

Submitted by: Chair of the Assembly  
at the Request of the Mayor  
Prepared by: Heritage Land Bank  
For Reading: January 11, 2005

CLERK'S OFFICE

ANCHORAGE, ALASKA

APPROVED

AO NO. 2005-4

Date: 1-25-05

1 AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT AN  
2 ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION ACROSS A  
3 PORTION OF HLB PARCEL 3-064, LOCATED NEAR EAST 64<sup>TH</sup> AVENUE AND SPRUCE  
4 STREET  
5

6  
7 WHEREAS, Anchorage Water and Wastewater Utility (AWWU) requires an upgraded  
8 underground electric power source for its water well house on the subject property; and  
9

10 WHEREAS, in order to provide the required service, Chugach Electric Association (CEA)  
11 has requested an easement comprising 3,700 square feet (0.085 acre) over Heritage Land Bank  
12 Parcel No. 3-064, more completely described in the attached memorandum; and  
13

14 WHEREAS, the subject easement is found to be of negligible monetary value but will  
15 provide a service to a facility needed by AWWU; and  
16


17 WHEREAS, on October 7, 2004, the Heritage Land Bank Advisory Commission approved  
18 HLBAC Resolution #2004-13, supporting the easement across a portion of HLB Parcel #3-064,  
19

20 NOW THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:  
21

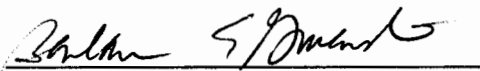
22 Section 1. That the Administration is authorized to grant the requested underground  
23 electrical easement to Chugach Electric Association over land described in the attached  
24 memorandum.  
25

26 Section 2. This resolution shall take effect immediately upon passage and approval.  
27  
28

29 PASSED AND APPROVED by the Anchorage Municipal Assembly this 25<sup>th</sup> day of  
30 January, 2005.  
31

32  
33  
34  
35   
36 Chair

37 ATTEST:  
38  
39

40   
41 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 22-2005

Meeting Date: January 11, 2005

1 **From:** Mayor

2  
3 **Subject:** **An Ordinance Authorizing the Municipality of Anchorage to Grant an Electrical**  
4 **Easement to Chugach Electric Association Across a Portion of HLB Parcel 3-064,**  
5 **located near East 64<sup>th</sup> Avenue and Spruce Street**  
6

7 Anchorage Water and Wastewater Utility (AWWU) applied to Chugach Electric Association (CEA) for  
8 electric service to be upgraded to its pump station at this location. The station is currently served by  
9 standard one-phase power; 3-phase power is required for a new electric motor to operate the facility,  
10 replacing a natural gas pump now in use. The parcel is considered by the Municipal Assessor's Office to  
11 be 70% Class A Wetland.  
12

