

Submitted by: ASSEMBLY MEMBER FAIRCLOUGH and  
ASSEMBLY MEMBER OSSIANDER

Prepared by: Department of Law

For reading: January 5, 2007

**CLERK'S OFFICE**

**APPROVED**

Date: 1-5-07  
IMMEDIATE RECONSIDERATION  
FAILED 1-5-07

ANCHORAGE, ALASKA

AO No. 2006-182(S)

1  
2 AN ORDINANCE FORMALLY DEDICATING MUNICIPAL LAND LOCATED IN THE  
3 NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 2  
4 WEST, SEWARD MERIDIAN, AS MUNICIPAL PARK LAND, SUBJECT TO CERTAIN  
5 EXCEPTIONS, AND ADDING THE DEDICATED PARK LAND TO BEACH LAKE  
6 REGIONAL PARK.  
7

8  
9 WHEREAS, the State of Alaska received a patent to the Northwest ¼ of Section 25  
10 (hereinafter Section 25), later selected and, on August 15, 1968, conveyed to the Municipality  
11 of Anchorage (at that time, Greater Anchorage Area Borough), excepting parcels 69, 70 and  
12 71, by recorded Patent 817; and  
13

14 WHEREAS, Section 25 is located in Birchwood, west of the New Glenn Highway, east of the  
15 Fort Richardson Military Reservation, and south of Chugiak High School, and consists of  
16 approximately 145 acres of undeveloped land, with the exception of a Matanuska Electric  
17 Association power transmission line, an Eklutna Water Transmission Main (pipeline), Alaska  
18 Railroad track and holdings, and recreational trails, zoned Public Lands and Institutions (PLI);  
19 and  
20

21 WHEREAS, Beach Lake Regional Park, containing 1,688 acres and providing year-round  
22 outdoor recreation, is located immediately to the north and adjacent to Section 25, including  
23 parking and access to Beach Lake and Barrier Free Recreation facilities, and many trails used  
24 for Nordic skiing, dog sled mushing, horseback riding, running and hiking, originating in  
25 Beach Lake Regional Park extend through and criss-cross Section 25; and  
26

27 WHEREAS, the conveyance of Section 25 was subject to certain material extraction by the  
28 State, and the details of extraction were memorialized in the Section 25 Materials Extraction  
29 Agreement executed by the Municipality and the State on November 8, 2006; and  
30

31 WHEREAS, subject to the terms and conditions of the Extraction Agreement, and certain other  
32 rights, reservations, encumbrances and easements, it is appropriate for this property to be  
33 dedicated as municipal park land and added to Beach Lake Regional Park; and  
34

35 **WHEREAS, a ten-acre portion in the southeast corner of Section 25 may be used for a**  
36 **school site, or as an exchange for other land in the nearby area for a school site, and is**  
37 **excluded from this dedication; and**  
38

39 WHEREAS, dedicating Section 25 as municipal park land is consistent with the recently  
40 adopted Chugiak-Eagle River Comprehensive Plan Update, where Section 25 is classified as  
41 Park and Natural Resource land; now therefore,  
42

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Pursuant to Anchorage Municipal Code section 25.10.080B., the following described real property is hereby dedicated for permanent park and recreational purposes, subject to the reservations, restrictions, easements and other limitations set out herein:

**Northwest One-Quarter (NW1/4), Section 25, Township 15 North, Range 2 West, Seward Meridian, excluding Lots 69 – 71, the South One-Half (S1/2) of Lots 95 and 96, the Southeast One-Quarter (SE1/4) of Lot 107, and Lots 108-110, and subject to state and federal section line easements, if any, an Alaska Railroad right of way, Matanuska Electric Association power transmission line right of way, and the Eklutna water transmission main easement.**

**(This property, without exclusions, is also identified by the Municipality as Heritage Land Bank (HLB) parcels 1-009 through 1-025, 1-028 through 1-033, 1-035 through 1-041, and 1-043 through 1-058.)**

**Section 2.** The real property dedicated in Section 1 above, subject to limitations and rights as set out in this ordinance, shall be added to Beach Lake Regional Park.

