

Submitted by: Chair of the Assembly At the
Request of the Mayor

Prepared by: Heritage Land Bank

For Reading: June 20, 2006

CLERK'S OFFICE

APPROVED

Date: 7-25-06 ~~ANCHORAGE~~, ALASKA

No. AO 2006- 94

1 AN ORDINANCE AUTHORIZING WITHDRAWAL OF HERITAGE LAND BANK
2 (HLB) PARCEL NO. 5-018, COMMONLY KNOWN AS KLATT BOG, TRACTS A
3 AND B, FROM HLB INVENTORY FOR TRANSFER TO REAL ESTATE SERVICES,
4 AND AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.05, INCLUDING
5 SECTION 21.05.115, THE ANCHORAGE WETLANDS MANAGEMENT PLAN
6 ELEMENT OF THE COMPREHENSIVE PLAN.
7

8
9 **WHEREAS**, Heritage Land Bank (HLB) Parcel No. 5-018 is under HLB management
10 authority and in the HLB inventory; and
11

12 **WHEREAS**, HLB Parcel No. 5-018 is generally described as:
13

14 Tracts A and B, ASLS No. 97-29, Plat No. 98-18, containing 15.93 acres
15 M/L, and also known as Klatt Bog, and identified as Class B wetlands,
16 located south of O'Malley Road near the curve of Minnesota Drive; and
17

18 **WHEREAS**, on August 9, 2000, the Heritage Land Bank Advisory Commission approved
19 the sale of development rights for HLB Parcel No. 5-018 to the Ted Stevens International
20 Airport; and
21

22 **WHEREAS**, AO 2000-151(S-2) (and supporting AM 928-2000(A-2) was passed February
23 6, 2001, authorizing the sale of development rights of HLB Parcel No. 5-018 to the Ted
24 Stevens International Airport and included Condition No. 8: "Following a waiting period,
25 the MOA (Cultural and Recreational Services) will manage all Klatt Bog lands as
26 permanently protected wetlands..."; and
27

28 **WHEREAS**, the sale of development rights of HLB Parcel No. 5-018 renders the parcel
29 undevelopable and its wetlands designation therefore qualifies as Class A; and
30

31 **WHEREAS**, amendments to chapter 21.05 of Anchorage Municipal Code are required as a
32 result of the wetlands reclassification; now, therefore,
33

34 **THE ANCHORAGE ASSEMBLY ORDAINS:**
35

36 **Section 1.** The withdrawal of Parcel #5-018 from the HLB inventory and the transfer
37 of Parcel #5-018 to Real Estate Services, pursuant to Anchorage Municipal Code
38 sections 25.40.010D. and 25.40.015B., is hereby approved.
39

Section 2. Anchorage Municipal Code chapter 21.05 is amended, as the result of the conservation easement and wetlands reclassification on Parcel No. 5-018 (located within Unit No. 63), as follows (*the remainder of the chapter is not affected, and therefore not set out*):

21.05.030 Elements.

The comprehensive plan consists of the following elements, which are incorporated in this chapter by reference. While they may be valid planning tools, plans or other elements that are not listed below or incorporated into the comprehensive plan elsewhere in this Code are not official elements of the comprehensive plan. If elements of the comprehensive plan conflict, the element most recently adopted shall govern.

*** *** ***

D. Environmental Quality.

*** *** ***

2. Anchorage Wetlands Management Plan, April 1995 (AO No. 82-33(S); AO No. 84-16(SA); AO No. 84-130(S); AO No. 84-163; AO No. 95-129, § 2, 3-12-96), AO No. 2006-_____.

*** *** ***

(AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S), § 4, 2-20-01; AO No. 2001-124(S), § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02; AO No. 2002-119, § 1, 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No. 2003-129, § 2, 10-21-03; AO No. 2006-_____).

21.05.115 Implementation--Anchorage Wetlands Management Plan.

*** *** ***

(AO No. 82-33(S); AO No. 85-165; AO No. 95-129, § 3, 3-12-96; AO No. 2006-_____).

21.05.130 Implementation--Coastal Zone Management Plan.

*** *** ***

(AO No. 85-165; AO No. 95-129, § 4, 3-12-96; AO No. 2006-_____).

