

Submitted by: Chair of the Assembly  
At the Request of the Mayor  
Prepared by: Heritage Land Bank  
For Reading: May 6, 2008

CLERK'S OFFICE ANCHORAGE, ALASKA  
**APPROVED**  
Date: 6-16-08 AO No. 2008-65

**AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE RELOCATABLE TRAIL EASEMENT TO THE U. S. FOREST SERVICE ACROSS HERITAGE LAND BANK PARCELS 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, 6-296 LOCATED IN AND AROUND GIRDWOOD.**

**WHEREAS**, the Heritage Land Bank (HLB) was established to... "manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan. The Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and dispose of municipal land which has not been dedicated or transferred to a specific municipal agency for one or more municipal uses." (AMC section 25.40.010); and

**WHEREAS**, "The disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey from municipal ownership Heritage Land Bank land or interests in land which is not needed for specific public facilities or purposes. Each disposal shall be in the municipal interest, and based at or above appraised fair market value or for other equivalent municipal values or objectives, under the procedures specified in AMC Section 25.40.025." (AMC section 25.40.010E.); and

**WHEREAS**, HLB conducted an agency review by all potentially interested Municipal agencies to establish that the subject easement is in the best interest of the Municipality; and

**WHEREAS**, on March 27, 2008, the Heritage Land Bank Advisory Commission held a public meeting as specified in AMC section 25.40.030 and approved HLBAC Resolution 2008-03, recommending the Assembly approve the easement; and

**WHEREAS**, pursuant to the Charter, the Assembly must find this non-exclusive easement is without substantial value to the municipality; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** This non-exclusive relocatable easement over Heritage Land Bank parcels 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, 6-296, located and around Girdwood, does not prevent future use by the Municipality or impact the public use of the property, and it is the finding of the Assembly this easement is without substantial value to the municipality.


1 **Section 2.** Pursuant to the basic terms and conditions set out in the accompanying  
2 Assembly Memorandum, Heritage Land Bank may grant a non-exclusive relocatable  
3 easement over portions of Parcels 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294,  
4 6-296.

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6 **Section 3.** This ordinance shall be effective immediately upon passage and approval  
7 by the Assembly.

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10 PASSED AND APPROVED by the Anchorage Assembly this 10<sup>th</sup> day of  
11 June, 2008.

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14   
15 Chair

16  
17 ATTEST:

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20  
21 Municipal Clerk

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

AO Number: 2008-65 Title: **AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE RELOCATABLE TRAIL EASEMENT TO THE U. S. FOREST SERVICE ACROSS HERITAGE LAND BANK PARCELS 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, 6-296 LOCATED IN AND AROUND GIRDWOOD.**

Sponsor: MAYOR  
Preparing Agency: Heritage Land Bank  
Others Impacted:

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**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

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	FY08	FY09	FY10	FY11	FY12
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COST	0	0	0	0	0
6000 IGCs	0	0	0	0	0
FUNCTION COST:	0	0	0	0	0
REVENUES:	0	0	0		
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

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**PUBLIC SECTOR ECONOMIC EFFECTS:**

The United States Forest Service has committed to build and maintain a trail that provides an important linkage in the Girdwood Valley trail network at a significant public benefit.

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**PRIVATE SECTOR ECONOMIC EFFECTS:**

Same.

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Prepared by: **William M. Mehner**  
Director, Heritage Land Bank and Real Estate Services

Telephone: **343-4337**



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 297 -2008

Meeting Date: May 6, 2008

**From: MAYOR**

**Subject: AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE TRAIL EASEMENT TO THE U. S. FOREST SERVICE ACROSS HERITAGE LAND BANK PARCELS 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, 6-296 LOCATED IN AND AROUND GIRDWOOD.**

**Action:** Grant of non-exclusive trail easement

**Grantee:** United States Forest Service

**Term:** Perpetual, with HLB right to relocate trail, if development warrants

This ordinance authorizes Heritage Land Bank (HLB) to grant a non-exclusive trail easement to the U. S. Forest Service. In 1997, a cooperative trail planning effort between the Girdwood community and local, state and federal agencies produced the "Girdwood-Iditarod Trail Route Study". The proposed route commemorates a segment of the historic trail between Seward and Nome, and links Turnagain Arm to the Crow Pass Iditarod Trailhead in the upper Girdwood Valley. The project was initiated by the Girdwood Trails Committee and the Girdwood Board of Supervisors after the discovery of a four mile-long abandoned historic trail, believed to be a section of the original Iditarod Trail. Project participants studied the feasibility, preferred route, and development standards for restoring the historic trail, to create a "backbone" pedestrian trail in the valley. The Glacier-Winner Creek Trail is one of the side trails leading out from the "backbone" of the Iditarod National Historic Trail (INHT). The easement runs for a distance of approximately 10,132 linear feet. Because the trail provides an important public amenity, HLB recommends no fee to be charged for the easement. In recognition that the trail easement may affect or impede HLB's eventual development of property in the upper Girdwood Valley, the easement provides for relocation of the trail corridor to a mutually suitable location, at the expense of the HLB or its' assignee.

