

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Maintenance & Operations Dept.
For reading: January 9, 2007

CLERK'S OFFICE

APPROVED

Date: 1-20-07 ANCHORAGE, ALASKA
AO 2007- 3

1 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN
2 THE SOUTH GOLDENVIEW LIMITED ROAD SERVICE AREA (LRSA) AT THE
3 REGULAR MUNICIPAL ELECTION ON APRIL 3, 2007, A BALLOT
4 PROPOSITION TO ANNEX THE SHANGRI-LA EAST SUBDIVISION-PHASE II
5 AND HORACE SUBDIVISION-TRACT 1 TO THE SOUTH GOLDENVIEW LRSA
6 AND AMEND THE SOUTH GOLDENVIEW LRSA BOUNDARIES IN
7 ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE
8 RETROACTIVE TO JANUARY 1, 2007.

9
10
11 WHEREAS, a petition was received from the property owner/developer of the Shangri-La
12 East Subdivision-Phase II and Horace Subdivision-Tract 1 to annex the Shangri-La East
13 Subdivision-Phase II and Horace Subdivision-Tract 1 to the South Goldenview LRSA;
14 and

15
16 WHEREAS, there will be no residents residing within the Shangri-La East Subdivision-
17 Phase II and Horace subdivision-Tract 1 on or before April 3, 2007; and

18
19 WHEREAS, AS 29.35.450(c) only requires the ballot proposition be passed by a majority
20 vote of the qualified voters residing in the South Goldenview LRSA because all the
21 property owner/developer of the Shangri-La East Subdivision-Phase II and Horace
22 Subdivision-Tract 1 consented to the annexation to the South Goldenview LRSA; now
23 therefore,

24
25 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

26
27 **Section 1.** Pursuant to Anchorage Municipal Charter 9.01(a), a ballot proposition in
28 substantially the following form shall be submitted to the qualified voters residing in the
29 South Goldenview LRSA at the regular Municipal election April 3, 2007:

30
31
32 **Proposition** _____

33
34 APPROVING ANNEXATION OF THE SHANGRI-LA EAST
35 SUBDIVISION-PHASE II AND HORACE SUBDIVISION-TRACT 1
36 TO THE SOUTH GOLDENVIEW LRSA AND AMENDING THE
37 SOUTH GOLDENVIEW LRSA BOUNDARIES IN ANCHORAGE
38 MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE
39 RETROACTIVE TO JANUARY 1, 2007.

40
41 Shall the South Goldenview LRSA boundaries be amended by annexing
42 the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1

1 to the South Goldenview LRSA and amending Anchorage Municipal
2 Code section 27.30.700, effective retroactive to January 1, 2007?
3

4 Yes [] No []
5


6 The roads affected are Mountain Air Drive, Undetermined name road,
7 Mountain Breeze Drive, Mountain Shadow Drive and Moonlight Circle
8 within the Shangri-La East Subdivision-Phase II and Horace Subdivision-
9 Tract 1.
10

11 The existing mill rate in the South Goldenview LRSA is 1.80 mills.
12 Property owners within the Shangri-La East Subdivision-Phase II and
13 Horace subdivision-Tract 1 will incur an increase in property taxes
14 beginning with the tax year 2007.
15


16 **Section 2.** Anchorage Municipal Code section 27.30.700 is amended by adding the
17 Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 to the South
18 Goldenview LRSA, effective retroactive to January 1, 2007.
19

20 **Section 3.** Section 2 of this ordinance shall become effective January 1, 2007 if, and
21 only if, the ballot proposition is passed by a majority vote of the qualified voters residing
22 in the South Goldenview LRSA. All other sections of this ordinance shall become
23 effective upon passage and approval by the Anchorage Assembly.
24

25 PASSED AND APPROVED by the Anchorage Assembly this 30th day of
26 January, 2007.
27

28
29
30 
31 Chair

32
33
34 ATTEST:
35

36
37
38 
39 Municipal Clerk
40

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO 2007- 3 Title: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE SOUTH GOLDENVIEW LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 3, 2007, A BALLOT PROPOSITION TO ANNEX SHANGRI-LA EAST SUBDIVISION-PHASE II AND HORACE SUBDIVISION-TRACT 1 TO THE SOUTH GOLDENVIEW LRSA AND AMEND THE SOUTH GOLDENVIEW LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.