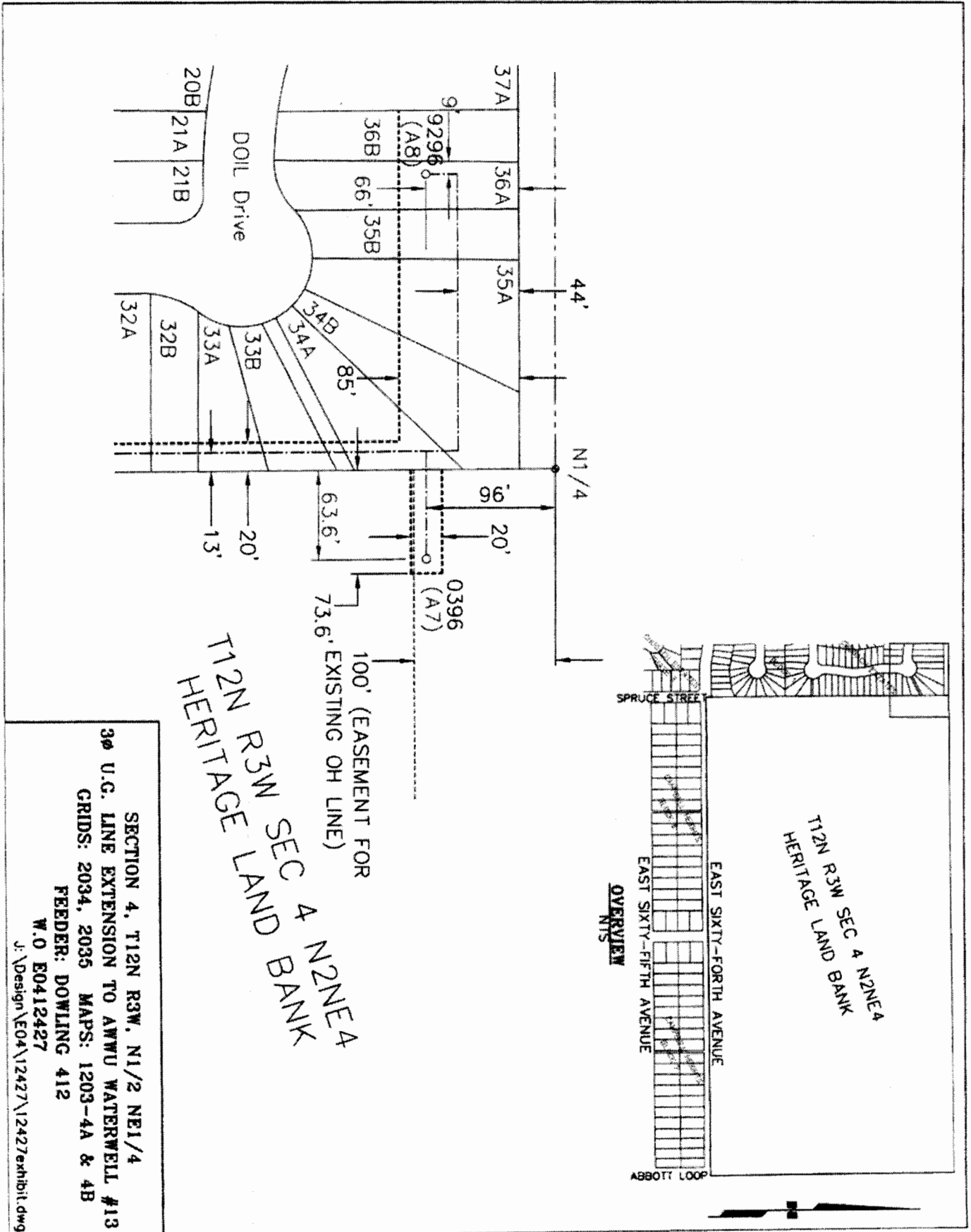
13 In accordance with AMC 25.40.015.A.3, an agency review was completed in October, 2004 to determine  
14 that the approximately 3,700± sq. feet requested for the easement was excess to other future municipal  
15 needs, and to ensure that it could be used for this purpose (see maps, Appendix A). An application fee  
16 and an amount equal to the fair market value of the land utilized by the easement will be paid to HLB by  
17 CEA.  
18

19 On October 7, 2004, the Heritage Land Bank Advisory Commission held a public hearing and approved  
20 HLBAC Resolution 2004-13 (see Appendix B), granting the easement to provide upgraded electrical  
21 service to the pump station.  
22

23 The Administration recommends approval of this easement for upgraded electrical service to the  
24 AWWU pump station on the site.  
25  
26

27 Prepared By: Robin E. Ward, HLB Director  
28 Concur: Mary Jane Michael, OECD Director  
29 Concur: Denis C. LeBlanc, Municipal Manager  
30 Respectfully submitted: Mark Begich, Mayor