[NOTE: Legislative history of section 21.05.130 amended due to references to policies of Anchorage Wetlands Management Plan. In addition, the Coastal Zone Management Plan is superseded by Anchorage Wetlands Management Plan for freshwater wetlands within the coastal management boundary.]

Section 3. This ordinance shall take effect immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 25th day of
July, 2006.

Samuel A. Sullivan
Chair

ATTEST:

Beth S. Jensen
Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2006- 94 Title: **Withdrawal of Klatt Bog parcel (HLB Parcel #5-018) from HLB inventory, amending AMC 21.05 and the Anchorage Wetlands Management Plan**

Sponsor: HLB
Preparing Agency: Heritage Land Bank
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

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

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

Ordinance will assure that no change to the current use/status of this public property will be allowed.

PRIVATE SECTOR ECONOMIC EFFECTS:

Ordinance will assure that no change to the current use/status of this public property will be allowed.

Prepared by: **Robin E. Ward, HLB Director**

Telephone: **343-4337**

Validated by OMB: _____

Date: _____

Approved by: _____
(Director, Preparing Agency)

Date: _____



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 433 -2006

MEETING DATE: June 20, 2006

1 **FROM:** MAYOR

2
3 **SUBJECT:** AN ORDINANCE AUTHORIZING WITHDRAWAL OF HERITAGE
4 LAND BANK (HLB) PARCEL NO. 5-018, COMMONLY KNOWN AS
5 KLATT BOG, TRACTS A AND B, FROM HLB INVENTORY FOR
6 TRANSFER TO REAL ESTATE SERVICES, AND AMENDING
7 ANCHORAGE MUNICIPAL CODE CHAPTER 21.05, INCLUDING
8 SECTION 21.05.115, THE ANCHORAGE WETLANDS MANAGEMENT
9 PLAN ELEMENT OF THE COMPREHENSIVE PLAN.
10

11 The Heritage Land Bank received Patent No. 16954 to Alaska State Land Survey No. 97-29,
12 containing approximately 168.77 acres, on March 10, 1998. The parcel is located south of
13 O'Malley Road near the curve of Minnesota Drive (see map, Appendix A), and was received
14 into HLB inventory as part of the Municipal Entitlement Agreement. The parcel, also
15 commonly known as Klatt Bog, was identified in subsequent HLB work programs in 1999
16 and 2000 as potential acreage for use in wetlands mitigation and for conservation easement
17 purposes.
18

19 In August 2000, the Heritage Land Bank Advisory Commission approved Resolution 2000-
20 04 (Appendix B), requesting Assembly approval for the sale of development rights to Ted
21 Stevens International Airport and the establishment of a conservation easement on HLB
22 Parcel No. 5-018.
23

24 On February 6, 2001, the Municipal Assembly approved AO 2000-151(S-2), authorizing the
25 sole source sale by HLB of the development rights and the establishment of a conservation
26 easement on Klatt Bog on behalf of the Ted Stevens International Airport (Appendix C).
27

