

Submitted by: Chair of the Assembly at the
Request of the Acting Mayor
Prepared by: Heritage Land Bank
For reading: April 21, 2009

CLERK'S OFFICE

APPROVED

5/12/09

ANCHORAGE, ALASKA

AO No. 2009-51

Date:

1 AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE EASEMENT TO
2 GIRDWOOD NORDIC SKI CLUB ACROSS HERITAGE LAND BANK
3 PARCELS 6-011, 6-251, 6-295 AND 6-296 FOR DEVELOPING, LOCATING,
4 CONSTRUCTING, RELOCATING AND MAINTAINING MULTI-USE TRAILS IN
5 GIRDWOOD VALLEY.

6
7 **WHEREAS**, the Municipality of Anchorage (MOA) owns land in the Upper
8 Girdwood Valley; and

9
10 **WHEREAS**, the Heritage Land Bank (HLB) commissioned a study of the
11 potential for multi-use trails in Girdwood, identifying several multi-use trail
12 corridors in the vicinity of Alyeska Hotel and leading into the upper Girdwood
13 Valley; and

14
15 **WHEREAS**, the Girdwood Nordic Ski Club (GNSC), a non-profit organization,
16 requests a relocatable, non-exclusive easement, proposing to develop, operate
17 and maintain a Nordic/multi-use trail system; and

18
19 **WHEREAS**, GNSC's purposes also include promotion of personal fitness and
20 public education regarding fitness and trail safety; and

21
22 **WHEREAS**, the GNSC is supported by the Girdwood community for those
23 purposes and developed a business plan and initiated fund raising to cover
24 expenses; and

25
26 **WHEREAS**, a non-exclusive easement across municipal land does not limit the
27 benefits, access or use of the property by the public, and may be granted upon
28 an Assembly finding the easement is without substantial value to the
29 municipality; and

30
31 **WHEREAS**, on January 14, 2009, the Heritage Land Bank Advisory Commission
32 unanimously approved HLBAC Resolution 2009-2 recommending the Assembly
33 approve a non-exclusive easement; Now, therefore,

34
35 **THE ANCHORAGE ASSEMBLY ORDAINS:**

36
37 **Section 1.** The Assembly finds a relocatable, non-exclusive easement to
38 Girdwood Nordic Ski Club, a non-profit organization proposing to locate, operate

1 and maintain a Nordic/multi-use trail system across HLB parcels 6-011, 6-251, 6-
2 295 and 6-296 is in the best interest of the public in that the easement does not
3 limit the benefits, access or use of the property by the public, and is without
4 substantial value to the Municipality.

5
6 **Section 2.** A non-exclusive easement on Heritage Land Bank Parcels 6-011, 6-
7 251, 6-295 and 6-296 to the Girdwood Nordic Ski Club, a non-profit organization,
8 for no fee, is hereby approved.

9
10 **Section 3.** This ordinance shall take effect immediately upon passage and
11 approval by the Assembly.

12
13
14 PASSED AND APPROVED by the Anchorage Municipal Assembly this 12th day
15 of May, 2009.

16
17
18 Debby Ossiannder
19 Chair of the Assembly

20 ATTEST:

21
22 Paula S. Jones
23 Municipal Clerk
24

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2009-51 Title: **AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE EASEMENT TO GIRDWOOD NORDIC SKI CLUB ACROSS HERITAGE LAND BANK PARCELS 6-011, 6-251, 6-295 AND 6-296 FOR DEVELOPING, LOCATING, CONSTRUCTING, RELOCATING AND MAINTAINING MULTI-USE TRAILS IN GIRDWOOD VALLEY.**

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

CHANGES IN EXPENDITURES AND REVENUES:	(Thousands of Dollars)				
	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	0	0
CAPITAL:	0	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0	0

PUBLIC SECTOR ECONOMIC EFFECTS:

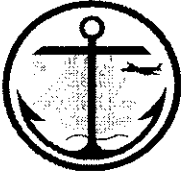
Trails within easement will be developed by non-profit and will enhance tourism opportunities. No cost or revenue to HLB or MOA generally.

PRIVATE SECTOR ECONOMIC EFFECTS:

Increased visitation will provide indirect positive impact to Girdwood area businesses.

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

Telephone: **343-4337**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 226-2009

Meeting Date: April 21, 2009

From: ACTING MAYOR

Subject: AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE EASEMENT TO GIRDWOOD NORDIC SKI CLUB ACROSS HERITAGE LAND BANK PARCELS 6-011, 6-251, 6-295 AND 6-296 FOR DEVELOPING, LOCATING, CONSTRUCTING, RELOCATING AND MAINTAINING MULTI-USE TRAILS IN GIRDWOOD VALLEY.

