

Submitted by: Chair of the Assembly at  
the request of the Mayor  
Prepared by: Heritage Land Bank  
For Reading: May 31, 2005

*See AO 2005-72(S)*

ANCHORAGE, ALASKA  
AO NO. 2005- 72

1 AN ORDINANCE AUTHORIZING EXCHANGE OF A PORTION OF HERITAGE LAND  
2 BANK PARCEL NO. 6-036 FOR A PORTION OF TRACT A-2D, ALPINE VIEW ESTATES  
3 SUBDIVISION.

4  
5 **WHEREAS**, the proposed exchange has been reviewed by all municipal agencies, and HLB  
6 Parcel 6-036 is not needed for future municipal purposes; and

7  
8 **WHEREAS**, the Municipality may exchange Heritage Land Bank land for other land on at least  
9 an equal value basis, as determined by a fair market value appraisal, pursuant to Anchorage  
10 Municipal Code section 25.40.020E.; and

11  
12 **WHEREAS**, following a public hearing on February 22, 2005, the Heritage Land Bank Advisory  
13 Commission passed Resolution 2005-03, approving a trade of Tract A-2D, Alpine View Estates  
14 Subdivision, consisting of approximately 8.41 acres (Parcel A, Appendix A), for a portion of HLB  
15 Parcel 6-036, consisting of approximately 1.93 acres (Parcel B, Appendix A), subject to the  
16 condition that all associated costs, including appraisals, any additional land use studies, amending  
17 the Girdwood Area Plan, survey and/or plat work, and rezoning, shall be at the applicant's  
18 expense; now, therefore,

19  
20 **THE ANCHORAGE ASSEMBLY ORDAINS:**

21  
22 **Section 1.** The Municipality is authorized to exchange a portion of HLB Parcel 6-036  
23 containing approximately 1.93 acres, for a portion of Tract A-2D, Alpine View Estates  
24 Subdivision, containing approximately 8.41 acres, subject to the condition that all associated costs,  
25 including appraisals, any additional land use studies, amending the Girdwood Area Plan, survey  
26 and/or plat work, and rezoning, shall be at the applicant's expense.

27  
28 **Section 2.** This ordinance shall be effective upon receipt of appraisals of both parcels  
29 indicating the fair market value of the 8.41 acre portion of Tract A-2D, Alpine View Estates  
30 Subdivision is equal to or greater than the fair market value of the 1.93 acre portion of HLB Parcel  
31 6-036.

32  
33 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

34  
35  
36 \_\_\_\_\_  
Chair of the Assembly

37 ATTEST:

38  
39 \_\_\_\_\_  
40 Municipal Clerk

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

AO Number: 2005-72  
 Sponsor:  
 Preparing Agency:  
 Others Impacted:

Title: Equal value land exchange for a portion of HLB Parcel #6-036  
 HLB  
 Heritage Land Bank

**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

	FY05	FY06	FY07	FY08
Operating Expenditures				
1000 Personal Services				
2000 Supplies				
3000 Other Services				
4000 Debt Service				
5000 Capital Outlay				
<b>TOTAL DIRECT COSTS:</b>	0	0	0	0
6000 IGCs	0	0	0	0
<b>FUNCTION COST:</b>				
<b>REVENUES:</b>	0	0	0	0
<b>CAPITAL:</b>	0	0	0	0
<b>POSITIONS: FT/PT and Temp.</b>	N/A			

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Equal value exchange of the two Girdwood properties will neither directly enhance nor offset public sector economic effects.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Potential for residential development in Girdwood as a result of the land trade, which may result in some future regional economic growth.

Prepared by: Karlee Gaskill

Telephone: 343-4336

Validated by OMB: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by: Robin E. Ward  
 (Director, Preparing Agency)

Date: 5/09/2005



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 368 -2005

MEETING DATE: May 31, 2005

1 **FROM:** Mayor

2  
3 **SUBJECT:** AN ORDINANCE AUTHORIZING EXCHANGE OF A PORTION OF  
4 HERITAGE LAND BANK PARCEL NO. 6-036 FOR A PORTION OF TRACT  
5 A-2D, ALPINE VIEW ESTATES SUBDIVISION.  
6

7 The applicant, Tim Cabana, initially approached the Heritage Land Bank in 2002, with a  
8 proposal to trade a portion of Tract A-2D of Alpine View Estates Subdivision for a portion of  
9 HLB Parcel 6-036. The portion of HLB Parcel 6-036 (Parcel A) has subsequently been reduced  
10 to approximately 1.93 acres and the land the applicant is offering (Parcel B) has been increased  
11 to approximately 8.41 acres. (Site map, Appendix A.)  
12

13 The 1995 Girdwood Area Plan (GAP) designates HLB Parcel 6-036 as Open Space and  
14 Commercial Recreation. The GAP designates the applicant's property as Open Space and Single  
15 Family Residential.  
16

17 A March 17, 2003 Parks & Recreation memorandum to the Girdwood Board of Supervisors  
18 (GBOS) supports the acquisition of the Parcel B to preserve and retain open space, but notes that  
19 the acquisition does not satisfy the need for a neighborhood park in the Alyeska Basin  
20 Subdivision (Appendix B).  
21

22 The Girdwood Land Use Committee and the GBOS formally support the proposed land trade  
23 (Appendices C, D and E).  
24

25 On October 30, 2003, staff sent a memorandum regarding the proposal and offer to municipal  
26 agencies, as well as the GBOS, requesting non-objection or justification to retain Parcel A for  
27 municipal purposes, and any additional comments. A summary of comments is attached  
28 (Appendix F). The Parks & Recreation Division responded that loss of the HLB land could  
29 diminish park development opportunities contrary to the Girdwood Park and Open Space Master  
30 Plan and requested that a recommendation regarding the proposed land trade be postponed until  
31 staff had an opportunity to obtain additional information about the HLB land in order to further  
32 analyze potential impacts (Appendix G).  
33

34 On March 20, 2004, following a public hearing, the Heritage Land Bank Advisory Commission  
35 (HLBAC) approved HLBAC Resolution 2004-03, authorizing the Heritage Land Bank to  
36 negotiate an equal value trade of a 4.34 acre portion of HLB Parcel 6-036 for a 7.07 acre portion  
37 of Tract A-2D, Alpine View Estates Subdivision (Staff Report and Resolution, Appendices H  
38 and I).