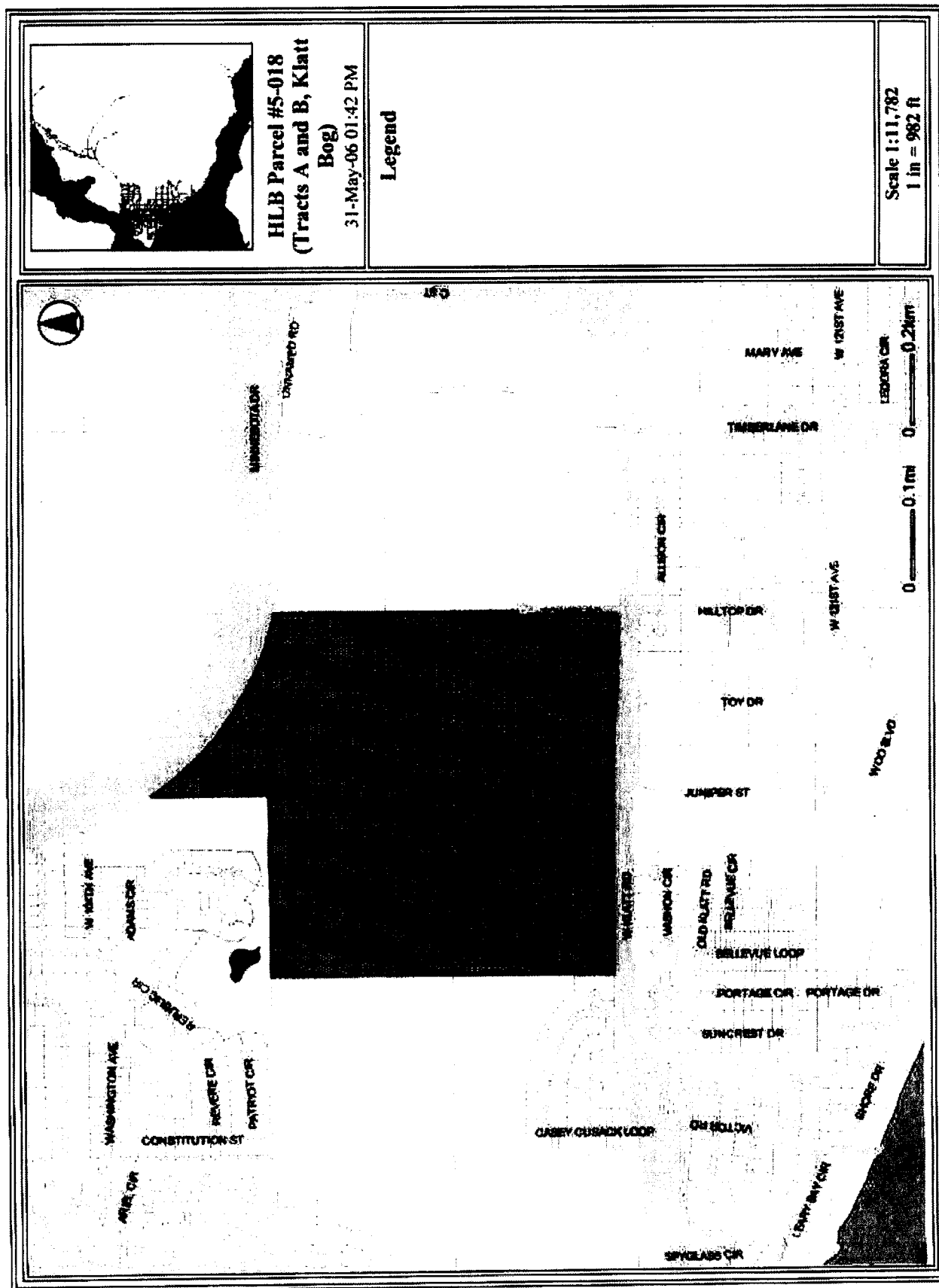
28 The accompanying Assembly Memorandum, AM 928-2000(A-2), explained one of the
29 conditions in the agreement, under Section 8: "Following a waiting period, the MOA
30 (Cultural and Recreational Services) will manage all Klatt Bog lands as permanently
31 protected wetlands for the benefit of the citizens of Anchorage." (See also Appendix C.)
32

33 The remaining condition to be met before the parcels comprising HLB Parcel No. 5-018
34 could be withdrawn from the HLB inventory as permanently protected wetlands was the
35 formal reclassification of the wetlands. Following establishment of the conservation
36 easement, the wetlands parcels are now considered undevelopable. The wetlands contained
37 therein now qualify as Class A wetlands. With the passage of this ordinance, the *Anchorage*

1 *Wetlands Management Plan* will be amended to reflect the wetlands area classification
2 change from Class B to Class A.

3
4 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE
5 AUTHORIZING WITHDRAWAL FROM THE HERITAGE LAND BANK INVENTORY
6 OF HLB PARCEL NO. 5-018, COMMONLY KNOWN AS TRACTS A AND B, FOR
7 TRANSFER TO REAL ESTATE SERVICES, AND AMENDING THE ANCHORAGE
8 WETLANDS MANAGEMENT PLAN.

