

CLERK'S OFFICE

APPROVED

5-22-12

Date:

ANCHORAGE, ALASKA

AO No. 2012-42

Submitted by:

Chair of the Assembly at the

Request of the Mayor

Prepared by:

Real Estate Dept./Heritage Land Bank

For reading:

May 8, 2012

1 AN ORDINANCE AUTHORIZING WITHDRAWAL FROM THE HERITAGE
2 LAND BANK (HLB) INVENTORY OF A RELOCATABLE, PERPETUAL
3 EASEMENT ON HLB PARCELS 6-010, 6-040, AND 6-041, LOCATED IN THE
4 GIRDWOOD VALLEY, TO REAL ESTATE SERVICES FOR TRAILS.
5
6

7 WHEREAS, the Heritage Land Bank (HLB) was established to...“manage
8 uncommitted municipal land and the Heritage Land Bank Fund in a manner
9 designed to benefit the present and future citizens of Anchorage, promote
10 orderly development, and achieve the goals of the Comprehensive Plan. The
11 Heritage Land Bank shall acquire, inventory, manage, withdraw, transfer and
12 dispose of municipal land which has not been dedicated or transferred to a
13 specific municipal agency for one or more municipal uses.”
14 (AMC section 25.40.010); and
15

16 WHEREAS, the Mayor “with assembly approval, may withdraw land from the
17 Heritage land Bank inventory for any lawful municipal purpose, consistent with
18 the comprehensive plan and implementing measures or applicable site specific
19 land use studies” (AMC section 25.40.015B.); and
20

21 WHEREAS, HLB Parcels 6-010, 6-040 and 6-041 are currently vacant residential
22 and open space parcels; and
23

24 WHEREAS, HLB posted the properties and conducted public notice and an
25 agency review by all potentially interested Municipal agencies to establish that
26 easement issuance for the existing trails is appropriate and in the best interest of
27 the Municipality; and
28

29 WHEREAS, on June 10, 2010, the Heritage Land Bank Advisory Commission
30 (HLBAC) unanimously approved HLBAC Resolution 2010-03 recommending the
31 Assembly approve disposal of a relocatable, perpetual easement; now,
32 therefore,
33

34 THE ANCHORAGE ASSEMBLY ORDAINS:
35

36 Section 1. Notwithstanding any contrary provision of the Anchorage Municipal
37 Code, the Assembly finds it is in the best interest of the Municipality and the public
38 to withdraw this easement to HLB lands under terms and conditions set forth in the
39 Assembly Memorandum, approves this easement, and hereby waives the
40 requirements in Chapter 25.40 for appraisal.
41

1 **Section 2.** This ordinance shall be effective immediately upon passage and
2 approval by the Assembly.

3
4 PASSED AND APPROVED by the Anchorage Municipal Assembly this 22nd day
5 of May, 2012.

6
7
8 Emm Hall
9 Chair of the Assembly

10
11 ATTEST:

12
13 Salma S. Suenkel
14 Municipal Clerk
15

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO No: 2012-42 AN ORDINANCE AUTHORIZING WITHDRAWAL FROM THE HERITAGE LAND BANK INVENTORY OF A RELOCATABLE, PERPETUAL EASEMENT ON HLB PARCELS 6-010, 6-040, AND 6-041, LOCATED IN THE GIRDWOOD VALLEY, TO REAL ESTATE SERVICES FOR TRAILS.

Sponsor: MAYOR
Preparing Agency: Real Estate Department/Heritage Land Bank Division
Others Impacted: Girdwood Parks and Recreation

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY12	FY13	FY14	FY15	FY16
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:

Potential increase in tourism in the Girdwood Valley due to future improvements to valley trail system.

PRIVATE SECTOR ECONOMIC EFFECTS:

Increased tourism potential in Girdwood Valley would also produce corresponding increase in local business patronage.

Prepared by: **Tammy R. Oswald**
Director, Real Estate Department

Telephone: **343-7986**



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 273-2012

Meeting Date: May 8, 2012

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING WITHDRAWAL FROM THE HERITAGE LAND BANK (HLB) INVENTORY OF A RELOCATABLE, PERPETUAL EASEMENT ON HLB PARCELS 6-010, 6-040, AND 6-041, LOCATED IN THE GIRDWOOD VALLEY, TO REAL ESTATE SERVICES FOR TRAILS.

The property including Heritage Land Bank (HLB) Parcel Nos. 6-010 (TID 075-021-03), 6-040 (TID 075-093-44), 6-041 (TID 075-132-22) is encumbered with existing hiking and cross country skiing trails called Beaver Pond Trail and Abe's Trail (**Appendix A**). The trails were locally constructed without authorization on HLB lands and have access from public lands at both the north and south ends. As a condition of easement issuance, Girdwood Parks and Recreation will complete an as-built survey of the entire trail system and provide it to Real Estate Services. The as-built survey will become an attachment to the easement and the document will be recorded to identify the location of the trails. The easement document will allow for potential realignments due to conditions along the trails.