**Section 3.** The dedication in Section 1 above is subject to and limited by the following rights, reservations, restrictions, easements and other described limitations:


- A. Rights, reservations, easements and encumbrances, if any, set out in Patent 817 or of record; and
- B. All terms, conditions, rights and reservations described in the Materials Extraction Agreement between the State of Alaska and the Municipality of Anchorage dated November 8, 2006; and
- C. Alaska Railroad Corporation land holdings, tracks, and other easements and rights-of-way of record; and
- D. Timber harvest rights of the Municipality; and
- E. Where recommended through the Eagle River-Chugiak Park & Recreational Service Area, the current, updated or revised Beach Lake Regional Park plan, the current, updated or revised comprehensive plan, or other planning process, as appropriate:
  1. Future roads and/or utility corridors, easements and/or re-alignments in and through Section 25; and
  - 2 **[3].** Future trails and park access sites; and

**[Potential exchange of or use of land within Section 25 for a future school site; and]**


3 [4]. Construction, reconstruction, improvement and maintenance of  
community facilities, access sites and other improvements.

**Section 4.** This ordinance shall be effective immediately upon passage and approval by the  
Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 5th day of January, 2007.

  
\_\_\_\_\_  
Chair of the Assembly

ATTEST:

  
\_\_\_\_\_  
Municipal Clerk

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

AO Number: 2006-182(S)      Title: AN ORDINANCE FORMALLY DEDICATING MUNICIPAL LAND LOCATED  
IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 15  
NORTH, RANGE 2 WEST, SEWARD MERIDIAN, AS MUNICIPAL PARK  
LAND, SUBJECT TO CERTAIN EXCEPTIONS, AND ADDING THE  
DEDICATED PARK LAND TO BEACH LAKE REGIONAL PARK.

Sponsor:                    Assembly Members Anna Fairclough and Debbie Osslander  
Preparing Agency:      Department of Law  
Others Impacted:       Parks & Recreation

CHANGES IN EXPENDITURES AND REVENUES:		(in Thousands of Dollars)				
	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

No public sector economic effects; ordinance formally dedicates municipal land as park.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

No private sector economic effects; ordinance formally dedicates municipal land as park.

Prepared by:            Rhonda Fehlen Westover, Dept. of Law

Telephone: 343-4545

MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM

No. AM 42-2007

Meeting Date: January 5, 2007

**From: ASSEMBLY MEMBER ANNA FAIRCLOUGH  
ASSEMBLY VICE CHAIR DEBBIE OSSIANDER**

**Subject: AO 2006-182(S) - AN ORDINANCE FORMALLY  
DEDICATING MUNICIPAL LAND LOCATED IN THE  
NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP  
15 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, AS  
MUNICIPAL PARK LAND, SUBJECT TO CERTAIN  
EXCEPTIONS, AND ADDING THE DEDICATED PARK  
LAND TO BEACH LAKE REGIONAL PARK.**

The Municipality owns the northwest one-quarter of Section 25 (hereinafter Section 25), located in Birchwood, west of the New Glenn Highway, east of the Fort Richardson Military Reservation, and south of Chugiak High School, and consisting of approximately 145 acres of undeveloped land, with the exception of a Matanuska Electric Association power transmission line, an Eklutna Water Transmission Main (pipeline), Alaska Railroad track and holdings, and recreational trails. The municipal land at Section 25 is zoned Public Lands and Institutions (PLI).

At the time the Municipality received the patent for Section 25 from the State of Alaska, it was encumbered by a permit, granted to the State Department of Transportation and Public Facilities (DOT&PF), for extraction of gravel. The dedication of Section 25 was delayed while the terms and conditions of extraction of gravel by the State of Alaska were negotiated; an agreement was finalized in November 2006, and this dedication is subject to that agreement.

This ordinance, subject to certain rights, reservations, encumbrances and easements, finally dedicates Section 25 as municipal park land. Section 25 will be added to Beach Lake Regional Park. Beach Lake Regional Park, immediately north and adjacent to Section 25, contains 1,688 acres and provides year-round outdoor recreation, including parking and access to Beach Lake and Barrier Free Recreation facilities, and many trails used for Nordic skiing, dog sled mushing, horseback riding, running and hiking trails extending through and criss-crossing Section 25.

The ordinance also provides for exceptions to the dedication, including rights and reservations of record, the terms of the extraction agreement, and allows for future consideration, through appropriate municipal processes, of utility easements, access, facilities

1 and a potential school site. The future uses of Section 25 are governed by the recently  
2 adopted Chugiak–Eagle River Comprehensive Plan Update, the current, updated or revised  
3 Beach Lake Regional Park plan, and recommendations from the Eagle River-Chugiak Park &  
4 Recreational Service Area.

