

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: 1-30-07 ANCHORAGE, ALASKA
AO No. 2007- 5

1 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE
2 TALUS WEST LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR
3 MUNICIPAL ELECTION ON APRIL 3, 2007, A BALLOT PROPOSITION TO ANNEX
4 THE CROSS ESTATES SUBDIVISION TO THE TALUS WEST LRSA AND TO
5 AMEND THE TALUS WEST LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL
6 CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.

7
8 WHEREAS, a petition was received from the property owner/developer of the Cross
9 Estates Subdivision to annex the Cross Estates Subdivision to the Talus West LRSA; and

10
11 WHEREAS, there will be no residents residing within the Cross Estates Subdivision on or
12 before April 3, 2007; and

13
14 WHEREAS, AS 29.35.450(c) requires the ballot proposition be passed only by a majority
15 vote of the qualified voters residing in the Talus West LRSA; now therefore,

16
17 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

18
19 **Section 1.** Pursuant to Anchorage Municipal Charter 9.01(a), a ballot proposition in
20 substantially the following form shall be submitted to the qualified voters residing in the
21 Talus West LRSA at the regular Municipal election April 3, 2007:

22
23 **Proposition** _____

24
25 APPROVING THE ANNEXATION OF CROSS ESTATES
26 SUBDIVISION TO THE TALUS WEST LRSA AND AMENDING
27 TALUS WEST LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL
28 CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO
29 JANUARY 1, 2007.

30
31 Shall the Talus West LRSA boundaries be amended by annexing the Cross
32 Estates Subdivision to the Talus West LRSA and amend Anchorage
33 Municipal Code section 27.30.700, effective retroactive to January 1, 2007?

34
35 Yes []

No []

36
37 The roads affected are the roads within the Cross Estates Subdivision,
38 namely:

39
40 Heritage Heights Drive, Higher Heritage Circle, and Lower
41 Heritage Circle

42
43 The existing mill rate in the Talus West LRSA is 1.30 mills. Property
44 owners within the Cross Estates Subdivision will incur an increase in
45 property taxes beginning with tax year 2007.


1 **Section 2.** Anchorage Municipal Code section 27.30.700 is hereby amended by adding
2 Cross Estates Subdivision to the Talus West LRSA, effective retroactive to January 1,
3 2007.
4

5 **Section 3.** Section 2 of this ordinance shall become effective January 1, 2007 if, and
6 only if, the ballot proposition is passed by a majority vote of the qualified voters residing in
7 the Talus West LRSA. All other sections of this ordinance shall become effective upon
8 passage and approval by the Anchorage Assembly.
9

10
11 PASSED AND APPROVED by the Anchorage Assembly this 30th day of
12 January, 2007.
13

14
15
16 
17 _____
18 Chair

19 ATTEST:
20

21
22
23 
24 _____
25 Municipal Clerk
26

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO 2007- 5 Title: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE TALUS WEST LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 3, 2007, A BALLOT PROPOSITION TO ANNEX THE CROSS ESTATES SUBDIVISION TO THE TALUS WEST LRSA AND AMEND THE TALUS WEST 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 Talus West Road LRSA maximum 1.30 mills. Assumed general annual assessed valuation increase is based on assumed annual development (based on planned construction of 20 homes per year for three years at a value of \$500,000 by Owner/Developer) of Cross Estates Subdivision. Assumed assessed valuation of \$400,000 per home is projected.

	FY07	FY08	FY09	FY10	FY11
Operating Expenditures:					
1000 Personal Services	-	-	-	-	-
2000 Supplies	10,400	20,800	31,200	32,760	34,400
3000 Contribution to Others	-	-	-	-	-
4000 Debt Service	-	-	-	-	-
5000 Capital Outlay	-	-	-	-	-
Total Direct Costs:	10,400	20,800	31,200	32,760	34,400
Add: 6000 Charge from Others	-	-	-	-	-
Less: 7000 Charge to Others	-	-	-	-	-
Function Cost:	10,400	20,800	31,200	32,760	34,500
Revenues:	10,400	20,800	31,200	32,760	34,500
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 maximum 1.30 mill levy are less than \$34,500 in 2007 or any of next 4 yrs. (Est. 2007 Assessed Valuation of Cross Estates Subdivision is \$8,000,000 x Talus West LRSA maximum mill levy of 1.30 mills = \$10,400 for TY 2007). If cost of services is less than revenues collected from property owners of Cross Estates Subdivision, those revenues can be used for road work anywhere within Talus West LRSA.