Appendix A

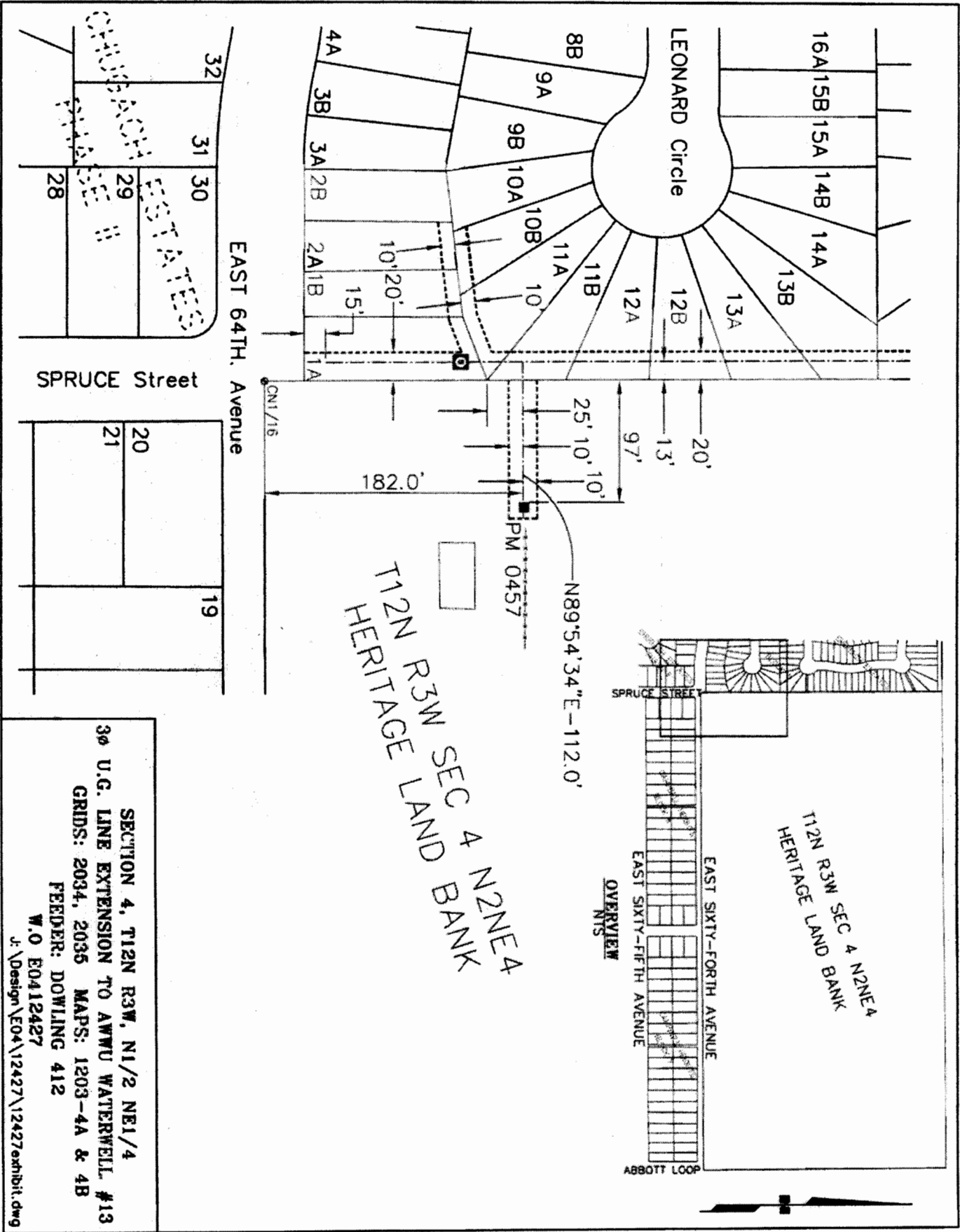


T12N R3W SEC 4 N2NE4  
HERITAGE LAND BANK

100' (EASEMENT FOR  
EXISTING OH LINE)

