

Submitted by: Anna Fairclough, Assembly Chair
Debbie Ossiander, Assembly Member
Mark Begich, Mayor
Prepared By: Dept. of Law
For Reading: February 14, 2006

CLERK'S OFFICE

APPROVED

2-14-06

ANCHORAGE, ALASKA

AO NO. 2006 - 20 (S)

1
2 AN ORDINANCE AUTHORIZING DISPOSAL OF A PORTION OF MIRROR
3 LAKE/EDMONDS LAKE PARK TO EKLUTNA, INC., BASED ON FAIR MARKET
4 VALUE BY EXCHANGE FOR A PARCEL OF LAND LOCATED ADJACENT TO
5 MT. BALDY FOR TRAIL ACCESS TO CHUGACH STATE PARK.
6

7
8 WHEREAS, the northwest corner of Mirror Lake/Edmonds Lake Park is owned by the
9 Municipality of Anchorage and, pursuant to AO 2000-115, is dedicated for park and
10 recreational purposes; and
11

12 WHEREAS, Eklutna, Inc. and the Municipality of Anchorage signed a Memorandum of
13 Understanding to pursue an exchange of property of equal value to accommodate the
14 location of a trail-head parking lot and trail corridor to Mt. Baldy in Chugach State Park;
15 and
16

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

21 WHEREAS, a companion ordinance, Anchorage Ordinance 2006-19, containing a ballot
22 proposition as required by Anchorage Municipal Charter §10.02(8) and Anchorage
23 Municipal Code section 25.30020, has been submitted for voter approval at the April 4,
24 2006, municipal election, subject to approval of the disposal described herein; and
25

26 WHEREAS, if approved by the voters, the Municipality requests approval to dispose of
27 approximately 20 acres, described as a portion of Section 35, Township 16 North,
28 Range 1 West, Seward Meridian, located in the northwest corner of Mirror
29 Lake/Edmonds Lake Park, by exchange for a parcel of land containing approximately 80
30 acres owned by Eklutna, Inc. as access to Mt. Baldy; and
31

32 WHEREAS, the Eklutna parcel, legally described as Lot 4, Section 5, and Lot 1,
33 Section 6, both located in Township 14 North, Range 1 West, Seward Meridian, Alaska,
34 [S1/2, SW1/4, SEC. 32, T15N, R1W, SM, THIRD JUDICIAL DISTRICT, STATE OF

ALASKA], provides for location of a trail-head parking lot and physical access to the trail to Mt. Baldy; and

WHEREAS, the two parcels of land have been appraised and their fair market value ascertained; now, therefore,

THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:

Section 1. The disposal of approximately 20 acres, described as a portion of Section 35, Township 16 North, Range 1 West, Seward Meridian, located in the northwest corner of Mirror Lake/Edmonds Lake Park, based on fair market value by exchange for a parcel of land containing approximately 80 acres owned by Eklutna, Inc., described as Lot 4, Section 5, and Lot 1, Section 6, both located in Township 14 North, Range 1 West, Seward Meridian, Alaska [S1/2, SW1/4, SEC. 32, T15N, R1W, SM, THIRD JUDICIAL DISTRICT, STATE OF ALASKA], is approved.

Section 2. [WITHIN ONE YEAR OF CONVEYANCE TO T] The Municipality of Anchorage [, THE PARCEL CONVEYED TO THE MUNICIPALITY BY EKLUTNA] shall reserve and manage the parcel conveyed by Eklutna pursuant to this ordinance [BE DEDICATED BY ORDINANCE] for park and recreational uses.

Section 3. Section 1 shall become effective if, and only if, the ballot proposition set out in companion ordinance AO 2006-19 is approved by a majority of the voters at the April 4, 2006 municipal election.

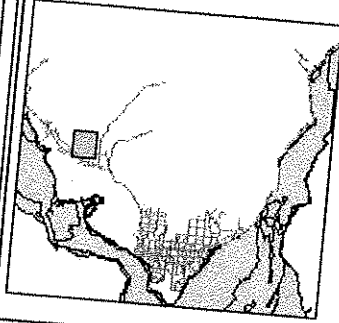
Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of February, 2006.