**Public Process.** The HLB conducted an agency review and received no objection from other municipal agencies for issuance of the easement. The Girdwood Board of Supervisors consistently supported identification of the Iditarod Trail and preservation of the route through easements, and passed Resolution 2004-08 supporting the Glacier Winner Creek segment. The public hearing was advertised in the Anchorage Daily News March 11, 18, and 25, 2008. The HLB Advisory

1 Commission held a public hearing on March 27, 2008 and approved HLBAC  
2 Resolution No. 2008-03 (Appendix B).

3  
4 **Recommendation.** Heritage Land Bank staff considers the proposed issuance of a  
5 perpetual, relocatable easement of approximately 10,132 linear feet within the eight  
6 parcels to be an appropriate use of HLB land. The proposed use is compatible with  
7 the Girdwood Area Plan, the Girdwood Commercial Areas and Transportation  
8 Plan, and the Girdwood-Iditarod Trail Route Study. At its March 27, 2008  
9 meeting, the HLB Advisory Commission found the grant of a non-exclusive  
10 easement is in the best interest of the Municipality of Anchorage. The HLB  
11 Advisory Commission therefore recommends Assembly approval of the grant of a  
12 non-exclusive easement (Appendix B).

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14 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN**  
15 **ORDINANCE AUTHORIZING A NON-EXCLUSIVE TRAIL EASEMENT**  
16 **TO U. S. FOREST SERVICE ACROSS HERITAGE LAND BANK**  
17 **PARCELS 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, 6-296 LOCATED**  
18 **IN AND AROUND GIRDWOOD.**

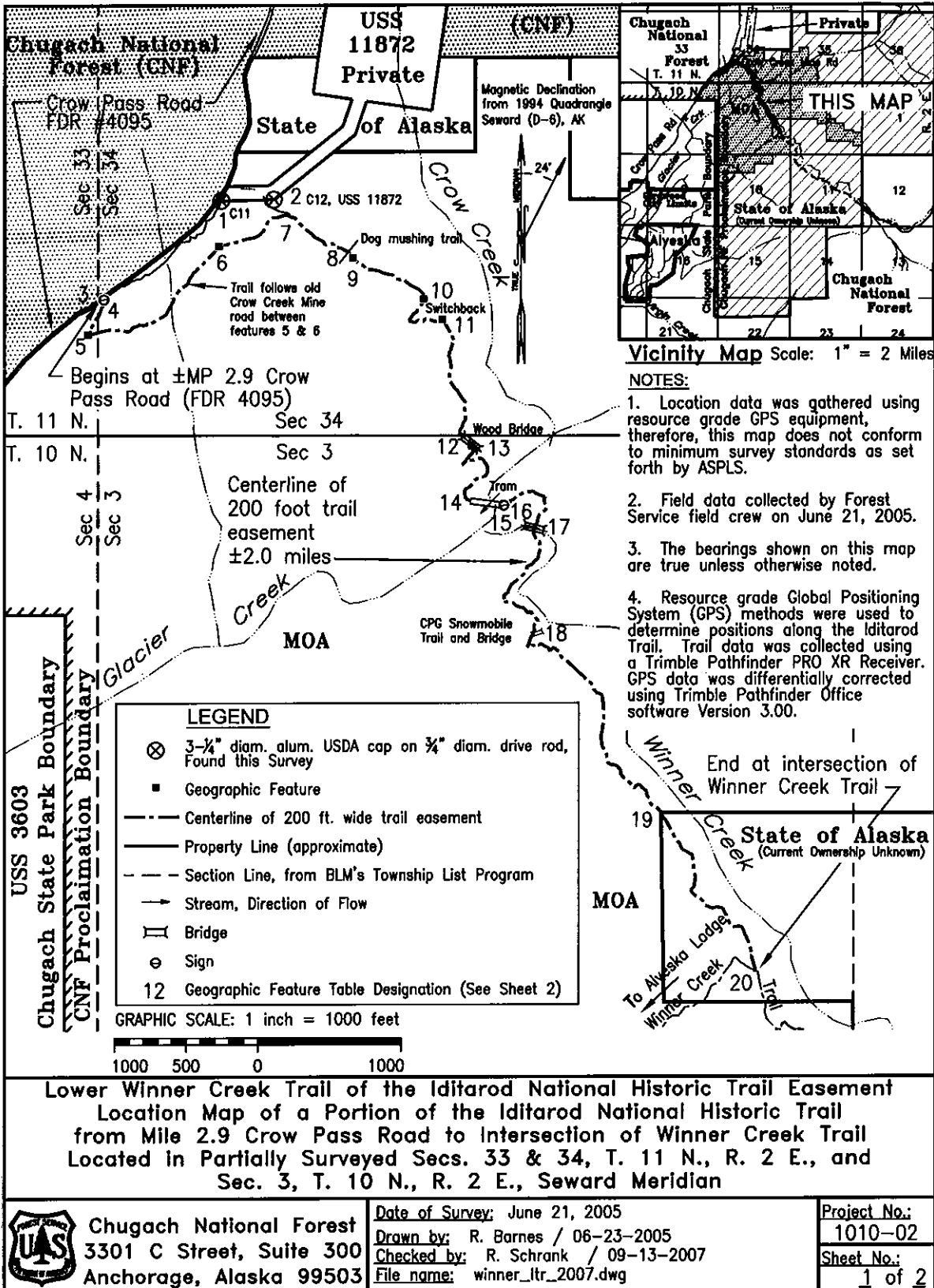
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21 Prepared by: Heritage Land Bank  
22 Approved by: William M. Mehner, Director  
23 Heritage Land Bank  
24 Concur: Mary Jane Michael, Executive Director  
25 Department of Economic and Community Development  
26 Concur: James N. Reeves, Municipal Attorney  
27 Concur: Michael K. Abbott, Municipal Manager  
28 Respectfully submitted, Mark Begich, Mayor