The Girdwood Nordic Ski Club (GNSC) is a nonprofit organization dedicated to developing and maintaining a sustainable Nordic/multi-use trail system in the Girdwood Valley, and encouraging responsible use through advocacy, education, and stewardship. GNSC's purposes include facilitating trail easement acquisition; developing, maintaining and operating a public Nordic/multi-use trail system; promotion of hiking, biking, cross country skiing and recreational trail use; promotion of personal fitness and public education regarding fitness and trail safety; and, improving trail access in the Girdwood valley.

In February 2007, a Winner Creek Trails Feasibility Study by The Boutet Company for Heritage Land Bank (HLB) identified several multi-use trail corridors in the vicinity of Alyeska Hotel leading into the upper Girdwood Valley. The study was completed by Jim Galanes, a past Olympic cross country skier and describes trail type and construction design standards per type. The GNSC was established to provide an operating entity, similar to the Nordic Ski Association of Anchorage, to facilitate design, permitting, construction and maintenance of new multi-use trails, particularly those described in the feasibility report.

The proposed trails cross HLB parcels 6-011, 6-251, 6-295 and 6-296 in the upper Girdwood Valley (see map, Appendix A). The ordinance provides for a relocatable, non-exclusive easement, and requires GNSC to provide an as-built survey after construction.

The trail system provides an amenity for present and future citizens of the Municipality and an attractive tourist activity. This easement is consistent with the guidelines in the Girdwood Area Plan and the Commercial Areas and Transportation Plan.

Public Process. A review of this proposal by all relevant Municipal agencies was completed prior to the January 14, 2009 HLBAC meeting; the review

confirmed the proposed easement is an acceptable use of the parcels. Public notice of the hearing was published December 28, January 4 and January 11, 2009 in the Alaska Journal of Commerce. The GNSC presented easement information to the Girdwood Land Use Committee, with 43 members supporting the easement, and to the Girdwood Board of Supervisors with unanimous support (see Appendix B). Additional support from the Girdwood community and Anchorage at large is evidenced by letters from: Kikkan Randall; Matt Weddeking, Chief Ranger of Chugach State Park; Girdwood 2020; Girdwood Rotary Club; Trond Flagstad, Head Ski Coach, University of Alaska Anchorage, and others. Alyeska Resort is highly supportive of the GNSC and trail development. The HLB Advisory Commission held a public hearing on January 14, 2009 and approved HLBAC Resolution No. 2009-02 (Appendix B).

Summary of Easement:

Type: Non-exclusive and re-locatable, relocation upon approval by HLB, cost to be incurred by the party requesting or recommending the relocation.

Grantee: Girdwood Nordic Ski Club

Duties: Grantee agrees to develop, locate, construct, operate and maintain the trails

Fee: None; Grantee duties, above, represent in-kind consideration for easement

Recommendation. Heritage Land Bank staff considers the proposed easement to be an appropriate use of HLB land. The proposed use is compatible with both the Girdwood Area Plan and the Commercial Areas and Transportation Plan. At its January 14, 2009 meeting, the HLB Advisory Commission found the grant of a non-exclusive easement is in the best interest of the Municipality of Anchorage. The HLB Advisory Commission therefore recommends Assembly approval of the grant of a non-exclusive easement (Appendix B).

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE EASEMENT TO GIRDWOOD NORDIC SKI CLUB ACROSS HERITAGE LAND BANK PARCELS 6-011, 6-251, 6-295 AND 6-296 FOR DEVELOPING, LOCATING, CONSTRUCTING, RELOCATING AND MAINTAINING MULTI-USE TRAILS IN GIRDWOOD VALLEY.

Prepared by: Alison L. Smith, Land Management Officer,
Heritage Land Bank

Approved by: William M. Mehner, Director, Heritage Land Bank

Concur: Mary Jane Michael, Executive Director
Office of Economic and Community Development

Concur: James N. Reeves, Municipal Attorney





Concur: Michael Abbott, Municipal Manager

Respectfully submitted, Matt Claman, Acting Mayor

Appendices:

Appendix A—Site Map

Appendix B—HLB Advisory Commission Resolution 2009-02

-  MOA/HLB (Selected)
-  Alaska DOT
-  Alyeska Owned or Leased
-  Girdwood Parks and Rec.