Anna L. Fairclough
Chair

ATTEST:

Shane S. Muent
Municipal Clerk



08-Feb-06 04:34 PM

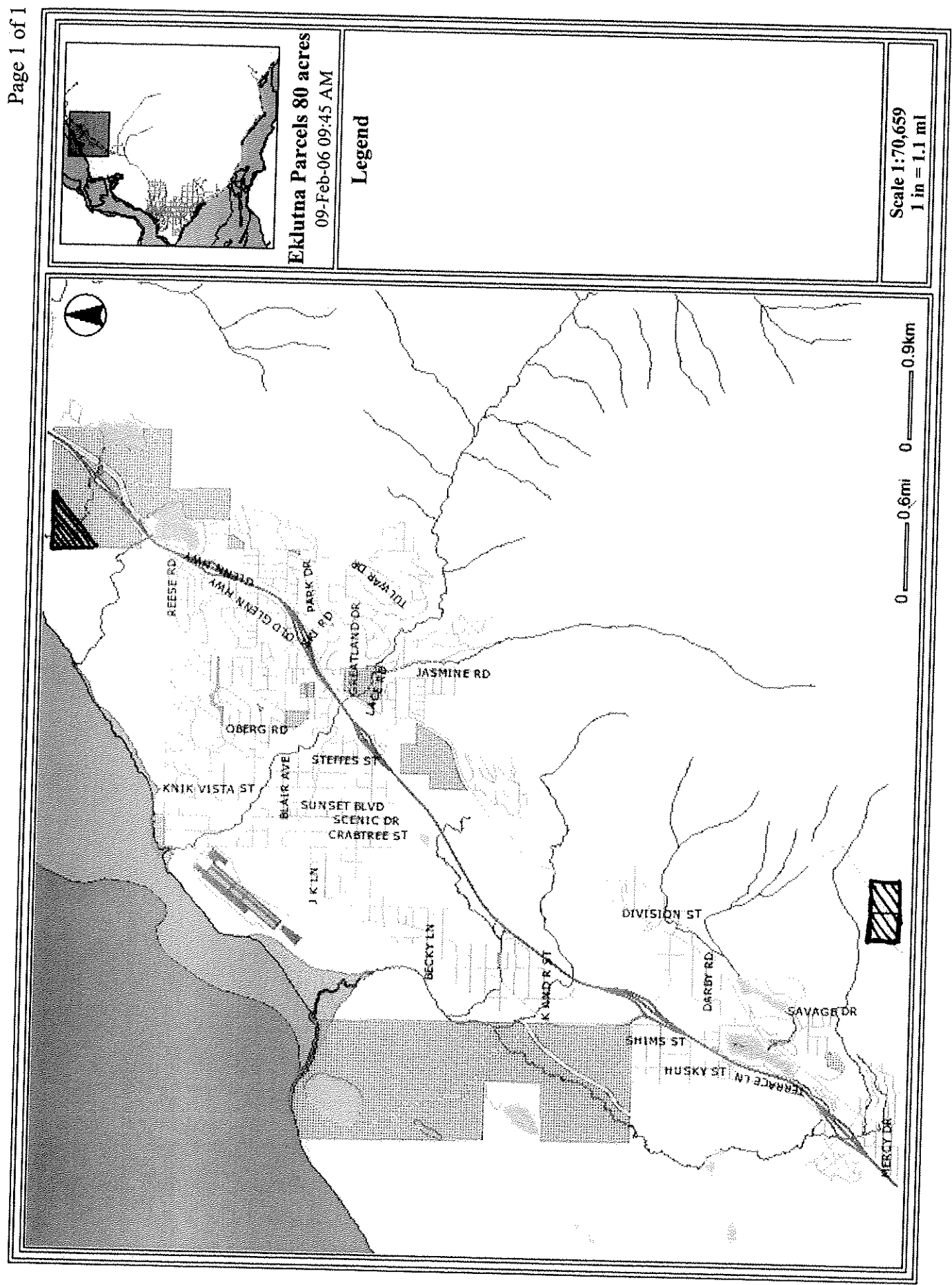
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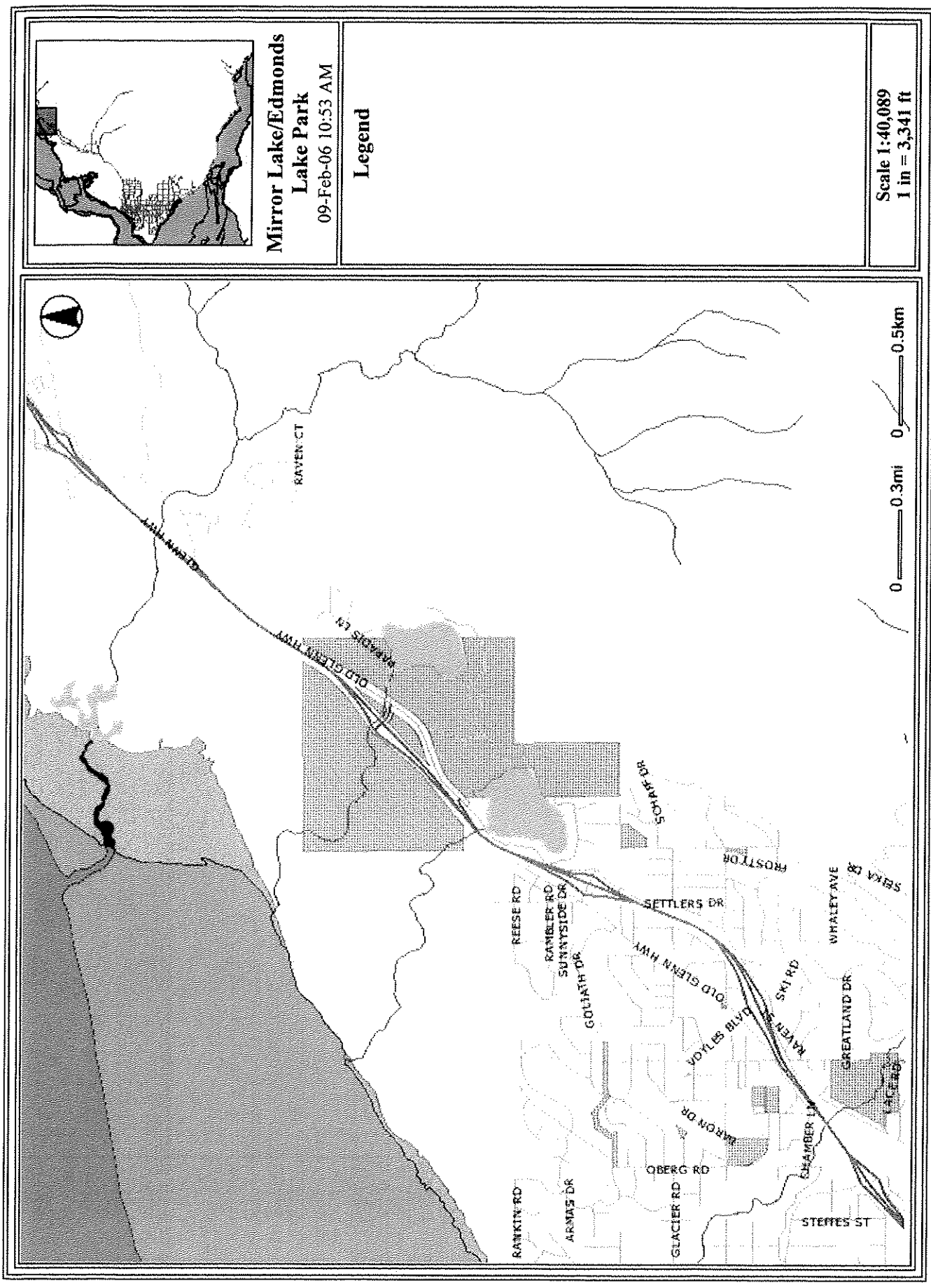