29  
30 **Appendices:**

31 Appendix A—Site Map

32 Appendix B—HLB Advisory Commission Resolution 2008-03

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**Lower Winner Creek Trail of the Iditarod National Historic Trail Easement  
Trail Easement Location Map of a Portion of the Iditarod Trail  
from 2.9 Mile Crow Pass Road to Intersection of Winner Creek Trail**

<b>Geographic Feature Table - NAD83</b>			
<b>No.</b>	<b>Description</b>	<b>Latitude</b>	<b>Longitude</b>
1	C11, USS 11872 (3-1/4" diam. Alum. Cap)	60° 59' 50.8" N	149° 05' 19.9" W
2	C12, USS 11872 (3-1/4" diam. Alum. Cap)	60° 59' 50.9" N	149° 05' 12.5" W
3	Beginning of Survey at center of Crow Pass Road (approx. 1067 ft. S 51° W from C11, USS 11872)	60° 59' 44.2" N	149° 05' 36.7" W
4	Sign on 4"x4" wooden post - 'No Motorized Vehicles'	60° 59' 44.0" N	149° 05' 36.5" W
5	Intersection with Old Crow Creek Mine Road which bears N 75° E, trail follows road	60° 59' 41.6" N	149° 05' 38.7" W
6	Trail leaves Old Crow Creek Mine Road	60° 59' 47.7" N	149° 05' 20.2" W
7	Intersection with trail to Crow Creek Mine which bears N 64° W	60° 59' 49.9" N	149° 05' 10.6" W
8	Intersection with Dog Mushing Trail which bears N 41° E	60° 59' 47.3" N	149° 05' 01.9" W
9	Log Benches and Fire Ring on NE side of Trail	60° 59' 46.9" N	149° 05' 01.3" W
10	Start of Switchback	60° 59' 44.1" N	149° 04' 51.2" W
11	End of Switchback	60° 59' 42.7" N	149° 04' 48.6" W
12	Small Wood Bridge 15ft x 3ft, stream flows S 50° E	60° 59' 34.2" N	149° 04' 44.5" W
13	Top of Stairs - 4 Steps	60° 59' 34.0" N	149° 04' 44.4" W
14	Bottom Stairs of Tram on West side of Glacier Creek	60° 59' 30.2" N	149° 04' 44.4" W
15	SE Corner of Tram on East side of Glacier Creek	60° 59' 29.9" N	149° 04' 40.1" W
16	Sign on 4"x4" wooden post - 'Winner Creek Trail'	60° 59' 29.9" N	149° 04' 39.8" W
17	Center of Wood Bridge with handrails - 20'x3' - crosses Winner Creek gorge	60° 59' 28.3" N	149° 04' 35.4" W
18	Intersection with Snow Trail which bears S 86° W, Chugach Powder Guides Snowmobile Bridge east of trail	60° 59' 21.1" N	149° 04' 35.0" W
19	Municipality of Anchorage (MOA) / State of Alaska Boundary (according to BLM Township List Program vers 2.11)	60° 59' 08" N	149° 04' 17" W
20	End of Easement, Intersection with Winner Creek Trail	60° 58' 57.8" N	149° 04' 04.1" W