Sponsor: Mayor
Preparing Agency: Maintenance and Operations Department
Others Impacted: N/A

Mill Levy Changes: Increase in Expenditures and Revenues based on South Goldenview LRSA maximum 1.80 mills. Assumed general annual assessed valuation increase is based on assumed annual development (based on planned construction by Owner/Developer) of the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1. For the first five years, 32 homes are planned with an estimated valuation of \$25,600,000 (average \$800,000 per house). Four homes FY07; Eight homes FY08; Ten homes FY09; Eight homes FY10; Two homes FY11.

	FY07	FY08	FY09	FY10	FY11
Operating Expenditures:					
1000 Personal Services	-	-	-	-	-
2000 Supplies	5,760	17,280	31,680	43,200	46,080
3000 Contribution to Others	-	-	-	-	-
4000 Debt Service	-	-	-	-	-
5000 Capital Outlay	-	-	-	-	-
Total Direct Costs:	5,760	17,280	31,680	43,200	46,080
Add: 6000 Charge from Others	-	-	-	-	-
Less: 7000 Charge to Others	-	-	-	-	-
Function Cost:	5,760	17,280	31,680	43,200	46,080
Revenues:	0	0	0	0	0
Capital:	None	None	None	None	None
Positions:	None	None	None	None	None

PUBLIC SECTOR ECONOMIC EFFECTS:

No substantial public sector economic effects anticipated. Public sector estimated economic effects based on the maximum 1.80 mill levy are less than \$46,080 in year 2007 or any of the next four years. (Estimated 2007 Assessed Valuation of Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 is \$3,200,000 x South Goldenview LRSA maximum mill levy of 1.80 mills = \$5,760 for Tax Year 2007). If the cost of services is less than the tax revenues collected from the property owners of both subdivisions, those revenues can be used for road work anywhere in the South Goldenview LRSA.