Heritage Land Bank Advisory Commission

Resolution 2009-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING TO THE ANCHORAGE ASSEMBLY THE APPROVAL OF DISPOSAL OF PORTIONS OF HLB PARCELS NOS. 6-011, 6-251, 6-295, and 6-296 FOR A PERPETUAL RELOCATABLE EASEMENT TO THE GIRDWOOD NORDIC SKI CLUB TO DESIGN, LOCATE, CONSTRUCT AND MAINTAIN MULTI-USE TRAILS, IN CONCERT WITH, BUT NOT CONTINGENT UPON, THE TRAIL DESIGN AND ENHANCEMENTS INCLUDED IN THE ALYESKA RESORT MASTER PLAN, IN THE GLACIER-WINNER CREEK AREA.

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, Heritage Land Bank commissioned the February 2007 Winner Creek Trails Feasibility Study by The Boutet Company which illustrates several multi-use trail corridors on Heritage Land Bank land in the vicinity of Alyeska Hotel leading into the upper Girdwood valley and describes trail type and construction design standards per type; and

WHEREAS, the Girdwood Nordic Ski Club is an organized non-profit entity and has applied for an easement for construction and maintenance of multi-use trails on portions of Heritage Land Bank Parcel Nos. 6-011, 6-251, 6-295, and 6-296 which would implement the abovementioned plan; 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 that multi-use trails are an amenity enhancing property value and esthetic experience for residents and visitors in the area; and

WHEREAS, the Girdwood Nordic Ski Club has committed to funding design and construction of the trail, and maintenance in perpetuity and will provide an as-built survey of the trails after construction; and

WHEREAS, HLB and the Girdwood Nordic Ski Club will work in concert with but not contingent

WHEREAS, support for the multi-use trails is community wide including unanimous support from the Girdwood Board of Supervisors,

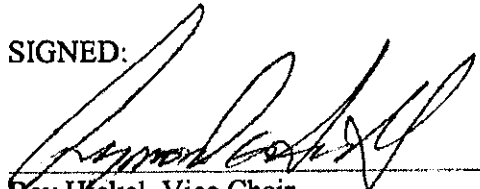
NOW THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO RECOMMEND THE APPROVAL OF A PERPETUAL RELOCATABLE EASEMENT.

HLBAC Res. 2009-02
Relo. Easement to GNSC

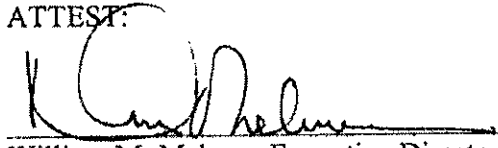
Section 1. This resolution will take effect immediately upon passage and approval.

PASSED and APPROVED on this, the 14th day of JANUARY, 2009 by the Heritage Land Bank Advisory Commission.

SIGNED:


Ray Hickel, Vice Chair
Heritage Land Bank Advisory Commission

ATTEST:


William M. Mehner, Executive Director
Heritage Land Bank

Content ID: 007598**Type:** Ordinance - AOAN ORDINANCE AUTHORIZING A NON-EXCLUSIVE EASEMENT TO
GIRDWOOD NORDIC SKI CLUB ACROSS HERITAGE LAND BANK**Title:** PARCELS 6-011, 6-251, 6-295 AND 6-296 FOR DEVELOPING,
LOCATING, CONSTRUCTING, RELOCATING AND MAINTAINING
MULTI-USE TRAILS IN GIRDWOOD VALLEY**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Easement across HLB parcels in Girdwood for creating and maintaining
multi-use trails by Girdwood Nordic Ski Club**Keywords:** Non-exclusive Easement**Date Prepared:** 4/7/09 5:29 PM**Assembly Meeting
Date:** 4/21/09**Public Hearing Date:** 5/12/09

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	4/10/09 10:06 AM	Exit	Joy Maglaqui	Public	007598
MuniMgrCoord_SubWorkflow	4/10/09 10:06 AM	Approve	Joy Maglaqui	Public	007598
MuniManager_SubWorkflow	4/10/09 7:51 AM	Approve	Michael Abbott	Public	007598
Legal_SubWorkflow	4/9/09 5:44 PM	Approve	Rhonda Westover	Public	007598
Finance_SubWorkflow	4/9/09 3:42 PM	Approve	Sharon Weddleton	Public	007598
OMB_SubWorkflow	4/8/09 3:56 PM	Approve	Wanda Phillips	Public	007598
ECD_SubWorkflow	4/8/09 10:02 AM	Approve	Tawny Klebesadel	Public	007598
HLB_SubWorkflow	4/7/09 5:36 PM	Approve	William Mehner	Public	007598
AllOrdinanceWorkflow	4/7/09 5:34 PM	Checkin	Lynn Roderick Van Horn	Public	007598