**Located in partially surveyed Secs. 33 & 34, T. 11 N., R. 2 E., and  
Sec. 3, T. 10 N., R. 2 E., Seward Meridian**

**Heritage Land Bank Advisory Commission**

**Resolution 2008-03**

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING TO THE ANCHORAGE ASSEMBLY THE APPROVAL OF DISPOSAL OF A PORTION OF HLB PARCELS NOS. 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, and 6-296 FOR A RELOCATABLE EASEMENT TO THE U.S. FOREST SERVICE TO CONSTRUCT AND MAINTAIN THE GLACIER-WINNER CREEK, A COMPONENT OF THE IDITAROD NATIONAL HISTORIC TRAIL.**

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**WHEREAS**, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

**WHEREAS**, land disposals under AMC 25.40.025.F include land sales, land exchanges, leases, and easements; and

**WHEREAS**, the United States Forest Service (USFS) has applied for an easement for construction and maintenance of the Glacier-Winner Creek Trail, a segment of the Iditarod National Historic Trail including portions of HLB Parcel Nos. 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, and 6-296; and

**WHEREAS**, the Municipality supports the proposed trail project as consistent with the goals of the Girdwood Area Plan, Heritage Land Bank objectives, and responsible development of the Girdwood Valley, and recognizes the trail, as an amenity enhancing property value and esthetic experience for residents and visitors in the area; and

**WHEREAS**, USFS has identified a route for the proposed trail between Winner Creek Trail and Crow Creek Road;; and

**WHEREAS**, the Municipality, through the Heritage Land Bank, could potentially utilize portions of the proposed trail route with residential development and construction of certain public facilities and infrastructure, yet to be determined and located, as called for in the Girdwood Area Plan, requiring a provision in the forthcoming easement to allow relocation of the trail if necessary; and

**WHEREAS**, USFS will commit to funding design and construction of the trail, and maintenance and enforcement in perpetuity,

**NOW THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO RECOMMEND THE APPROVAL OF A RELOCATABLE EASEMENT, SUBJECT TO:**



HLBAC Res. 2008-03  
Relo. Easement to USFS

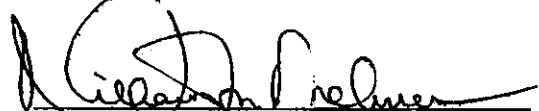
**Section 1.** This resolution will take effect immediately upon passage and approval.

**PASSED and APPROVED** on this, the 27<sup>th</sup> day of March, 2008 by the  
**Heritage Land Bank Advisory Commission.**

**SIGNED:**

  
James Balamachi, Chair  
Heritage Land Bank Advisory Commission

**ATTEST:**

  
William M. Mehner, Executive Director  
Heritage Land Bank

**Content ID:** 006263

**Type:** Ordinance - AO

An Ordinance authorizing a non-exclusive trail easement to the U.S. Forest

**Title:** Service across Heritage Land Bank Parcels 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 9-294, 6-296 located in and around Girdwood.

**Author:** maglaquijp

**Initiating Dept:** HLB

Ordinance authorizing a non-exclusive relocatable trail easement to the U.S.

**Description:** Forest Service across Heritage Land Bank Land parcels 6-254,-255, 6-268, 6-275, 6-279, 6-294, 6-296 located in Girdwood.

**Keywords:** Relocatable trail easement, U.S. Forest, 6-254, 6-255, 6-268, 6-273, 6-275, 6-279, 6-294, 6-296 located in Gridwood.

**Date Prepared:** 4/22/08 8:54 AM

**Director Name:** William M. Mehner

**Assembly Meeting Date:** 5/6/08

**Public Hearing Date:** 6/10/08

2008 APR 25 PM 4:01  
COURT CLERK

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	4/25/08 3:30 PM	Exit	Joy Maglaqui	Public	006263
MuniMgrCoord_SubWorkflow	4/25/08 3:30 PM	Approve	Joy Maglaqui	Public	006263
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Legal_SubWorkflow	4/25/08 12:21 PM	Approve	Rhonda Westover	Public	006263
OMB_SubWorkflow	4/25/08 11:45 AM	Approve	Wanda Phillips	Public	006263
ECD_SubWorkflow	4/24/08 3:36 PM	Approve	Lisa Villareal	Public	006263
HLB_SubWorkflow	4/24/08 3:33 PM	Approve	Tammy Oswald	Public	006263
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