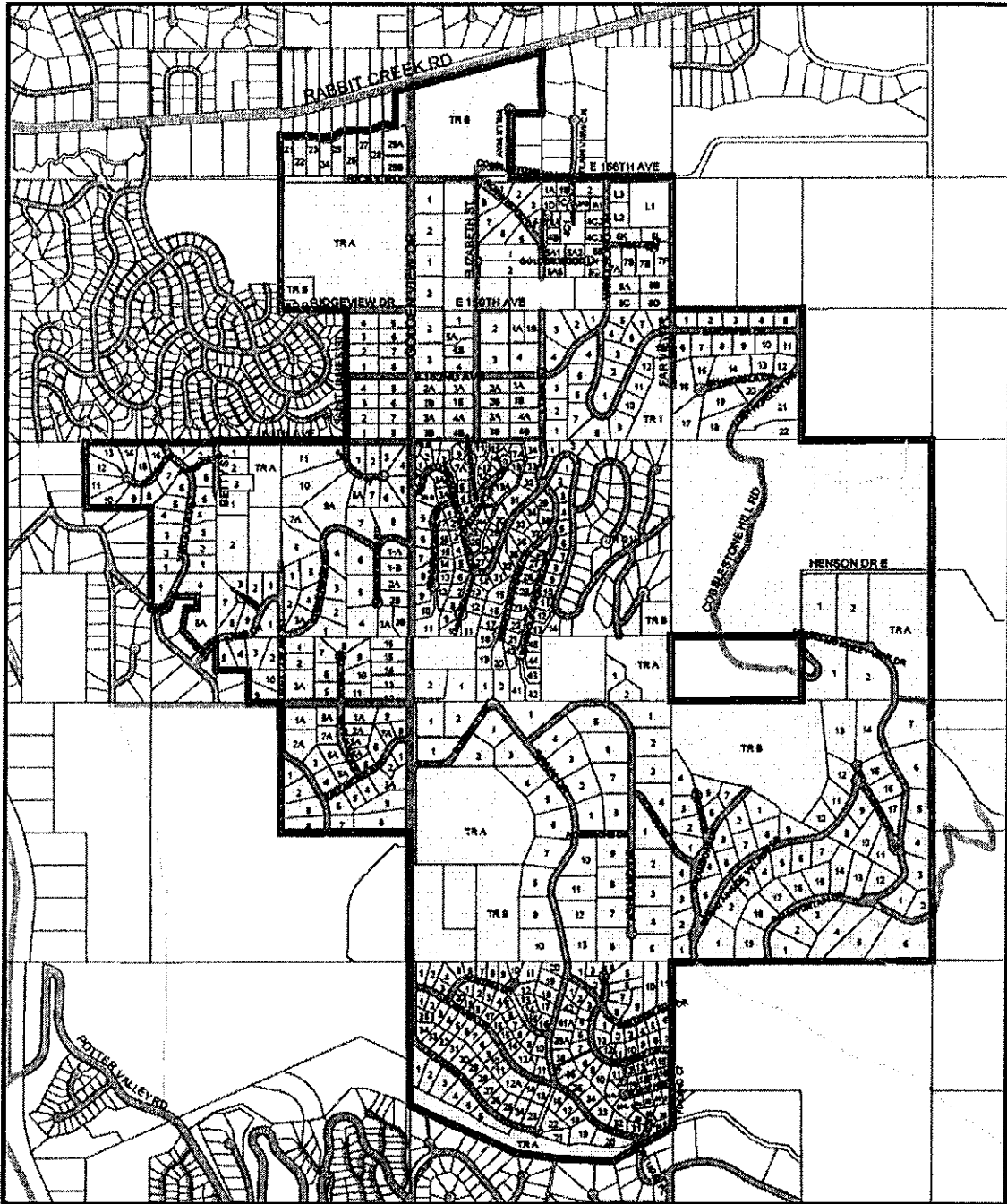
PRIVATE SECTOR ECONOMIC EFFECTS:

No substantial private sector economic effects anticipated. Private sector estimated economic effects are less than \$46,200 year 2007 or any of the next four years. If approved, private property owners within the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 will pay up to \$180 of property taxes per \$100,000 assessed value annually for the South Goldenview LRSA annual road maintenance service costs.

Prepared by: Gerald A. Pineau, Sr. Admin Officer, Resource Management Division
Attached: South Goldenview LRSA Map
 Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 Map

