Resolution 2022-06: A resolution recommending approval of the acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank Inventory, and amend the HLB 2021 Annual Work Program.

Resolution 2022-07: A resolution recommending approval of the acquisition of real property, legally described as Lot 29 Block 08 Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank Inventory, and amend the HLB 2021 Annual Work Program.
Background

• AMC § 25.40.010F: The Heritage Land Bank is the municipal agency responsible for the management of conservation easements.

• HLB collaborates with the U.S. Army Corps of Engineers and other regulatory agencies to facilitate wetlands fill permits to allow construction consistent with adopted plans.
Laurel Acres Subdivision

- Platted in 1970
- Lots sold to individual owners without any on-site improvements, leaving those costs to the individual landowners
- This is now illegal, and on-site improvements are required by code when a subdivision is platted (AMC § 21.08.050).
The Anchorage Wetlands Management Plan

The majority of property within the Laurel Acres Subdivision is designated as **Class B Wetlands** and is moderate to high **migratory bird habitat** and **rare patterned ground wetlands**
Conservation Easements

November 2016
• Recorded Document 2016-047938-0
• 70+ parcels
• Mitigation for 100th Ave extension

December 2021
• Recorded Document 2021-068857-0
• 30 parcels
• Mitigation for private development at 100th Ave and C St
Current Project

• HLB Staff mailed letters to the remaining land-owners in the Laurel Acres Subdivision in February 2022

• Donations or purchase for under assessed value

• Several offers of donation, still figuring out legal process

• Two offers to sell so far
Resolution 2022-06: Acquisition of Lot 15 Block 11

- PID 012-491-51-000
- Surrounded by other municipal properties
- Creates a larger contiguous area
- Approximately 8000 sq ft
- Assessed value of $8,200
- Proposal to purchase for $3,500
- Not mentioned in HLB 2021 Work Program, so requires an amendment
Resolution 2022-07: Acquisition of Lot 29 Block 8

• PID 012-492-70-000
• Adjoining other municipal properties
• Creates a larger contiguous area
• Approximately 9,425 sq ft
• Assessed value of $8,800
• Proposal to purchase for $4,400
• Not mentioned in HLB 2021 Work Program, so requires an amendment
HLB Staff Recommendation

- Acquisition of Lot 15 Block 11 and Lot 29 Block 08 of the Laurel Acres Subdivision
- Placement into the Heritage Land Bank Inventory for the purposes of future wetland mitigation
- Amend the HLB 2021 Annual Work Program

Any Questions?