5  
6 Respectfully submitted,

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9  
10 ANNA FAIRCLOUGH, ASSEMBLY MEMBER

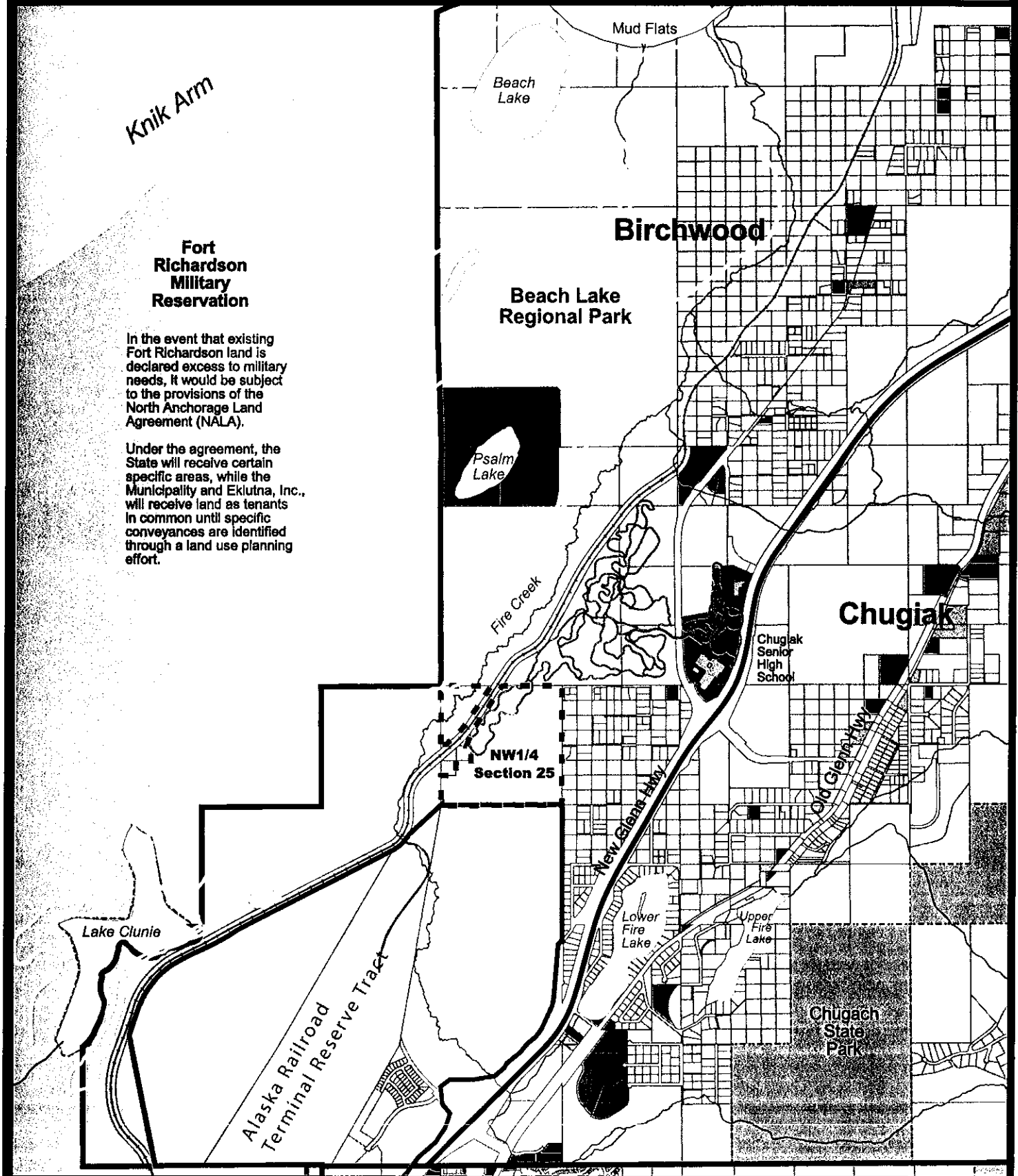
11  
12  
13  
14 DEBBIE OSSIANDER, ASSEMBLY VICE CHAIR  
15 G:\mat\open matters\Assembly-Anna Fairclough\Section 25 - draft AM.DOC

NW 1/4 Section 25  
**Vicinity Map**



- Residential
- Commercial
- Industrial
- Institutional
- Municipal Park Lands and Greenbelt Easements
- Private Vacant Land
- NW 1/4 Section 25
- Multi-use Trails - Existing Trails
- Sled Dog Mushing Trails

1000 0 1000 Feet



**Fort Richardson Military Reservation**

In the event that existing Fort Richardson land is declared excess to military needs, it would be subject to the provisions of the North Anchorage Land Agreement (NALA).

