. This resolution shall take effect immediately upon passage and
32 approval.
33

34
35 PASSED AND APPROVED by the Anchorage Municipal Assembly this 29th day of
36 March, 2005.
37

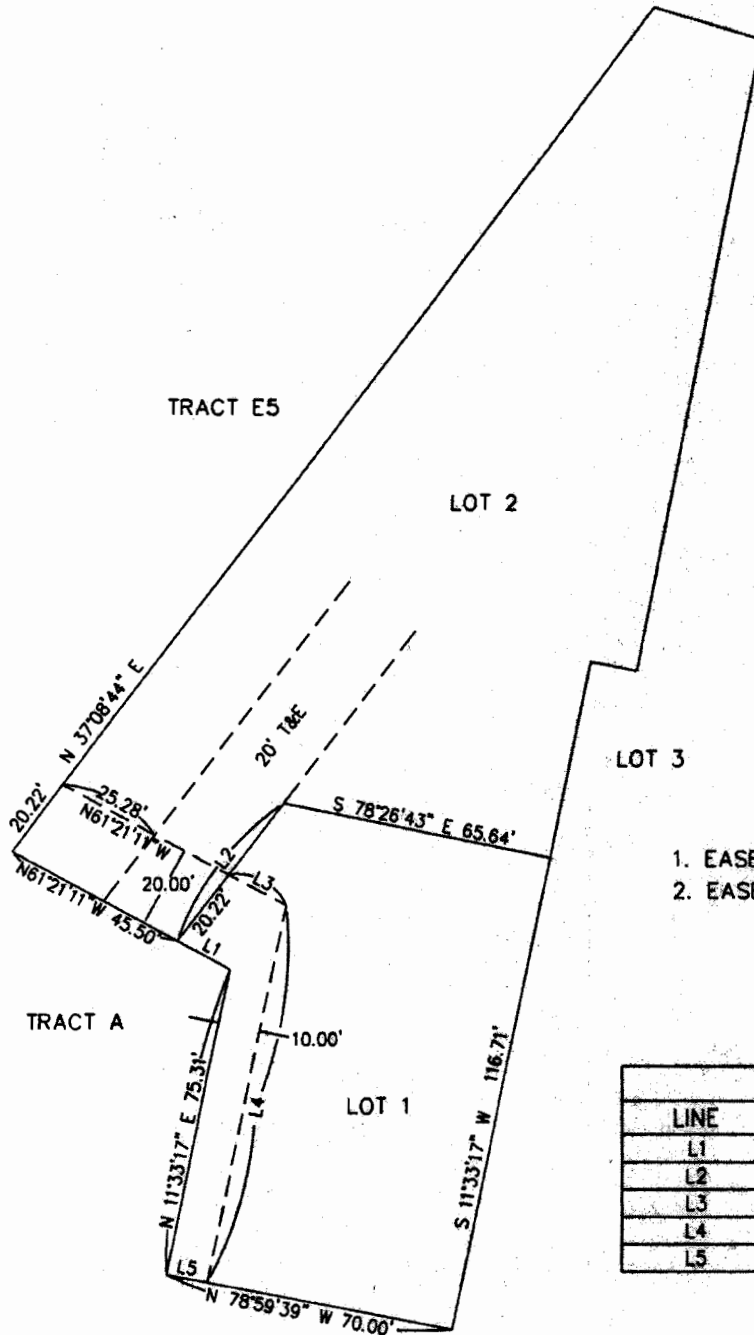
38 
Chair

39 ATTEST:

40 
41
42

43 Municipal Clerk

Appendix A



1. EASEMENT ON LOT 1 IS 1143.10 S.F.
2. EASEMENT ON LOT 2 IS 505.60 S.F.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.40	N 61°21'11" W
L2	41.95	N 37°08'44" E
L3	15.72	N 61°21'11" W
L4	93.06	N 11°33'17" E
L5	10.00	N 78°59'39" W

NOT TO SCALE

CHUGACH
POWERING ALASKA'S FUTURE

Chugach Electric Association, Inc.
5601 Minnesota Drive, Anch., AK

GIRDWOOD POST OFFICE SUBDIVISION
LOTS 1 AND 2
RIGHT OF WAY EASEMENT DETAIL
SE1/4 OF SEC 8, T10N. R2E, S.M., AK
NE1/4 OF SEC 17, T10N. R2E, S.M., AK
GRID 4715 AND 4815

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W.O. E0312322

Appendix B

Heritage Land Bank Advisory Commission

Resolution 2005- 02

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION
RECOMMENDING THE APPROVAL OF DISPOSAL OF A PORTION OF HLB PARCEL NOS.
6-019A AND 6-019B TO CHUGACH ELECTRIC ASSOCIATION FOR PURPOSES OF A
PERPETUAL EASEMENT FOR UNDERGROUND ELECTRICAL LINE**

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, land disposals under AMC 25.40.025.F include land sales, land exchanges, leases, and easements; and

WHEREAS, Chugach Electric Association has applied and paid a processing fee for an easement for underground electrical easement over a part of HLB Parcels No. 6-019A and 6-019B, as part of a project to relocate the current overhead main feeder line serving the Girdwood Valley; and

WHEREAS, HLB, along with the Municipal Planning Department, initiated this project in 2001 in an effort to implement the Girdwood Area Plan's provisions for undergrounding overhead lines and to relocate the feeder line now crossing said HLB Parcels, thus freeing Parcel No. 6-019A for sale; and

WHEREAS, the increased market value of HLB Parcel 6-019A resulting from relocating the feeder line will be substantial, possibly quadrupling its value for purposes of immediate sale by competitive bid; and

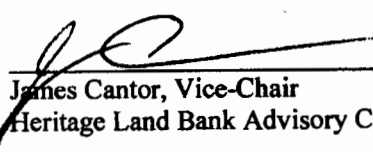
WHEREAS, the cost of undergrounding the feeder line in the immediate vicinity of the HLB parcels will be borne in equal shares of \$35,000 each by HLB, the United States Postal Service (USPS), and CEA, pursuant to agreement made prior to sale of the adjoining HLB parcel to USPS;

**NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES
TO RECOMMEND THE APPROVAL OF AN EASEMENT FOR UNDERGROUND ELECTRIC
POWER TO CHUGACH ELECTRIC ASSOCIATION.**


Section 1. This resolution will take effect immediately upon passage and approval, subject to completion of the pending Agency Review.

APPROVED on this, the 22nd day of February, 2005 by the Heritage Land Bank Advisory Commission.

APPROVED:


James Cantor, Vice-Chair
Heritage Land Bank Advisory Commission

ATTEST:


Robin E. Ward, Executive Director
Heritage Land Bank