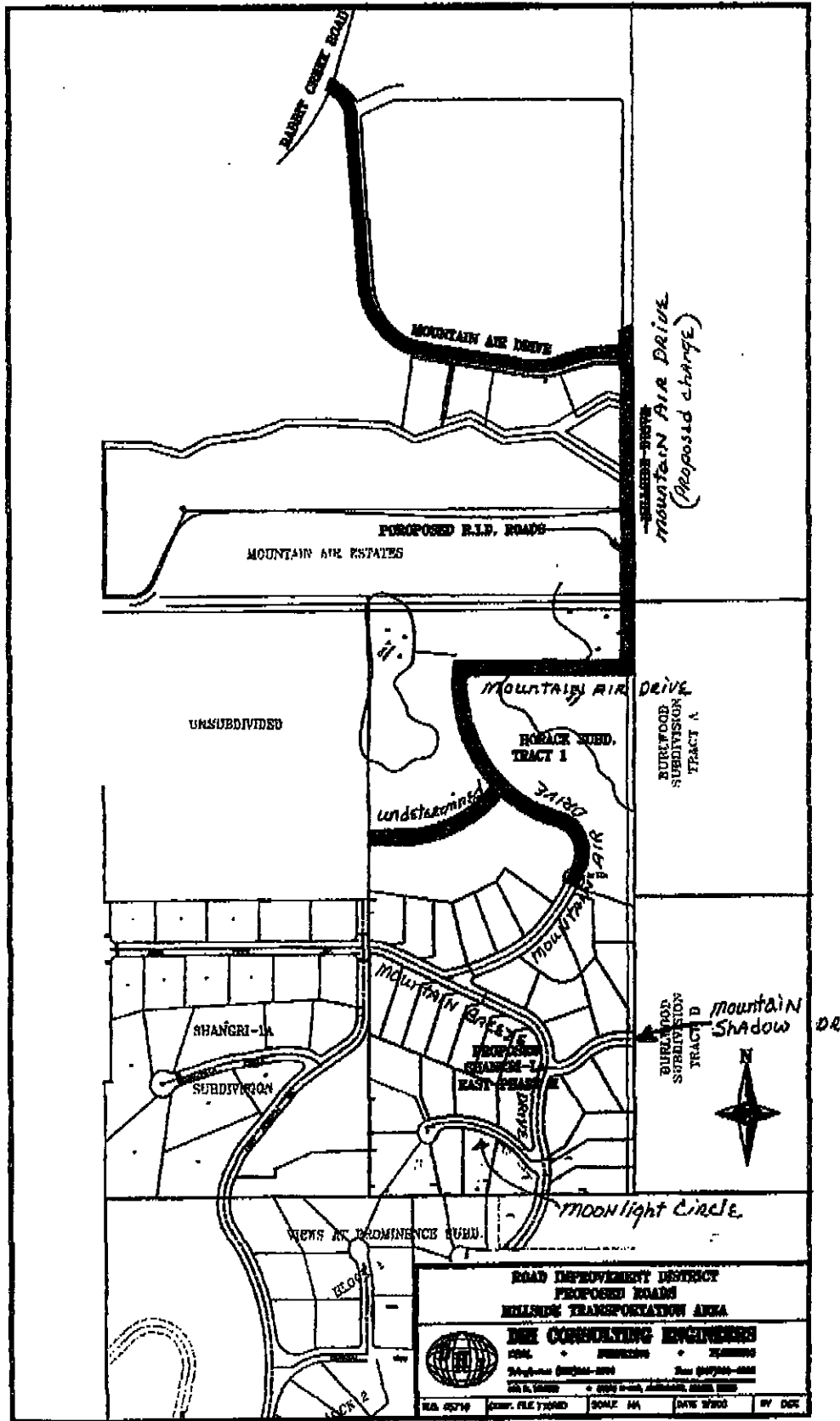
South Goldenview Area

Limited Road Service Area



1
2

Map produced by MOA Planning Dept. Technical Services Division April 2006