9
10
11
12 Prepared by: Robin E. Ward, Executive Director
13 Heritage Land Bank
14 Concur: Mary Jane Michael, Executive Director
15 Economic and Community Development
16 Concur: Denis C. LeBlanc, Municipal Manager
17 Respectfully submitted: Mark Begich, Mayor



T

Appendix B

**HERITAGE LAND BANK ADVISORY COMMISSION
RESOLUTION NO. 2000-04**

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY
COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE
SALE OF DEVELOPMENT RIGHTS AND THE ESTABLISHMENT OF A
CONSERVATION EASEMENT ON HLB PARCEL NO. 5-018,
COMMONLY KNOWN AS TRACTS A AND B OF KLATT BOG IN
SOUTH ANCHORAGE.**

WHEREAS, the Heritage Land Bank (HLB) was established to "...manage uncommitted Municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote the orderly development, and achieve the goals of the Comprehensive Plan" (AMC 25.40.010), and,

WHEREAS, "The Heritage Land Bank Advisory Commission shall hold a public hearing ... prior to making a recommendation to the Mayor and Assembly regarding the disposal of Heritage Land Bank land or an interest in land." (AMC 25.40.025.A); and,

WHEREAS, the Advisory Commission... shall recommend and submit annually for Assembly approval, a work program which includes detailed descriptions of proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year..." (AMC 25.40.020.B); and,

WHEREAS, both the approved 1999 and draft 2000 HLB Work Plans list the potential purchase of HLB lands commonly known as the Klatt Bog for possible airport expansion and wetlands mitigation requirements under the U.S. Army Corps of Engineers as one of the HLB's major projects ; and,

WHEREAS, Anchorage International Airport (AIA) is Alaska's premier international airport, providing commercial passenger service, international air cargo service, and general aviation services, and is seeking expansion of those services via overall facilities and property expansion; and,

WHEREAS, Growth in aviation activity requires large tracts of land for public and private infrastructure, and an insufficient amount of non-wetland property remains at or near AIA for development, therefore requiring wetlands development by AIA; and

WHEREAS, demand for development mitigation credits has increased dramatically in the Anchorage Bowl, raising potential market value of wetlands, including the Klatt Bog complex; and

WHEREAS, the Klatt Bog wetlands complex would be able to provide up to 168 acres of municipal wetlands mitigation on behalf of the airport's expansion;

1 Page 2

2 HLBAC Res. 2000-04

3 7/12/00

4
5
6
7 **NOW THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION**
8 **RESOLVES:**

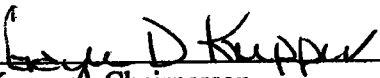
9
10 **Section 1.** That the Anchorage Assembly approve the sale of development rights on Klatt Bog
11 lands to Anchorage International Airport for the minimum amount of \$380,000.00 paid to the
12 Heritage Land Bank.

13
14 **Section 2.** That in addition to Section 1, the Anchorage International Airport reimburse the
15 Heritage Land Bank for survey, platting and administrative expenses already paid to the State of
16 Alaska for the transfer of Klatt Bog, a sum equal to \$27,358.00.


17
18 **Section 3.** This Resolution shall be effective immediately upon passage.

19
20 **PASSED AND APPROVED** by the HERITAGE LAND BANK ADVISORY COMMISSION
21 this 9th day of August, 2000.

22
23
24 **APPROVE:**

25 
26
27 Gayle Kneppen, Chairperson
28 Heritage Land Bank Advisory Commission

29
30
31 **ATTEST:**

32
33 
34
35 Larry J. Houle, Executive Director
36 Heritage Land Bank

Appendix C

CLERK'S OFFICE

APPROVED

Date: 2-06-01

Submitted by: Assemblymembers TAYLOR,
TESCHE, TREMAINE, Abney, Van Ertan, Train

Prepared by: Assembly Office, *Van Hammen*
For reading:

ANCHORAGE, ALASKA
AO NO. 2000-151 (S-2)

AN ORDINANCE BY THE MUNICIPALITY OF ANCHORAGE AUTHORIZING A SOLE SOURCE SALE BY THE HERITAGE LAND BANK (HLB) OF THE DEVELOPMENT RIGHTS AND THE ESTABLISHMENT OF A CONSERVATION EASEMENT ON HLB PARCEL NO. 5-018 A 159.83-ACRE PARCEL OF LAND COMMONLY KNOWN AS TRACTS A & B, ASLS NO. 97-29, PLAT NO. 98-18 (KLATT BOG) TO TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT.