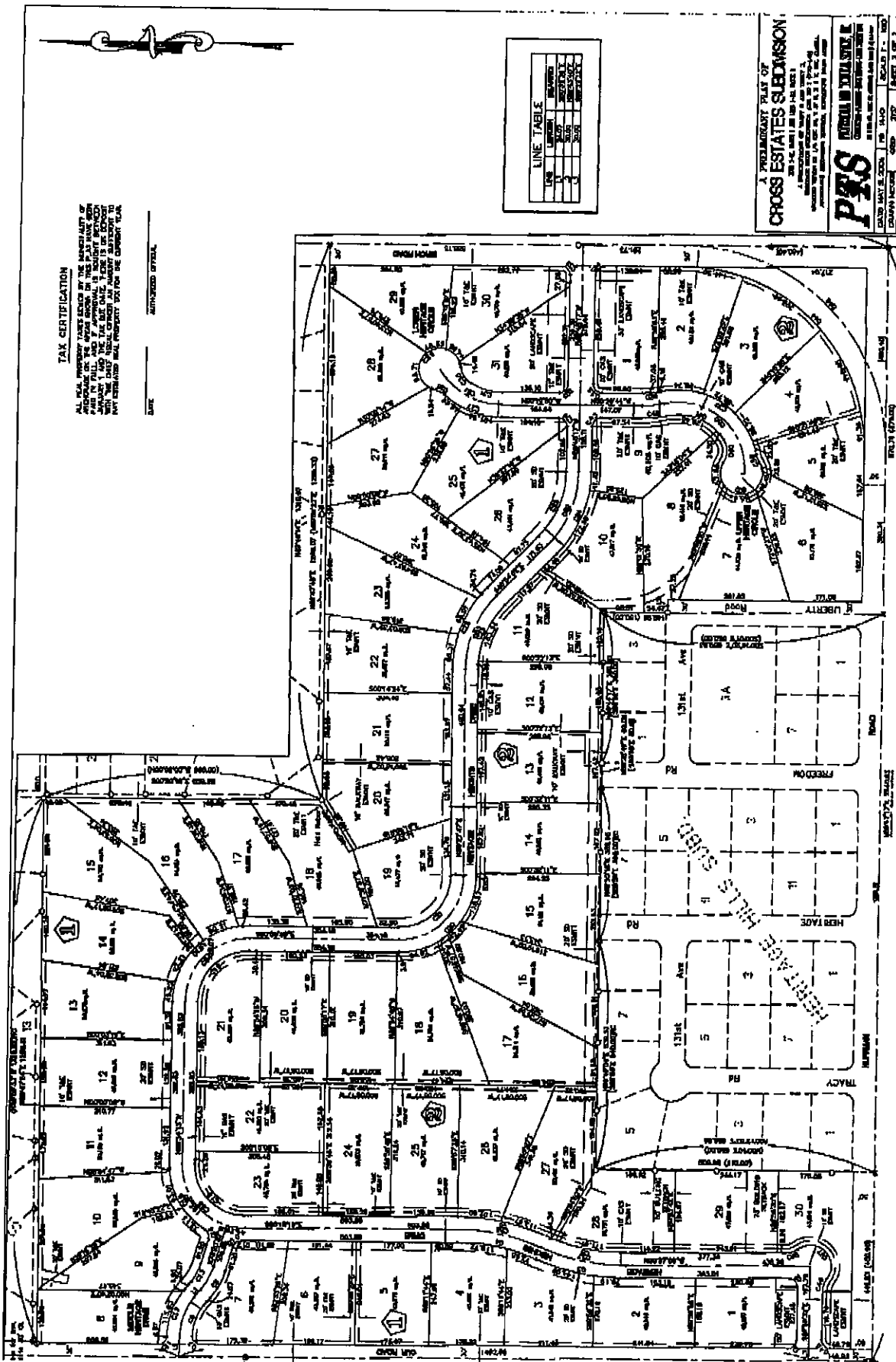
PRIVATE SECTOR ECONOMIC EFFECTS:

No substantial private sector economic effects anticipated. Private sector estimated economic effects are less than \$34,500 in 2007 or any of next 4 yrs. If approved, private property owners within Cross Estates Subdivision will pay up to \$130 of property taxes per \$100,000 assessed value annually for Talus West LRSA annual road maintenance service costs.