The trails are an amenity for present and future citizens of the Municipality and provide an attractive tourist activity. The proposed HLB easement disposal is consistent with the guidelines in the Girdwood Area Plan.

A review of this withdrawal by all relevant Municipal agencies was completed prior to the June 10, 2010 Heritage Land Bank Advisory Commission (HLBAC) meeting, and confirmed the easement is appropriate and is in the public interest. Notice of this hearing was posted on the properties, published on the Municipality's public notice website May 17, 2010, and published in the Alaska Journal of Commerce May 30 and June 6, 2010.

The Girdwood Board of Supervisors enthusiastically supports the easement issuance and on April 19, 2010 proclaimed its support of the easement in a letter to the Anchorage Park Foundation requesting grant funds for the trails project. (**Appendix B**).

Heritage Land Bank staff considers the withdrawal to be an appropriate use of HLB land. The HLBAC held a public hearing on June 10, 2010 and found the approval of a perpetual, relocatable easement for the existing trail is in the best interest of the Municipality of Anchorage and approved HLBAC Resolution No. 2010-03 (**Appendix C**).

1
2 The HLBAC recommends Assembly approval of the withdrawal of this easement
3 from the HLB inventory to the Real Estate Services Division.
4

5 **THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF AN**
6 **ORDINANCE AUTHORIZING WITHDRAWAL FROM THE HERITAGE LAND**
7 **BANK INVENTORY OF A RELOCATABLE, PERPETUAL EASEMENT ON HLB**
8 **PARCELS 6-010, 6-040, AND 6-041, LOCATED IN THE GIRDWOOD VALLEY,**
9 **TO REAL ESTATE SERVICES FOR EXISTING TRAILS.**
10

11 Prepared by: Alison L. Smith, Land Manager, Heritage Land Bank
12 Division

13 Approved by: Tammy Oswald, Executive Director,
14 Real Estate Department

15 Concur: Dennis A. Wheeler, Municipal Attorney

16 Concur: George J. Vakalis, Municipal Manager

17 Respectfully submitted: Daniel A. Sullivan, Mayor
18

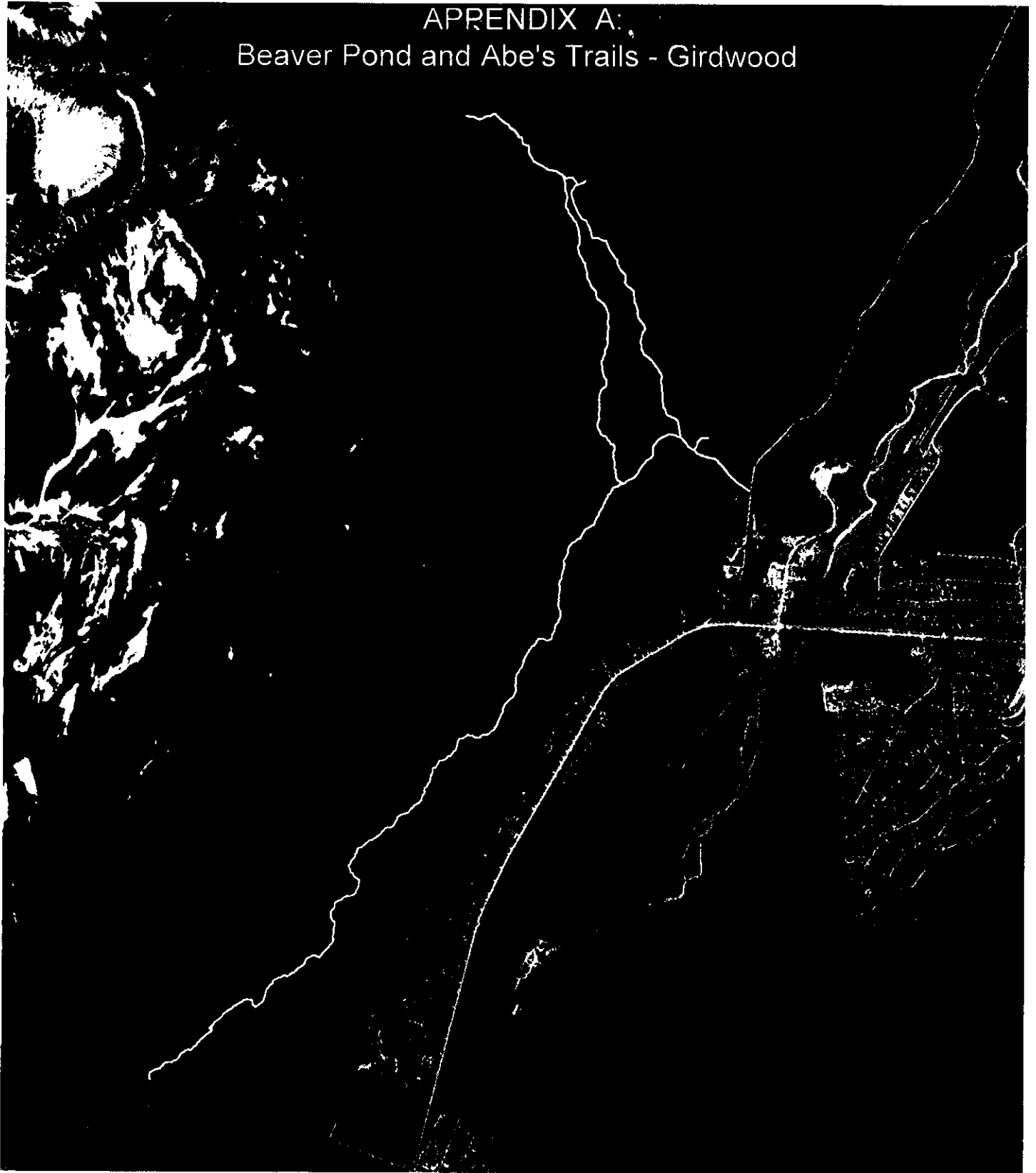
19 Appendices:

20 Appendix A—Location Map

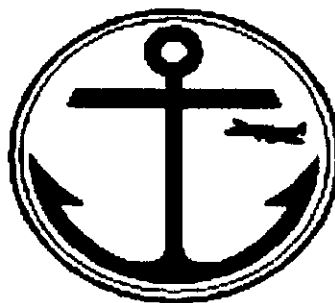
21 Appendix B—Girdwood Board of Supervisors Letter, April 13, 2010

22 Appendix C—HLB Advisory Commission Resolution 2010-03
23

APRENDIX A:
Beaver Pond and Abe's Trails - Girdwood



**Municipality
of
Anchorage**



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

**GIRDWOOD VALLEY SERVICE AREA BOARD OF
SUPERVISORS**

Jake Thompson, Chairman
David Chadwick, Erin Eker, John Gallup, Karen Zaccaro

Dan Sullivan, Mayor
April 19, 2010

Anchorage Park Foundation

715 L Street

Anchorage, AK 99501

Dear Anchorage Park Foundation Grant Reviewers:

The Girdwood Board of Supervisors (GBOS) enthusiastically supports the Girdwood Trails Committee's application to rehabilitate our valley's Beaver Pond Trail as well as obtaining that trail's easements. The Trails Committee reports directly to the GBOS and has been dedicated to protecting and maintaining Girdwood's trails for over 15 years.

The Beaver Pond Trail is situated on the west side of the lower valley and could be a year-round arterial trail for hiking, biking, and cross-country skiing. Currently, it needs a lot of gravel, boardwalk, and bridge work to be considered safe and accessible. If rehabilitated, it would connect with the Gird-to-Bird Bike Path at the south and to the California Creek Trail at the north end. This would be an invaluable link in our goal of a valley-wide trail system.

The Girdwood Board of Supervisors has limited funding for trails, and this matching grant would be a major asset for trail work in our community. The GBOS wholeheartedly supports this application.

Sincerely,

A handwritten signature in black ink, reading "Jake Thompson". The signature is fluid and cursive, with the first name "Jake" and last name "Thompson" clearly legible.

Jake Thompson, Chair

Girdwood Board of Supervisors

APPENDIX C

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

RESOLUTION No. 2010-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION (HLBAC) RECOMMENDING ASSEMBLY APPROVAL OF DISPOSAL OF HLB LANDS VIA PERPETUAL RELOCATABLE EASEMENT TO GIRDWOOD PARKS AND RECREATION FOR THREE EXISTING TRAILS IN THE GIRDWOOD VALLEY.

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" (AMC 25.40.010); and

WHEREAS, AMC 25.40.025.A states, "The Heritage Land Bank Advisory Commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of Heritage Land Bank land or an interest in land."; and

WHEREAS, the subject parcels are legally described as HLB Parcels 6-010 (TID 075-021-03), 6-040 (TID 075-093-44), and 6-041 (TID 075-132-22) located in southwestern Girdwood Valley; and

WHEREAS, Girdwood Parks and Recreation has applied for an easement to protect and enhance long term use of the trails and has agreed to provide an as-built survey of the existing trails; and

WHEREAS, the disposal of an easement is in the best interest of the Municipality; and

WHEREAS, HLB posted the property and conducted public notice and an agency review by all potentially interested Municipal agencies to establish no objections to the easement encumbrance; 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 trails, as amenities enhancing property value and esthetic experience for residents and visitors in the area.

NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDS ASSEMBLY APPROVAL OF DISPOSAL OF HLB LANDS VIA PERPETUAL RELOCATABLE EASEMENT TO GIRDWOOD PARKS AND RECREATION FOR THREE EXISTING TRAILS IN THE GIRDWOOD VALLEY.

PASSED AND APPROVED the 10th day of June, 2010.

Approved:



Ray Hickel, Chair
Heritage Land Bank Advisory Commission

Attest:



William M. Mehner, Executive Director
Heritage Land Bank