**ROAD IMPROVEMENT DISTRICT
PROPOSED ROADS
HILLSIDE TRANSPORTATION AREA**

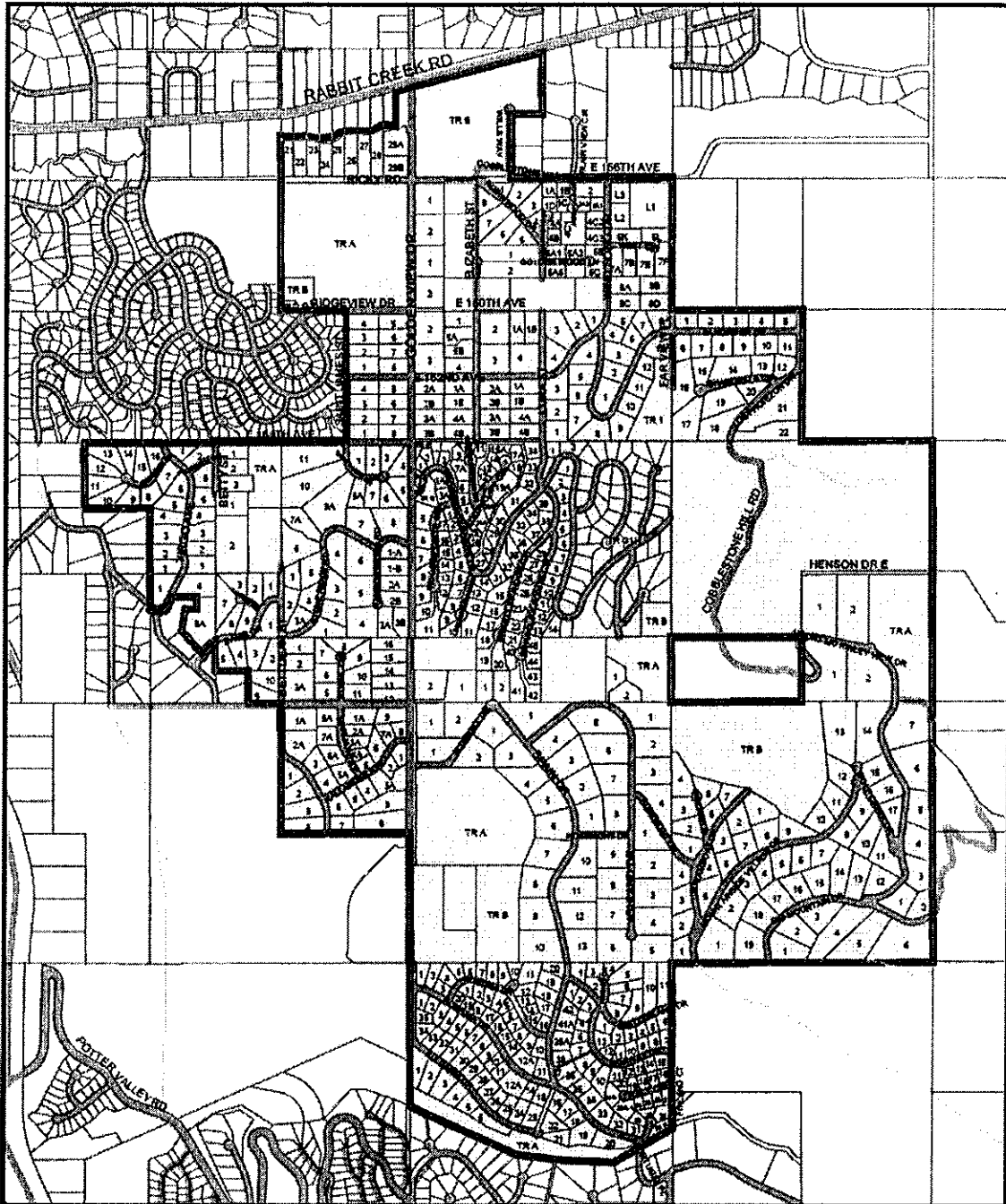
DEE CONSULTING ENGINEERS
 P.L.L.C. • ENGINEERING • SURVEYING