Prepared by: Gerald A. Pineau, Sr Admin Officer, Resource Management Division
Attached: Cross Estates Subdivision Map
Talus West LRSA Map

2006 11/02 THU 08:33 FAX 907 343 8057 ST & Park Maintenance

001/001



TAX CERTIFICATION

ALL LOCAL PROPERTY TAXES DUE ON THE PARCELS OF THIS SUBDIVISION ARE PAID IN ADVANCE BY THE PLATTEE AND THE TAXES ARE PAID TO THE COUNTY OF CLATSOP, OREGON, AND THE TAX RECEIPTS ARE FILED WITH THE COUNTY CLERK OF CLATSOP COUNTY, OREGON. THE PLATTEE HAS AGREED TO PAY THE TAXES ON THE PARCELS OF THIS SUBDIVISION FOR THE CURRENT YEAR.

DATE: APPROVED OFFICIAL:

LINE NUMBER	LENGTH	AREA	PERIMETER	VOLUME	ELEVATION
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**A PRELIMINARY PLAT OF
CROSS ESTATES SUBDIVISION**

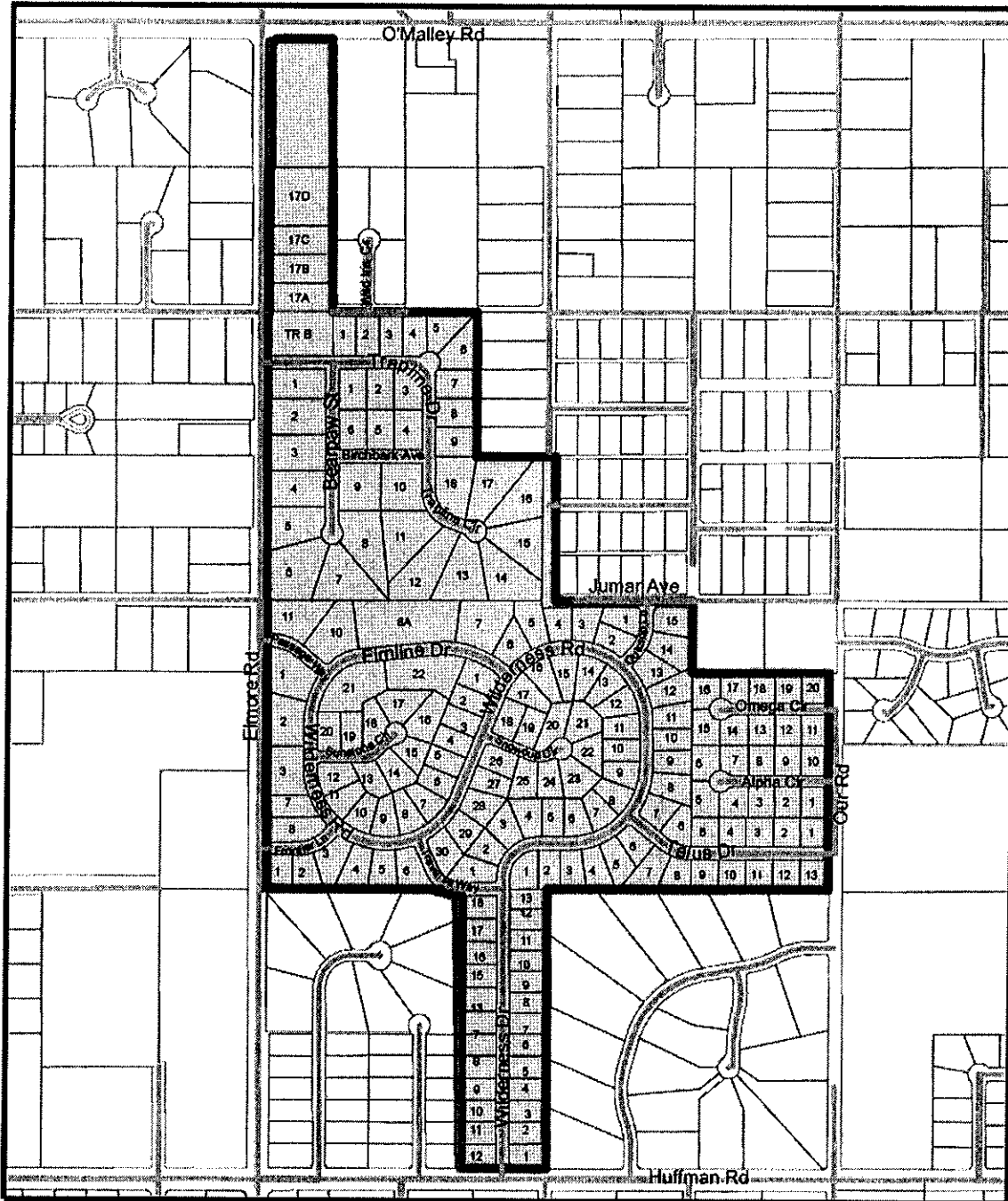
ARTHUR H. DIXON, JR.
ARTHUR H. DIXON & ASSOCIATES, INC.
1000 N. W. 30th Street, Suite 100
Portland, Oregon 97228
Phone: 503.281.1111
Fax: 503.281.1112

