

See AO 2006-19 (S)

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared By: Dept. of Law
For Reading: January 31, 2006

ANCHORAGE, ALASKA
AO NO. 2006-19

1 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE
2 MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION
3 APRIL 4, 2006, A BALLOT PROPOSITION AUTHORIZING DISPOSAL OF A
4 PORTION OF THE NORTHWEST CORNER OF MIRROR LAKE/EDMONDS LAKE
5 PARK TO EKLUTNA, INC., BASED ON FAIR MARKET VALUE, BY EXCHANGE
6 FOR A PARCEL OF LAND ADJACENT TO CHUGACH STATE PARK FOR A
7 TRAIL-HEAD PARKING LOT AND TRAIL CORRIDOR TO MT. BALDY.

8
9 WHEREAS, the northwest corner of Mirror Lake/Edmonds Lake Park is owned by the
10 Municipality of Anchorage and, pursuant to AO 2000-115, is dedicated for public park
11 and recreational purposes; and
12

13 WHEREAS, the exchange of these parcels provides a location for a trail-head parking lot
14 and corridor for trail access to Mt. Baldy in the Chugach State Park; and
15

16 WHEREAS, Anchorage Municipal Charter § 10.02(8) and Anchorage Municipal Code
17 section 25.30.020 require a disposal of land dedicated for public park or recreational
18 purposes to be approved at a regular or special election by a majority of those voting on
19 the question; and
20

21 WHEREAS, a companion ordinance, AO 2006-20, authorizing disposal of a portion of
22 the northwest corner of Mirror Lake/Edmonds Lake Park for fair market value by
23 exchange for a parcel of land containing approximately 80 acres, owned by Eklutna, Inc.,
24 legally described as S1/2, SW1/4, Sec. 32, T15N, R1W, SM, Third Judicial District, State
25 of Alaska, must be approved by the Assembly prior to placing the ballot proposition
26 before the voters; now, therefore,
27

28 **THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:**
29

30 **Section 1.** Submission of this ballot proposition to the voters is subject to the adoption
31 of Anchorage Ordinance 2006-20, approving disposal of a portion of the northwest
32 corner of Mirror Lake/Edmonds Lake Park, based on fair market value by exchange for a
33 parcel of land described as S1/2, SW1/4, Sec.32, T15N, R1W, SM, Third Judicial
34 District, State of Alaska, located adjacent to Chugach State Park.
35

Section 2. Pursuant to the Anchorage Municipal Charter §10.02(8), a ballot proposition in substantially the following form and substance shall be submitted to the qualified voters of the Municipality at the next regular Municipal election to be held April 4, 2006:

PROPOSITION NO. _____

A DISPOSAL OF A PORTION OF DEDICATED MUNICIPAL PARK LAND DESCRIBED AS A PORTION OF THE NORTHWEST CORNER OF MIRROR LAKE/EDMONDS LAKE PARK, CONTAINING _____ ACRES MORE OR LESS, FOR FAIR MARKET VALUE BY EXCHANGE FOR A PARCEL OF LAND CONTAINING 80 ACRES MORE OR LESS, LOCATED ADJACENT TO CHUGACH STATE PARK, TO EKLUTNA, INC.

Shall the Municipality of Anchorage dispose of land dedicated to park to Eklutna, Inc. in exchange for S1/2, SW1/4, Sec. 32, T15N, R1W, Third Judicial District, State of Alaska, containing approximately 80 acres m/l, based upon fair market value and located adjacent to Chugach State Park?

Municipal park land affected by this proposition is described as a portion of NW ¼, SW1/4, SE1/4, SW1/4PTN, NE1/4PTN, T16N, R1W, Section 35, Plat No. _____, Anchorage Recording District, Third Judicial District, State of Alaska.

The taxpayers of the Municipality do not incur an increase in property taxes as a result of the disposal and the Municipality receives approximately 80 acres adjacent to Chugach State Park.

Section 3. Section 1 shall become effective if, and only if, the companion ordinance authorizing the disposal by exchange, AO 2006-20, is adopted by the Assembly.

Section 4. Section 2 of this ordinance shall become effective if, and only if, said proposition is passed by a majority of the Municipality of Anchorage voters voting on the proposition on April 4, 2006.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of
_____, 2006.

Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO 2006-19 Title: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION APRIL 4, 2006, A BALLOT PROPOSITION AUTHORIZING DISPOSAL OF A PORTION OF THE NORTHWEST CORNER OF MIRROR LAKE/EDMONDS LAKE PARK TO EKLUTNA, INC., BASED ON FAIR MARKET VALUE, BY EXCHANGE FOR A PARCEL OF LAND ADJACENT TO CHUGACH STATE PARK FOR A TRAIL-HEAD PARKING LOT AND TRAIL CORRIDOR TO MT. BALDY.

Sponsor: Mark Begich, Mayor
Preparing Agency: Heritage Land Bank and Real Estate Services
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY06	FY07	FY08	FY09	FY10
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Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

TOTAL DIRECT COSTS:	None				
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6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

The land disposal and exchange gives 80 acres to allow the location and construction of a trailhead parking lot and a trail corridor to preserve traditional access to Chugach State Park. The northwest corner of Mirror Lake/Edmonds Lake Park lacks improved access or any improvements and the public use of the existing trail located on the Eklutna, Inc. property is heavy and year-round.

PRIVATE SECTOR ECONOMIC EFFECTS:

The land disposal and exchange allows development of a trail-head parking lot and secures a trail route to Mt. Baldy. No ascertainable financial effect expected; however, public use will be secured and enhanced.

Prepared by: Robin Ward, Executive Director
Heritage Land Bank and Real Estate Services Division

Telephone:



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 77-2006

Meeting Date: January 31, 2006

From: Mark Begich, Mayor

Subject: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION APRIL 4, 2006, A BALLOT PROPOSITION AUTHORIZING DISPOSAL OF A PORTION OF MIRROR LAKE/EDMONDS LAKE PARK, TO EKLUTNA, INC., BASED ON FAIR MARKET VALUE, BY EXCHANGE FOR 80 ACRES ADJACENT TO CHUGACH STATE PARK.

The traditional trail to Mt. Baldy, through the 80 acre parcel adjacent to Chugach State Park, is heavily used by the public year-round. The need for secure trail access and the location and development of a trailhead parking lot is being actively promoted by citizens in the Anchorage Bowl. This traditional trail access serves as the most important access point to Chugach State Park for the Eagle River/Chugiak area and the current access and temporary parking lot is only secured by a short-term permit on a privately owned parcel and will have only one more option period available. The temporary parking lot will not be available after August, 2006.

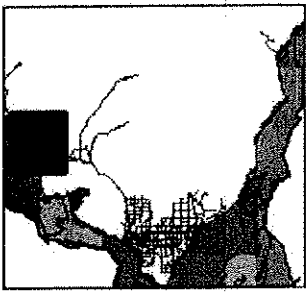
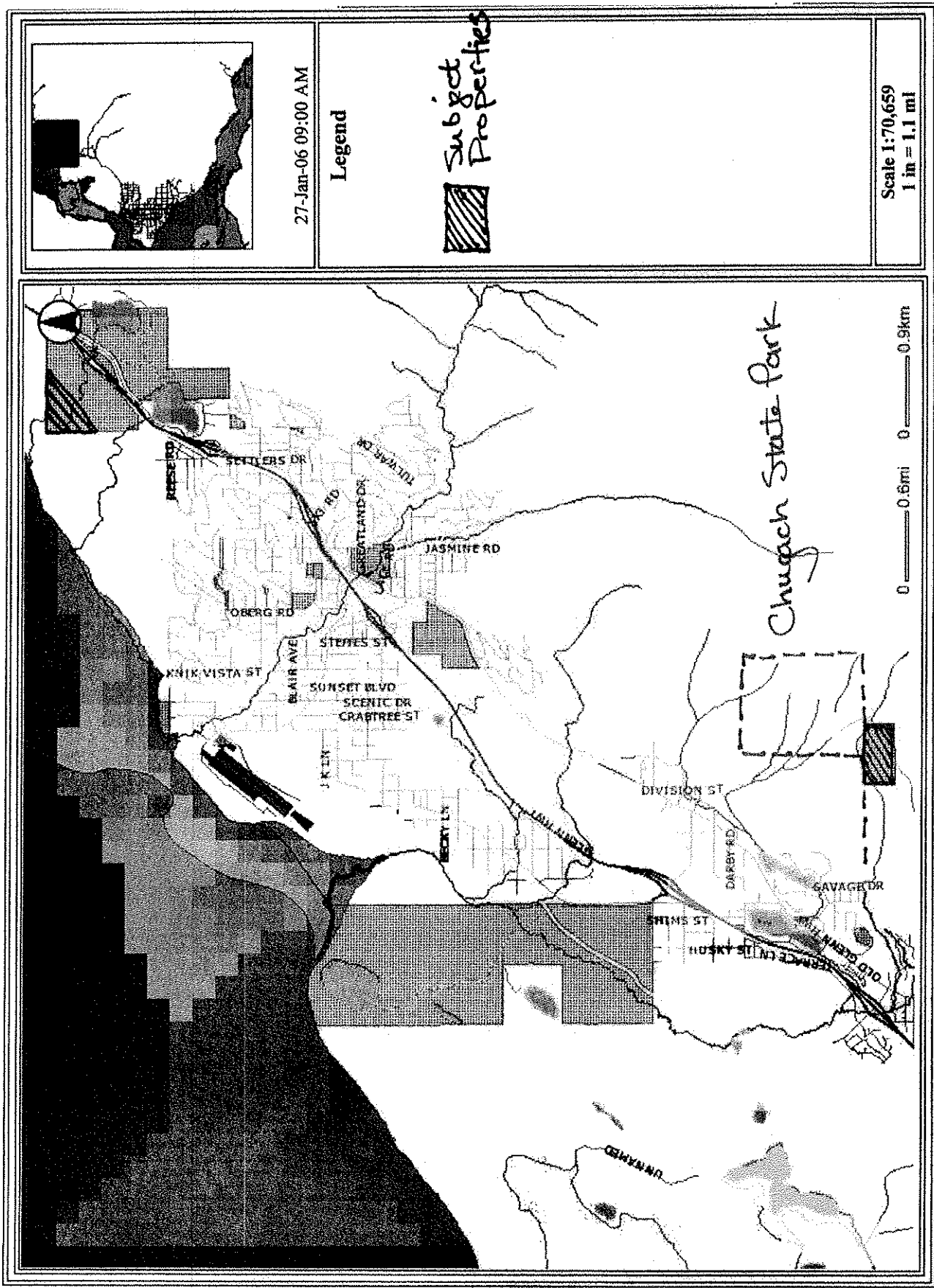
The Mayor and Eklutna, Inc. have signed a Memorandum of Understanding to pursue a land exchange for this 80 acre parcel. The Municipal parcel being considered by the exchange is a portion of the Northwest corner of the Mirror Lake/Edmonds Lake Park. This portion of the park has no public improvements and lacks improved access. The exchange of a portion of park property for potential park property will allow a not-net-loss of the value of parkland in the area.