WHEREAS, the Heritage Land Bank (HLB) was established to "... manage uncommitted Municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote the orderly development, and achieve the goals of the Comprehensive Plan (AMC 25.40.010); and

WHEREAS, "The Heritage Land Bank Advisory Commission shall hold a public hearing ... prior to making a recommendation to the Mayor and Assembly regarding the disposal of Heritage Land Bank land or an interest in land." (AMC 25.40.025.A); and

WHEREAS, on July 12th and August 9th, 2000, the HLB Advisory Commission conducted public hearings regarding the potential sale of development rights to HLB 5-018, also known as Tracts A and B of Klatt Bog, located at the Minnesota Drive- O'Malley Road curve; and

WHEREAS, both the 1999 and 2000 HLB Work Plans identify the 159-acre Klatt Bog as important for future preservation, and propose the establishment of a Wetlands Mitigation Bank offering the sale of mitigation credits to accommodate development in other parts of the city; and

WHEREAS, "If land is withdrawn from the Heritage Land Bank inventory for use and management by a public agency which is not supported by municipal taxes, compensation shall be paid to the Heritage Land Bank for at least current appraised fair market value of the land." (AMC 25.40.015B); and

WHEREAS, the Heritage Land Bank has commissioned a Market Value Appraisal by a certified appraiser of the Klatt Bog and associated lands for this transaction; and

WHEREAS, the Ted Stevens Anchorage International Airport (ANC) is Alaska's premier international airport, providing commercial passenger service, international air cargo service, and general aviation services, and is seeking expansion of those services via overall facilities and property expansion; and

WHEREAS, the HLB Advisory Commission recognizes additional consideration offered by ANC such as the rehydration of Klatt Bog, the acquisition of the approximately 84 acres of adjacent wetlands, the granting of a right-of-way easement on the north side of Raspberry Road to the Municipality; and the economic impact of additional tax revenues received by the Municipality as a result of further airport development as valuable consideration; and

3
4 WHEREAS, growth in aviation activity requires large tracts of land for public and private
5 infrastructure, and an insufficient amount of non-wetland property remains at or near ANC for
6 development, therefore requiring wetlands development by ANC; and
7

8 WHEREAS, demand for development mitigation credits has increased dramatically in the
9 Anchorage Bowl, raising potential market value of wetlands, including the Klatt Bog complex; and
10

11 WHEREAS, the Klatt Bog wetlands complex would be able to provide up to 159 acres of wetlands
12 mitigation in support of Airport expansion; and
13

14 WHEREAS, the neighborhoods surrounding ANC are experiencing increased impacts from
15 airport development; and
16

17 WHEREAS, ANC Master Plans have identified portions of Turnagain Bog as an important
18 buffer between surrounding residential areas and incompatible airport industrial uses; and
19

20 WHEREAS, it is in the public interest that the portions of Turnagain Bog identified as
21 "Lands not Permitted" in green on Illustration 2 (including "Scenic Easement") remain as
22 a natural buffer between ANC and surrounding neighborhoods; and
23

24 WHEREAS, it is in the public interest that any future development of the portions of
25 Turnagain Bog identified as "Lands Not Permitted" in green on Illustration 2 (including
26 "Scenic Easement" be determined pursuant to a public joint planning process between
27 ANC and MOA.
28

29 **NOW, THEREFORE THE ANCHORAGE ASSEMBLY ORDAINS:**
30

31 **Section 1.** Notwithstanding AMC 25.40.010.E and AMC 25.40.025, the Heritage Land
32 Bank is hereby authorized to release its interest and sell the development rights in the fee simple
33 estate of HLB Parcel #5-018, Tracts A and B, ASLA No. 97-29, to the Ted Stevens Anchorage
34 International Airport on a sole source basis.
35

36 **Section 2.** The terms and conditions of the sole source sale will be substantially
37 equivalent to the draft Memorandum of Understanding, attached as Exhibit A, the terms set out
38 in AM 928-2000 (S). (S-2)
39

40 **Section 3.** That ANC reimburse the HLB for survey, platting and other associated costs
41 already paid to the State of Alaska for the transfer of Klatt Bog, an amount not to exceed
42 \$27,358.00.
43

