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 THE 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.

WHEREAS, a petition was received from the property owner/developer of the Shangri-La
East Subdivision-Phase II and Horace Subdivision-tract 1 to annex the Shangri-La East
Subdivision-Phase II and Horace Subdivision-tract 1 to the South Goldenview LRSA; and

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

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

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

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

Proposition

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

Shall the South Goldenview LRSA boundaries be amended by annexing
the Shangri-La East Subdivision-Phase II and Horace Subdivision-tract 1
to the South Goldenview LRSA and amending Anchorage Municipal Code section 27.30.700, effective retroactive to January 1, 2007?

Yes [ ]  No [ ]

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

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

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

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

PASSED AND APPROVED by the Anchorage Assembly this 24th day of January, 2007.

Chair

ATTEST:

Municipal Clerk
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.

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Operating Expenditures:

| 1000 Personal Services | - |
| 2000 Supplies          | 5,760  |
| 3000 Contribution to Others | 17,280  |
| 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. Pineda, Sr. Admin Officer, Resource Management Division
Attached: South Goldenview LRSA Map
Shangri-La East Subdivision-Phase II and Horace Subdivision- Tract 1 Map
FROM: MAYOR


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

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

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

Based on information from the petitioning property owner/developer, there will not be any residents within the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 on or before the April 3, 2007 Municipal General Election. Consequently, AS 29.35.450(c) only requires a majority vote of the qualified voters residing in the South Goldenview LRSA because the property owner/developer of the Shangri-La East Subdivision-Phase II and Horace subdivision-Tract 1 consented to the annexation of the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 to the South Goldenview LRSA.
The South Goldenview LRSA Board of Supervisors concurs and endorses the annexation
of the Shangri-La East Subdivision-Phase II and Horace Subdivision-Tract 1 to the South
Goldenview LRSA, effective retroactively as of January 1, 2007.

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

Prepared by: Gerald A. Pineau, Sr. Adm. Officer
Recommended by: Alan J. Czajkowski, Director
Fiscal concurrence: Jeffrey E. Sinz, Chief Fiscal Officer
Concur: James N. Reeves, Municipal Attorney
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor
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