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 TO
AMEND THE TALUS WEST 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 Cross
Estates Subdivision to annex the Cross Estates Subdivision to the Talus West LRSA; and

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

WHEREAS, AS 29.35.450(c) requires the ballot proposition be passed only by a majority
vote of the qualified voters residing in the Talus West 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
Talus West LRSA at the regular Municipal election April 3, 2007:

Proposition

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

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

Yes [ ] No [ ]

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

Heritage Heights Drive, Higher Heritage Circle, and Lower
Heritage Circle

The existing mill rate in the Talus West LRSA is 1.30 mills. Property
owners within the Cross Estates Subdivision will incur an increase in
property taxes beginning with tax year 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 Talus West 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 30th day of January, 2007.

Chair

ATTEST:

Municipal Clerk
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.

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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
Talus West
Limited Road Service Area

[Diagram of Talus West with road service areas labeled]

Map produced by MOA Planning Dept., Technical Services Division. October 2004
FROM: MAYOR

SUBJECT: 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 TO AMEND THE TALUS WEST LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2007.


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

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

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

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

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

Content ID: 004644
Type: Ordinance - AO
Ordinance for April 3, 2007 General Election Annexing Cross
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Author: pineaug
Initiating Dept: StreetMaint
Date Prepared: 12/13/06 1:28 PM
Director Name: Alan J. Czajkowski
Assembly Meeting Date: 1/9/07
Public Hearing Date: 1/30/07

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