44 **Section 4.** That ANC reimburse the HLB for appraisal costs of the following parcels:
45 Tract B, Simpson Tracts, Plat # 71-99, 40-acre Residentially-Zoned parcel in Klatt Bog, SE 1/4
46 of NE 1/4, Section 23, Projected R/W Acquisition costs along Raspberry Road and Tracts J and
47 K, Edgewater PUD Subdivision, amount not to exceed \$14,000.00
48
49
50
51

Section 5. Any future development of the natural portions of the Turnagain Bog identified in green on illustration 2 ("Lands Not Permitted," including "Scenic Easement") shall occur only after a master plan for that area is prepared jointly by ANC and the MOA and approved by the Anchorage Assembly after public hearing. The commitment of Ted Stevens Anchorage International Airport to this process, while contractually binding on the airport for this parcel, is not a waiver of its rights or privileges with respect to other parcels under state law.

Section 6. That in the event there are insufficient offset mitigation credits available from Klatt Bog rehydration, due to physical constraints, ANC agrees to consider the Anchorage Assembly's recommendations for alternative means of mitigation within the Anchorage Bowl.

Section 7. Any rehydration of Klatt Bog will be undertaken in a manner so as to avoid causing surface or ground water damage to nearby property.

Section 8. This Ordinance shall be effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 6 day of Feb.,
2001

ATTEST:

Ray Van Derringen
Chair

Lepore Ferguson
Municipal Clerk

Amended 2-6-01

See AG 00-151(s-2)

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. 928-2000^A(S-2)

MEETING DATE: January 30, 2001

FROM: Assemblymembers Taylor, Tesche, Tremaine, Trainee, Van Etten, and Abney

SUBJECT: PROPOSED NEGOTIATION FOR A SALE OF DEVELOPMENT RIGHTS AND TO ESTABLISH A CONSERVATION EASEMENT OF HLB PARCEL 5-018, KNOWN AS TRACTS A AND B OF KLATT BOG, LOCATED IN SOUTH ANCHORAGE.

On August 9, 2000, the Heritage Land Bank Advisory Commission approved HLB Resolution 2000-04, which recommends approval by the Anchorage Assembly for the HLB to sell development rights to approximately 168 acres of Klatt Bog to the Ted Stevens Anchorage International Airport (ANC). The purpose of this sale of development rights is to assist the airport with its wetlands mitigation requirements as established by the US Army Corps of Engineers as part of its compliance with a long-term wetlands permit application.

Background. The Heritage Land Bank received Patent No. 16954 on March 10, 1998 to Alaska State Land Survey No. 97-29, containing approximately 168.77 acres (Bk. 03432, Pg. 609). The Klatt Bog parcel is located south of O'Malley Road near the curve of Minnesota Drive (see map, illustration 1) Appendix A) and was received by the HLB as part of the 1986 Municipal Entitlement Agreement. Title passed to the Heritage Land Bank after the HLB reimbursed the State of Alaska for survey, platting and administrative fees in the amount of \$27,358.00. The parcel is a Class B wetlands and is identified in the Comprehensive Plan for residential development. This 168 acres±, known as Klatt Bog, has been identified in the 1999 and 2000 HLB Work Plan as potential acreage to be used for MOA wetlands mitigation and the establishment of a wetlands Mitigation Bank. Mitigation may include the sale of development credits to third parties for such purposes.

Klatt Bog. Klatt Bog once extended over 1,600 acres in south Anchorage. The importance of the bog has been recognized by the resource agencies in planning documents as early as 1979. Development pressures over the last twenty years have continued to result in wetland losses at Klatt Bog, with the most recent permit issued in 1995. As of 1999, less than 300 acres of the core area of Klatt Bog remain undeveloped. Of this area, less than 50 acres are preserved under previous Army Corps of Engineers permits issued for residential development and 30 percent of the remaining core bog is privately owned and zoned for residential use. Klatt Bog therefore remains under considerable development pressure.