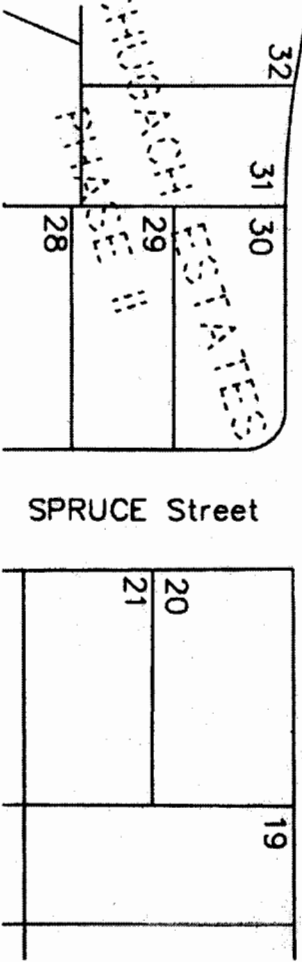
SECTION 4, T12N R3W, N1/2 NE1/4  
3" U.G. LINE EXTENSION TO AWWU WATERWELL #13  
GRIDS: 2034, 2035 MAPS: 1203-4A & 4B  
FEEDER: DOWLING 412

W.O E0412427  
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T12N R3W SEC 4 N2NE4  
HERITAGE LAND BANK

T12N R3W SEC 4 N2NE4  
HERITAGE LAND BANK



SECTION 4, T12N R3W, N1/2 NE1/4  
3rd U.G. LINE EXTENSION TO AWU WATERWELL #13  
GRIDS: 2034, 2035 MAPS: 1203-4A & 4B  
FEEDER: DOWLING 412  
W.O E0412427  
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## Appendix B

### Heritage Land Bank Advisory Commission

#### Resolution 2004-13

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING THE APPROVAL OF DISPOSAL OF A PORTION OF HLB PARCEL NO. 3-064 TO CHUGACH ELECTRIC ASSOCIATION FOR PURPOSES OF A PERPETUAL EASEMENT FOR UNDERGROUND ELECTRICAL LINE TO SERVE A PUMP STATION FOR ANCHORAGE WATER & WASTEWATER UTILITY**

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**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.a include land sales, land exchanges, leases, and easements; and

**WHEREAS**, "All public notices of proposed HLB Advisory Commission actions, including public hearings regarding such actions, shall precede a hearing before the Advisory Commission on the proposed action by at least 14 days." (AMC 25.40.030)

**WHEREAS**, Chugach Electric Association and its client, Anchorage Water & Wastewater Utility, have applied and agreed to pay market value for an easement for underground electrical service over a portion of HLB Parcel No. 3-064, comprising 3,700 square feet; and

**WHEREAS**, the proposed easement was reviewed by Heritage Land Bank staff and found to slightly enhance the value of the affected parcel, and coincides with an established but unrecorded easement over the same property;

**NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO:**

**Section 1.** Recommend Assembly approval of an electrical easement to Chugach Electric Association through a portion of HLB Parcel #3-064.

**Section 2.** This resolution will take effect immediately upon passage and approval, subject to completion of the pending Agency Review and payment of application fee and compensation to HLB.

APPROVED:



Jeff Blake, Chair  
Heritage Land Bank Advisory Commission

ATTEST:



Robin E. Ward, Director  
Heritage Land Bank

Approved 10/7/2004

**Content Information**

**Content ID :** 002434

**Title:** Electrical Easement Across Portion of HLB Parcel #3-064

**Author:** vanhornlr

**Initiating Dept:** HLB

**Description:** Electrical Easement across portion of HLB Parcel 3-064 near E 64th and Spruce

**Keywords:** Easement

**Date Prepared:** 12/7/04 5:20 PM

**Director Name:** Robin E. Ward

**Assembly Meeting Date**  
MM/DD/YY: 1/11/05

**Public Hearing Date**  
MM/DD/YY: 1/25/05

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	12/7/04 5:22 PM	Checkin	vanhornlr	Public	002434
HLB_SubWorkflow	12/7/04 5:33 PM	Approve	wardre	Public	002434
ECD_SubWorkflow	12/7/04 6:09 PM	Approve	thomasm	Public	002434
MuniManager_SubWorkflow	12/10/04 10:55 AM	Approve	leblancdc	Public	002434
MuniMgrCoord_SubWorkflow	1/3/05 12:26 PM	Approve	abbottmk	Public	002434

2005 JAN -3 PM 2:52  
 OLIVIA S. JOE  
 M.O.A.