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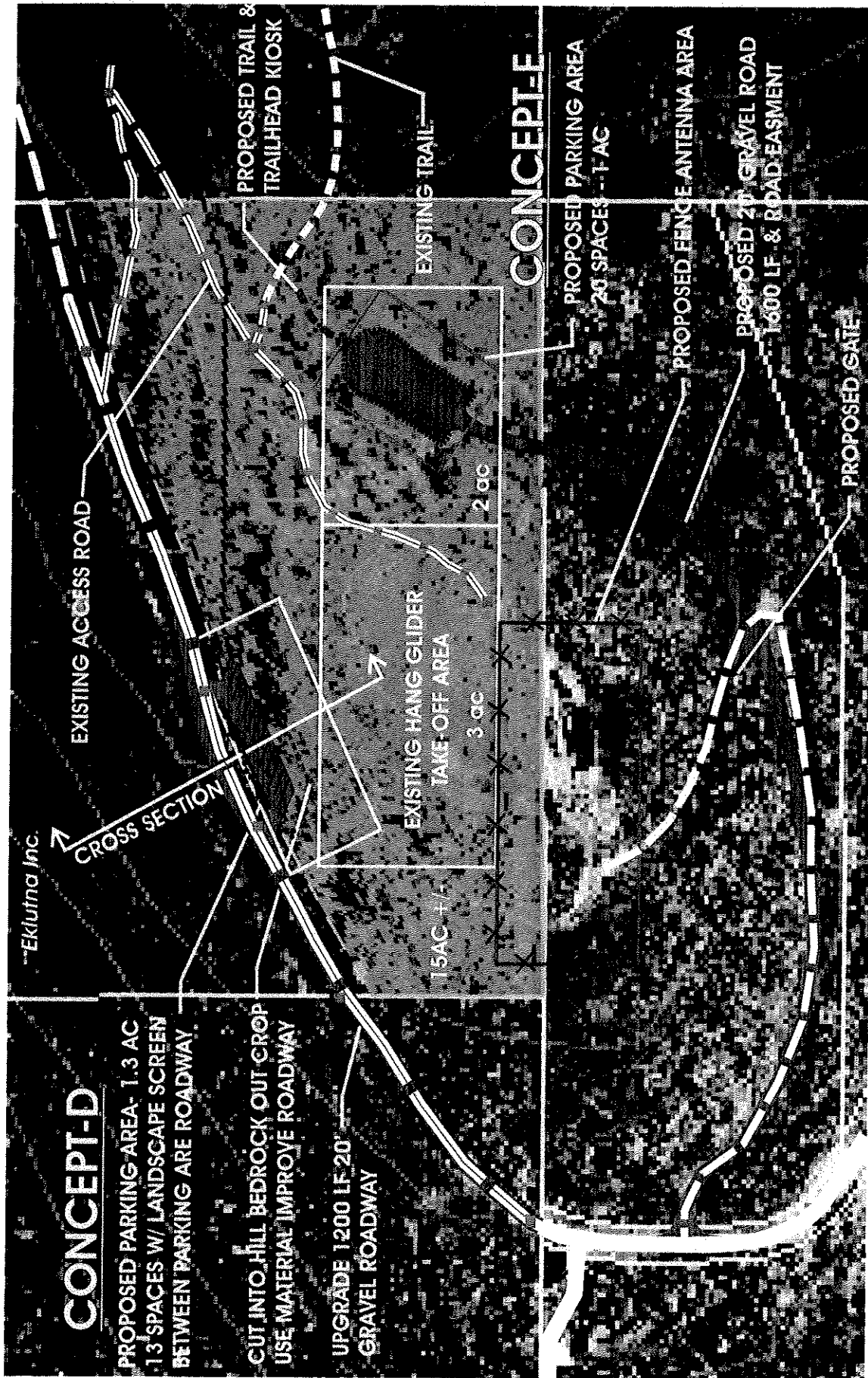