ANC Long-Term Wetlands Permit. The Ted Stevens Anchorage International Airport (ANC) is applying to the US Corps of Engineers for a long-term individual permit under Section 404 of the Federal Water Pollution Control Act (Clean Water Act) to allow development and expansion of airport facilities. The development proposed for the long-term permit is expected to result in a loss of

approximately 231.5 acres of wetlands: Postmark Bog at 53.1 acres, Turnagain Bog at 175.1 acres and 3.3 acres of miscellaneous airport wetlands. The entire wetlands permit will cover 260.6 acres, allowing for the development of needed facilities for the airport in a safe and efficient manner. *It should be noted that approximately 260 acres of additional Turnagain Bog wetlands are not proposed for development in this Long-Term Permit application.* (see map illustration 2)

Facilities expected to be required and to be developed under this permit include ANC infrastructure (runways, taxiways, snow disposal sites, field maintenance facilities, etc.), commercial aviation facilities (cargo handling, freight forwarding, business aircraft servicing, etc.), and general aviation facilities (aircraft parts and repair services, etc.). ANC is taking a comprehensive approach with a single application rather than obtaining individual permits for each wetland development.

Mitigation proposal. To compensate for the wetland losses that will occur under the proposed long-term permit, ANC has been working with federal, state and municipal agencies to develop a framework for a large mitigation project at Klatt Bog in south Anchorage. Since ANC is limited in its ability to mitigate wetland losses *on-site*, it is working with resource agencies to identify and develop an *off-site* wetlands mitigation plan that would provide significant ecological and social benefits for the Anchorage Bowl. The municipally owned Klatt Bog has been selected as the location for off-site mitigation.

Preservation, restoration and enhancement of the Klatt Bog parcels would yield the majority of wetland credits ANC will be used to offset the debits generated by the wetland development proposed in the ANC long-term permit. This will result in over 240 acres within Klatt Bog for rehydration and left in an undeveloped state.

Proposed agreement. A proposed Memorandum of Understanding (MOU) between the Municipality of Anchorage - HLB and the airport (ANC) for the disposition of the development rights to Klatt Bog lands has been negotiated and agreed to "in concept." As of the date of this writing (August 28, 2000) the MOU has not been executed by the current administration.

The key terms and conditions of the draft MOU are identified below:

MOA-HLB will preserve 159 acres of land commonly known as Klatt Bog as a conservation easement. ANC will transfer to the MOA-HLB adjacent parcels of 84± acres preserved in Conservation Status.

2. MOA-HLB will preserve 242± acres in Conservation Status in accordance with the US Corps of Engineers permit requirements.
3. ~~ANC will transfer to the MOA-HLB adjacent parcels of 84± acres already preserved in Conservation Status:~~
4. ANC will grant to the MOA an approximately 5-acre easement to widen Raspberry Road.
5. No rehydration shall be undertaken until adequate rehydration studies have been submitted to MOA and approved by the Assembly following a public hearing ~~ANC will design and construct Klatt Bog rehydration improvements and 3-6 years of monitoring of restoration results as required by the Corps permit.~~ ANC shall be responsible to promptly remedy any water damage caused by the rehydration and to resolve any rehydration/caused condition that is likely to cause future water damage. Payments under this obligation are subject to lawful appropriations.

6. ANC will hold the MOA harmless and defend for any liability from hazards to bird or wildlife and flooding hazards should they occur in a rehydrated Klatt Bog.
7. ANC will purchase development rights on MOA Klatt Bog lands for \$380,000 and other considerations, paid to the HLB and will replat the Klatt Bog parcels into 1 parcel.
8. Following a waiting period, the MOA (Cultural and Recreational Services) will manage all Klatt Bog lands as permanently protected wetlands for the benefit of the citizens of Anchorage.
9. Anchorage International Airport will establish a scenic easement area approximately more than 355 acres in size along its boundary with Turnagain neighborhoods, north and east of Lake Hood Airstrip and on the side of Northern Lights Blvd. (The scenic easement concept paper is attached)
10. Any future development of the natural portions of the Turnagain Bog identified in green on illustration 2 ("Lands Not Permitted," including "Scenic Easement") shall occur only after a master plan for that area is prepared jointly by ANC and the MOA and approved by the Anchorage Assembly after public hearing.
11. MOA will vacate existing easements and rights of way within the preserved lands at Klatt Bog.

Agency Review. A municipal-wide agency review was conducted by the HLB June 16th through 30th. No comments or objections were made by the majority of agencies. The Anchorage Water and Wastewater Utility noted, "water and sewer easement needed," and Public Works and the Community Planning & Development departments commented via memo (see attachments as Appendix C).