1  
2 In order to satisfy the requirement for a site specific land use study, Thede Tobish, Senior  
3 Planner, Planning Department, produced a Land Use and Issues Analysis (LUIA), dated  
4 January 6, 2005, addressing the proposed trade. (Appendix J.)

5  
6 The LUIA contained a number of findings and conclusions. First, while Parcel B is not  
7 summarily restricted from development, any development is constrained because of Title 21  
8 regulations, GAP policies, and regulatory restrictions. Consequently, even without a land trade,  
9 most of Parcel B will likely remain undeveloped open space due to these constraints.

10  
11 The LUIA further found Parcel B is not suitable for a park as envisioned in the GAP. Even if a  
12 portion of the meadow at the east end of Parcel B received the necessary Corps of Engineers  
13 authorizations, there is insufficient area to support park facilities and associated amenities.

14  
15 In addition, the LUIA concluded the Parks and Recreation Department or the Planning  
16 Department should undertake at least a cursory site evaluation of vacant lands south of Alyeska  
17 Highway and east of Glacier Creek, for a 5- to 15-acre parcel as a neighborhood park. Without  
18 suitable acreage for this future park need, the north end of HLB Parcel 6-036 might be committed  
19 to that land use.

20  
21 Following a public hearing on February 22, 2005, the HLBAC passed Resolution 2005-03,  
22 approving the proposed trade, subject to the condition that all associated costs, including  
23 appraisals, any additional land use studies, amending the GAP, survey and/or plat work, and  
24 rezoning, shall be at the applicant's expense (Staff Report and Resolution, Appendices K and L).

25  
26 Per AMC section 25.40.020E., the Heritage Land Bank may exchange Heritage Land Bank land  
27 for other land on at least an equal value basis, as determined by a fair market value appraisal.

28  
29 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN EXCHANGE OF A  
30 PORTION OF HLB PARCEL 6-036 CONTAINING APPROXIMATELY 1.93 ACRES FOR  
31 APPROXIMATELY 8.41 ACRES OF TRACT A-2D, ALPINE VIEW ESTATES SUBDIVISION.

32  
33 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank  
34 Concur: Mary Jane Michael, Executive Director,  
35 Economic and Community Development  
36 Concur: Denis C. LeBlanc, Municipal Manager  
37 Respectfully submitted: Mark Begich, Mayor

38  
39 Appendix A: Location map  
40 Appendix B: 3/17/2003 Memorandum: MOA Parks to GBOS  
41 Appendix C: GBOS Letter, June 11, 2002  
42 Appendix D: GBOS Letter, March 30, 2003  
43 Appendix E: GBOS Letter, July 2, 2004  
44 Appendix F: Agency Review Summary  
45 Appendix G: Parks and Recreation Memorandum, November 21, 2003  
46 Appendix H: HLBAC Resolution 2004-03  
47 Appendix I: Staff Report

- 1 Appendix J: Land Use and Issues Analysis
- 2 Appendix K: HLBAC Resolution 2005-03
- 3 Appendix L: Staff Report

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5  
6

G:HLB/Assembly/memoranda/2005/cabana

**Content Information**

**Content ID :** 002875

**Type:** Ordinance - AO

**Title:** Equal Value Land Exchange in Girdwood

**Author:** vanhornlr

**Initiating Dept:** HLB

**Description:** Equal Value land exchange for a portion of HLB Parcel for portion of privately owned parcel, both located in Girdwood.

**Keywords:** equal value land exchange Girdwood Cabana

**Date Prepared:** 5/9/05 3:05 PM

**Director Name:** Robin E. Ward

**Assembly Meeting Date**  
**MM/DD/YY:** 5/31/05

**Public Hearing Date**  
**MM/DD/YY:** 6/14/05

M.O.A.  
 2005 MAY 23 PM 2:15  
 CLERKS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	5/9/05 3:08 PM	Checkin	vanhornlr	Public	002875
HLB_SubWorkflow	5/10/05 9:07 AM	Approve	wardre	Public	002875
ECD_SubWorkflow	5/10/05 9:19 AM	Approve	thomasm	Public	002875
AllOrdinanceWorkflow	5/10/05 6:58 PM	Reject	mitsonjl	Public	002875
AllOrdinanceWorkflow	5/11/05 8:15 AM	Checkin	vanhornlr	Public	002875
HLB_SubWorkflow	5/11/05 12:46 PM	Approve	wardre	Public	002875
ECD_SubWorkflow	5/11/05 2:18 PM	Approve	thomasm	Public	002875
OMB_SubWorkflow	5/11/05 4:34 PM	Approve	mitsonjl	Public	002875
Legal_SubWorkflow	5/11/05 5:08 PM	Approve	fehlenrl	Public	002875
MuniManager_SubWorkflow	5/20/05 9:46 AM	Approve	leblancdc	Public	002875
MuniMgrCoord_SubWorkflow	5/23/05 8:12 AM	Approve	abbottmk	Public	002875