Appraisals of both parcels will be completed on February 3, 2006, following the introduction of these ordinances. Prior to placing the proposition on the April 4, 2006 ballot, the appraisal results, as well as the specific terms and conditions for the exchange, shall be submitted by supplemental AM for approval by the Assembly.

Except for the cost of appraisals, and closing costs for the exchange, there is no cost to the Municipality or taxpayers. The ballot proposition must be approved on February 14, 2006 to be included on the ballot. In the event the terms and conditions of the disposal and exchange are not acceptable to the Assembly, the proposition may be pulled from the ballot.

Respectfully submitted,

Mark Begich, Mayor



27-Jan-06 09:00 AM

Legend

Subject Properties

Scale 1:70,659
1 in = 1.1 mi

Content Information**Content ID :** 003667**Type:** AM_LegalServices - Legal Services Memorandum**Title:** Mt. Baldy**Author:** moore**Initiating Dept:** HLB**Description:** Ordinance submitting to qualified voters at the regular Municipal election April 4, 2006, A ballot proposition authorizing disposal of portion of the Northwest corner of Mirror Lake-Mt. Baldy.**Keywords:** April 4, 2006 Ballot Proposition, Northwest Corner of Mirror Lake/Edmonds Lake Part to Eklutna, Mt. Baldy**Date Prepared:** 1/27/06 9:40 AM**Director Name:** Robin Ward**Assembly Meeting**
Date MM/DD/YY: 1/31/06**Public Hearing**
Date MM/DD/YY: 2/14/062006 JAN 30 AM 11:02
M.D.A.
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>
LegalServicesAMWorkflow	1/27/06 9:47 AM	Checkin	moore	Public	003667
HLB_SubWorkflow	1/27/06 11:14 AM	Approve	wardre	Public	003667
ECD_SubWorkflow	1/27/06 11:15 AM	Approve	thomasm	Public	003667
Legal_SubWorkflow	1/27/06 11:19 AM	Approve	gatesdt	Public	003667
MuniManager_SubWorkflow	1/27/06 4:52 PM	Approve	leblancdc	Public	003667
MuniMgrCoord_SubWorkflow	1/27/06 5:07 PM	Approve	curtiscr2	Public	003667

Addendum -

CONSENT AGENDA - INTRODUCTION