Public Notice. Pursuant to Municipal Code AMC 25.40.030, the minimum 21-day public noticing requirement was met in a timely manner regarding advertising, direct mail notification to adjacent property owners and in posting signs.

Sources cited. The following sources have been cited in the preparation of this Assembly Memorandum:

- Community Planning and Development Department 1996 Anchorage Wetlands Management Plan.
- HDR Alaska Inc., 1996 Anchorage Bowl Commercial and Industrial Land Use Study.
- Anchorage International Airport Long-Term Wetlands Permit Application, prepared by ABR, Inc., July 1999.

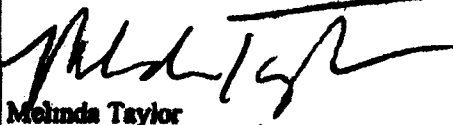
Recommendation. Pending review and approval by the Wuerch Administration and the Anchorage Assembly, the Heritage Land Bank Advisory Commission recommended on August 9, 2000 that the Anchorage Assembly approve the sale of development rights by the HLB for Klatt Bog acreage to the Ted Stevens Anchorage International Airport. In addition to the \$380,000 and other considerations, it is recommended that the HLB also be reimbursed for survey, platting and administrative expenses paid to the State of Alaska DNR in the amount of \$27,358.00, plus necessary costs paid for in advance by the HLB for professional appraisal services.

Appendices:

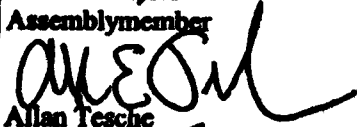
- Appendix A – map of subject property
- Appendix B – HLBAC Resolution 2000-04
- Appendix C – CPD memo
- Appendix D – 8/24/00 Letter of Fee Simple Interest Appraisal for Tracts A and B, Klatt Bog by Frank King, MAI
- Appendix E – 8/14/00 Simpson Tracts Letter of Appraisal of 40 acres, Klatt Bog
- Appendix F – 8/15/00 Letter of Appraisal for 40-acre portion of Klatt Bog in Section 23

1 Appendix G – 8/25/00 Accuval-Resco projected Right-of-Way Acquisition cost for Raspberry
2 Road through Country Lane Estates
3 Appendix H – Public Comments listing
4 Appendix I – “Concept Paper”
5 Illustration 1. Klatt Bog
6 Illustration 2. Proposed Wetland Permit Area and scenic easement
7
8

9 Respectfully submitted,

10 
11
12

13 Melinda Taylor
14 Assemblymember

15 
16
17

18 Allan Tesche
19 Assemblymember

20 
21
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23 Dick Tremaine
24 Assemblymembers
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Content Information**Content ID :** 004042**Type:** Ordinance - AO**Title:** Withdrawal of HLB #5-018 (Klatt Bog Parcels) from Inventory, Amending AMC 21.05 and the Anchorage Wetlands Mgmt. Plan**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Withdrawal of HLB Parcel #5-018 (Tracts A & B, Klatt Bog Subd.) to Real Estate Services, Amending AMC 21.05, and amending Anch. Wetlands Mgm't. Plan**Keywords:** 5-018 Klatt Withdrawal**Date Prepared:** 5/31/06 2:16 PM**Director Name:** Robin E. Ward**Assembly Meeting**
Date MM/DD/YY: 6/20/06**Public Hearing Date**
MM/DD/YY: 7/11/062006 JUN -9 AM 11:59
ELEMENTS 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	5/31/06 2:21 PM	Checkin	vanhornlr	Public	004042
HLB_SubWorkflow	5/31/06 2:39 PM	Approve	wardre	Public	004042
ECD_SubWorkflow	5/31/06 4:57 PM	Approve	thomasm	Public	004042
OMB_SubWorkflow	6/2/06 8:12 AM	Approve	mitsonjl	Public	004042
Legal_SubWorkflow	6/5/06 2:58 PM	Approve	fehlenrl	Public	004042
MuniManager_SubWorkflow	6/9/06 9:23 AM	Approve	leblancdc	Public	004042
MuniMgrCoord_SubWorkflow	6/9/06 10:37 AM	Approve	abbottmk	Public	004042