Under the agreement, the State will receive certain specific areas, while the Municipality and Eklutna, Inc., will receive land as tenants in common until specific conveyances are identified through a land use planning effort.

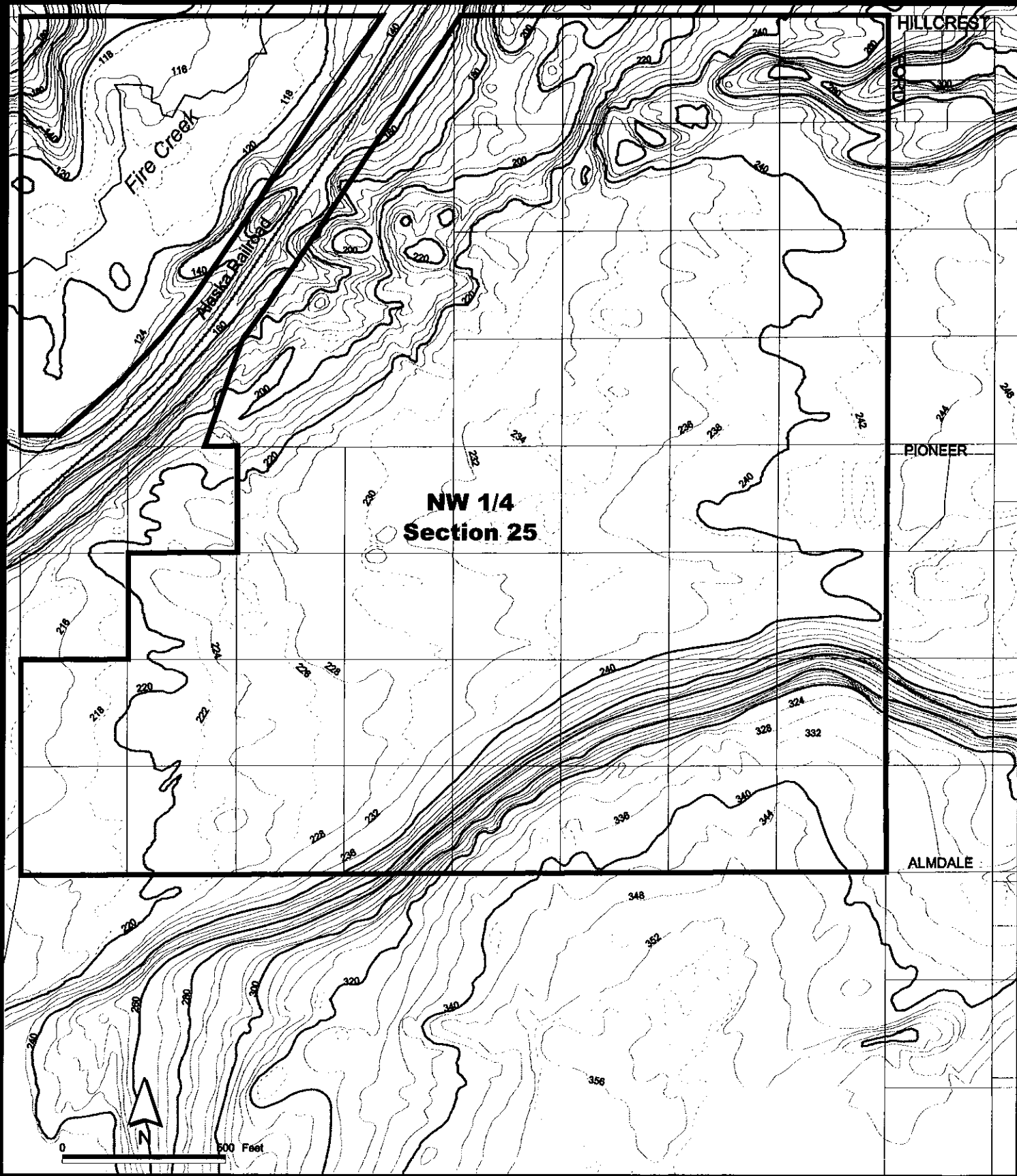
*Special Assembly Meeting  
 1/5/07 - Edgely Roads*



# Topography

(4' contour intervals)

Planning Department  
Municipality of Anchorage





NW 1/4 SECTION 25  
Area to be Dedicated as Park



Planning Department  
Municipality of Anchorage



Park Dedication Area



NW 1/4 Section Boundary



100 0 100 Feet