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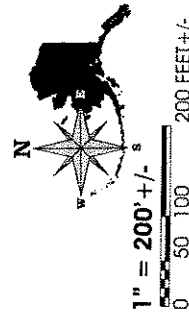


Streets, property lines and aerial photo are based from Air Photo by: Anchorage Live

This map is for the purpose of planning and a graphic presentation of spatial relationship of land use and activities.

OVERVIEW PLAN

Existing Conditions / Concepts D & E



CHUGACH STATE PARK

Mt. Baldy Trailhead

DIVISION OF PARKS AND OUTDOOR RECREATION
DEPARTMENT OF NATURAL RESOURCES

CONCEPT-D

Upgrade 1200 lf 20'wide gravel roadway

13- 10' x 25' Parking spaces w/ turnaround area (200' x 75' gravel pad)

200 lf 6' gravel trail, connecting to existing Mt. Baldy Trail

Landscape screen -4' berm -(20 spruce trees -topsoil & seed 175' x 25')

1ea. Trailhead kiosk

1ea. Facility entrance sign

50 Barrier rocks (3' dia. min.)

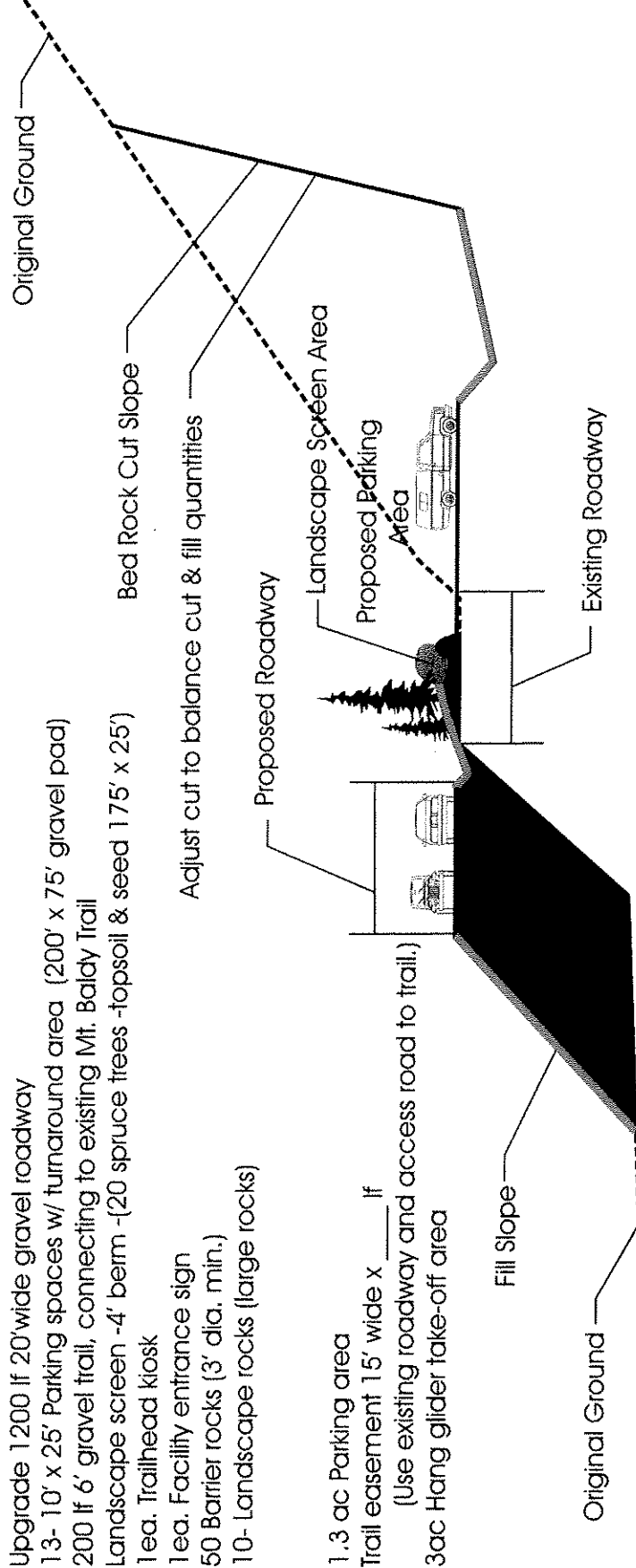
10- Landscape rocks (large rocks)

1.3 ac Parking area

Trail easement 15' wide x ____ lf

(Use existing roadway and access road to trail.)

3ac Hang glider take-off area



CROSS SECTION CONCEPT -D

CONCEPT-E

1500 lf 20'wide gravel access road

(600lf upgrade existing 12' access road to 20' and

900lf new 20' access road to parking area)

20- 10' x 25' Parking spaces w/ turnaround area (200' x 75' gravel pad)

200 lf 6' gravel trail, connecting to existing Mt. Baldy Trail

1ea. Trailhead kiosk

1ea. Facility entrance sign

1ea. Single gate

80 barrier rocks

500' x 210' - security fence around antenna farm (8' high with razor wire top)

2 ac parking area

trail easement 15' wide x ____ lf

3ac hang glider take-off area