PES

DRAWN BY: J. DIXON
CHECKED BY: J. DIXON
DATE: 11/02/06
SCALE: 1" = 100'
SHEET 3 OF 3

Talus West

Limited Road Service Area





MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 17-2007

Meeting Date: January 9, 2007

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS
4 RESIDING IN THE TALUS WEST LIMITED ROAD SERVICE
5 AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON
6 APRIL 3, 2007, A BALLOT PROPOSITION TO ANNEX THE
7 CROSS ESTATES SUBDIVISION TO THE TALUS WEST LRSA
8 AND TO AMEND THE TALUS WEST LRSA BOUNDARIES IN
9 ANCHORAGE MUNICIPAL CODE SECTION 27.30.700,
10 EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.

11
12 The ordinance annexes the Cross Estates Subdivision to the Talus West LRSA and
13 accordingly amends the Talus West LRSA boundaries in Anchorage Municipal Code
14 section 27.30.700, effective retroactively as of January 1, 2007.

15
16 The property owner/developer of the Cross Estates Subdivision petitioned to be annexed to
17 the Talus West LRSA. The annexation proposal meets the requirements of the Municipal
18 Charter and Code, State Statutes, and Assembly legislative policies. The annexation to the
19 existing Talus West LRSA is in conformance with legislative policy to minimize the
20 number of new service areas.

21
22 The addition of Cross Estates Subdivision is feasible, practical and makes sense because
23 there is physical ingress and egress to the subdivision through the Talus West LRSA. The
24 roads within the subdivision will meet MOA standards and be paved. The addition of the
25 annual tax revenues will have a positive fiscal impact on the Talus West LRSA financial
26 integrity.

27
28 Based on information from the petitioning property owner/developer, there will be no
29 residents within Cross Estates on or before the April 3, 2007 Municipal General Election.
30 Consequently, AS 29.35.450(c) requires only a majority vote in the Talus West LRSA.

31
32 The Talus West LRSA Board of Supervisors concurs and endorses the annexation of the
33 Cross Estates Subdivision to the Talus West LRSA, effective retroactive to January 1,
34 2007.

35
36 THE ADMINISTRATION RECOMMENDS, AT THE REQUEST OF THE
37 PROPERTY OWNER/DEVELOPER OF CROSS ESTATES SUBDIVISION, A
38 BALLOT PROPOSITION FOR ANNEXATION OF THE CROSS ESTATES
39 SUBDIVISION TO THE TALUS WEST LRSA AND AMENDMENT TO THE TALUS
40 WEST LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION
41 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.
42

1	Prepared by:	Gerald A. Pineau, Sr. Adm. Officer
2		Resource Management Division
3	Recommended by:	Alan J. Czajkowski, Director
4		Maintenance and Operations Department
5	Fiscal concurrence:	Jeffrey E. Sinz, Chief Fiscal Officer
6	Concur:	Denis C. LeBlanc, Municipal Manager
7	Respectfully submitted:	Mark Begich, Mayor

Content Information**Content ID :** 004644**Type:** Ordinance - AO

Ordinance for April 3, 2007 General Election Annexing Cross

Title: Estates Subdivision to Talus West LRSA, Retroactive to January 1, 2007**Author:** pineaug**Initiating Dept:** StreetMaint**Date Prepared:** 12/13/06 1:28 PM**Director Name:** Alan J. Czajkowski**Assembly Meeting
Date MM/DD/YY:** 1/9/07**Public Hearing Date
MM/DD/YY:** 1/30/07

M.O.A.
 2006 DEC 29 AM 12: 20
 CLERKS 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	12/13/06 1:36 PM	Checkin	pineaug	Public	004644
StreetMaint_SubWorkflow	12/13/06 4:32 PM	Approve	czajkowskij	Public	004644
OMB_SubWorkflow	12/14/06 9:39 AM	Approve	mitsonjl	Public	004644
Legal_SubWorkflow	12/14/06 10:23 AM	Approve	fehlenri	Public	004644
MuniManager_SubWorkflow	12/29/06 9:54 AM	Approve	leblancdc	Public	004644
MuniMgrCoord_SubWorkflow	12/29/06 10:46 AM	Approve	abbottmk	Public	004644