2145 W. BROADWAY SUITE 2000 DALLAS, TEXAS 75202
 TEL: 972-343-8057 FAX: 972-343-8058
 WWW.DEEENGINEERS.COM

PLD 0574 CADD FILE 1/06/06 SCALE: AS SHOWN DATE: 11/02/06 BY: DCC

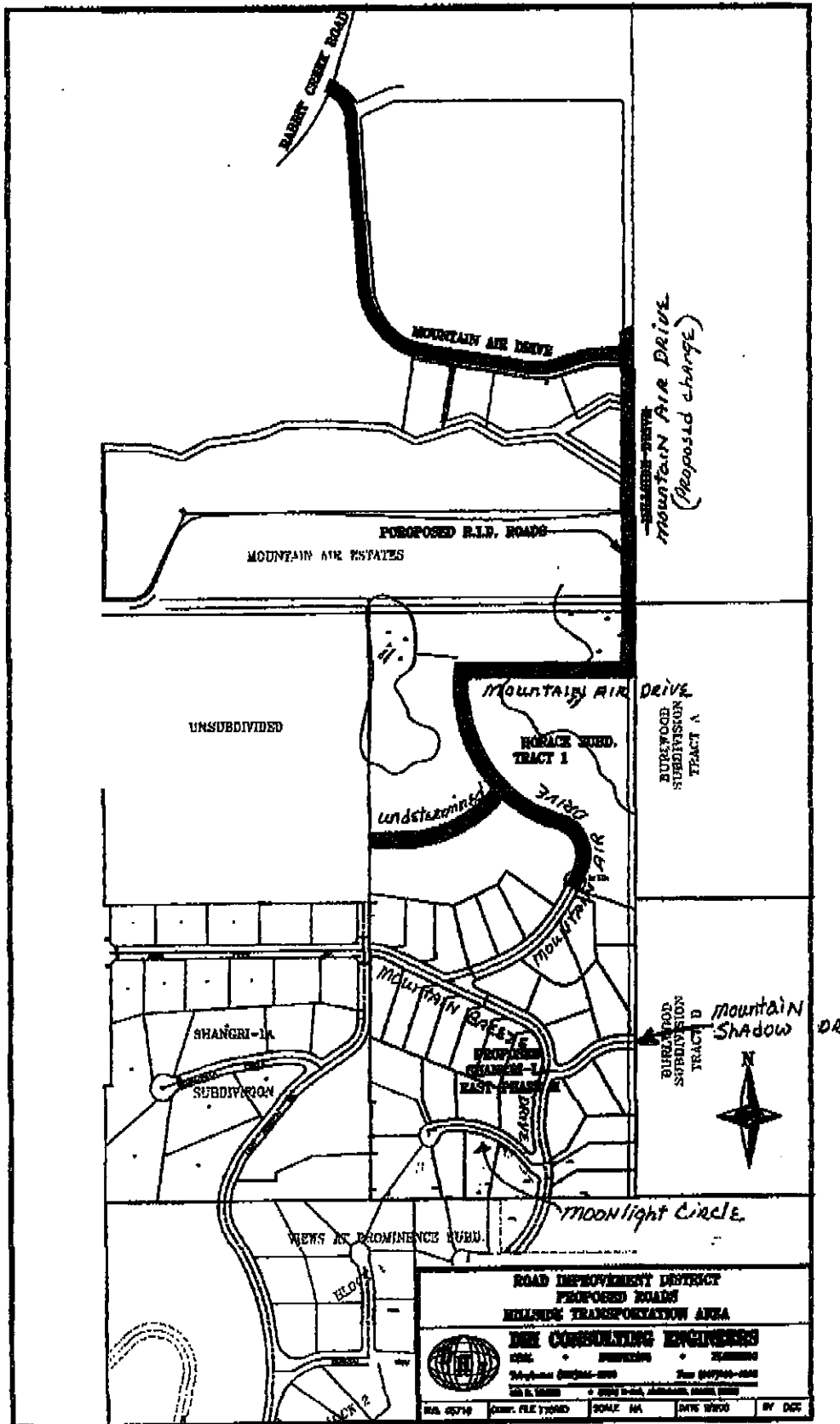
South Goldenview Area

Limited Road Service Area



1
2

Map produced by MOA Planning Dept. Technical Services Division April 2006





MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

AM 15-2007

Meeting Date: January 9, 2007

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS
4 RESIDING IN THE SOUTH GOLDENVIEW LIMITED ROAD
5 SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL
6 ELECTION ON APRIL 3, 2007, A BALLOT PROPOSITION TO
7 ANNEX THE SHANGRI-LA EAST SUBDIVISION-PHASE II AND
8 HORACE SUBDIVISION-TRACT I TO THE SOUTH GOLDENVIEW
9 LRSA AND AMEND THE SOUTH GOLDENVIEW LRSA
10 BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION
11 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.
12

13 The ordinance annexes the Shangri-La East Subdivision-Phase II and Horace Subdivision-
14 Tract 1 to the South Goldenview LRSA and accordingly amends the South Goldenview
15 LRSA boundaries in Anchorage Municipal Code Section 27.30.700, effective retroactive to
16 January 1, 2007.
17

18 The property owner/developer of the Shangri-La East Subdivision-Phase II and Horace
19 Subdivision-Tract 1 petitioned to be annexed to the South Goldenview LRSA. The
20 annexation proposal meets the requirements of the Municipal Charter and Code, State
21 Statutes, and Assembly legislative policies. The annexation to the existing South
22 Goldenview LRSA is in conformance with legislative policy to minimize the number of
23 new service areas.
24

25 The addition of the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract
26 1 is feasible, practical and makes sense because the only existing physical ingress and
27 egress to the subdivision is through the South Goldenview LRSA. The roads within the
28 Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 will meet MOA
29 standards and be paved. The addition of the annual tax revenues from the Shangri-La
30 East Subdivision-Phase II and Horace Subdivision-Tract 1 will have a positive fiscal
31 impact on the South Goldenview LRSA financial integrity.
32

33 Based on information from the petitioning property owner/developer, there will not be
34 any residents within the Shangri-La East Subdivision-Phase II and Horace Subdivision-
35 Tract 1 on or before the April 3, 2007 Municipal General Election. Consequently, AS
36 29.35.450(c) only requires a majority vote of the qualified voters residing in the South
37 Goldenview LRSA because the property owner/developer of the Shangri-La East
38 Subdivision-Phase II and Horace subdivision-Tract 1 consented to the annexation of the
39 Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 to the South
40 Goldenview LRSA.

1 The South Goldenview LRSA Board of Supervisors concurs and endorses the annexation
2 of the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 to the South
3 Goldenview LRSA, effective retroactively as of January 1, 2007.

4
5
6 THE ADMINISTRATION RECOMMENDS, AT THE REQUEST OF THE
7 PROPERTY OWNER/DEVELOPER OF THE SHANGRI-LA EAST SUBDIVISION-
8 PHASE II AND HORACE SUBDIVISION-TRACT 1, THE ANNEXATION OF THE
9 SHANGRI-LA EAST SUBDIVISION-PHASE II AND HORACE SUBDIVISION-
10 TRACT 1 TO THE SOUTH GOLDENVIEW LRSA AND AMENDMENT TO THE
11 SOUTH GOLDENVIEW LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE
12 SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.

13
14
15 Prepared by: Gerald A. Pineau, Sr. Adm. Officer
16 Resource Management Division
17 Recommended by: Alan J. Czajkowski, Director
18 Maintenance and Operations Department
19 Fiscal concurrence: Jeffrey E. Sinz, Chief Fiscal Officer
20 Concur: James N. Reeves, Municipal Attorney
21 Concur: Denis C. LeBlanc, Municipal Manager
22 Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 004645**Type:** Ordinance - AO

Ordinance for April 3, 2007 General Election Annexing Shangri-La

Title: and Horace Subdivisions to South Goldenview LRSA, Retroactive to January 1, 2007**Author:** pineaug**Initiating Dept:** StreetMaint**Date Prepared:** 12/13/06 1:37 PM**Director Name:** Alan J. Czajkowski**Assembly Meeting
Date MM/DD/YY:** 1/9/07**Public Hearing Date
MM/DD/YY:** 1/30/07M.O.A.
2006 DEC 29 AM 12: 20
CLERKS OFFICE**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	12/13/06 1:41 PM	Checkin	pineaug	Public	004645
StreetMaint_SubWorkflow	12/13/06 4:33 PM	Approve	czajkowskiaj	Public	004645
AllOrdinanceWorkflow	12/14/06 9:39 AM	Reject	mitsonjl	Public	004645
AllOrdinanceWorkflow	12/14/06 10:57 AM	Checkin	pineaug	Public	004645
StreetMaint_SubWorkflow	12/14/06 3:39 PM	Approve	czajkowskiaj	Public	004645
AllOrdinanceWorkflow	12/15/06 10:13 AM	Reject	mitsonjl	Public	004645
AllOrdinanceWorkflow	12/15/06 10:17 AM	Checkin	pineaug	Public	004645
StreetMaint_SubWorkflow	12/15/06 10:23 AM	Approve	czajkowskiaj	Public	004645
OMB_SubWorkflow	12/15/06 10:47 AM	Approve	mitsonjl	Public	004645
Legal_SubWorkflow	12/15/06 2:43 PM	Approve	fehlenrl	Public	004645
MuniManager_SubWorkflow	12/29/06 9:52 AM	Approve	leblancdc	Public	004645
MuniMgrCoord_SubWorkflow	12/29/06 10:46 AM	Approve	abbottmk	Public	004645