

Municipal Clerk's Office

Not Introduced

Date: 08/23/2016

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Real Estate Department

For reading: August 23, 2016

ANCHORAGE, ALASKA

AO No. 2016-98

1 **AN ORDINANCE AUTHORIZING THE WITHDRAWAL FROM HERITAGE LAND**
2 **BANK INVENTORY AND PLACEMENT INTO REAL ESTATE SERVICES**
3 **INVENTORY TRACTS 1 AND 2 YOSEMITE TRACTS SUBDIVISION (PLAT 2015-**
4 **101), IN EAGLE RIVER, AND AMENDING THE 2016 HERITAGE ANNUAL WORK**
5 **PROGRAM.**
6

7 **WHEREAS**, the Municipality proposes to withdraw Heritage Land Bank (HLB)
8 Parcels 1-109 and 1-110, legally described as Tracts 1 and 2 Yosemite Tracts
9 Subdivision (Plat 2015-101) (PID 060-041-25, 060-041-26) and place parcels in
10 Real Estate Services (RES) general inventory; and
11

12 **WHEREAS**, pursuant to AMC 25.40.010, HLB was established to manage
13 uncommitted municipal lands; and
14

15 **WHEREAS**, the Chugiak Birchwood Eagle River Rural Road Service Area
16 (CBERRRSA) Street Maintenance have been using what is now known as Tract 1
17 Yosemite Tracts Subdivision for the CBERRRSA Sand Storage Facility for over
18 fifteen (15) years; and
19

20 **WHEREAS**, the Anchorage School District completed construction of the Eagle
21 River High School on what is now known as Tract 2 Yosemite Tracts Subdivision
22 eleven (11) years ago; and
23

24 **WHEREAS**, pursuant to AMC 25.40.015B, the proposed withdrawal of the parcels
25 from HLB inventory and place in RES general inventory aligns with the HLB
26 mission; and
27

28 **WHEREAS**, after code required notice and public hearing, the HLB Advisory
29 Commission (HLBAC) passed HLBAC Resolution 2016-08 recommending
30 approval of the withdrawal; now, therefore
31

32 **THE ANCHORAGE ASSEMBLY ORDAINS:**
33

34 **Section 1.** Municipal parcels legally described Tracts 1 and 2 Yosemite Tracts
35 Subdivision (Plat 2015-101) are hereby authorized for withdrawal from the HLB
36 inventory and placed into the RES inventory.
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38 **Section 2.** Pursuant to AMC subsection 25.40.020B, this withdrawal hereby
39 amends the 2016 HLB annual work program.

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Section 3. This Ordinance shall be effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2016.

Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 574-2016

Meeting Date: August 23, 2016

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AUTHORIZING THE WITHDRAWAL FROM**
4 **HERITAGE LAND BANK INVENTORY AND PLACEMENT INTO**
5 **REAL ESTATE SERVICES INVENTORY TRACTS 1 AND 2**
6 **YOSEMITE TRACTS SUBDIVISION (PLAT 2015-101), IN EAGLE**
7 **RIVER, AND AMENDING THE 2016 HERITAGE ANNUAL WORK**
8 **PROGRAM.**
9

10 The purpose of this Ordinance is to authorize the withdrawal from Heritage Land
11 Bank (HLB) inventory and placement into Real Estates Services (RES) inventory,
12 HLB Parcels 1-109 (PID 060-041-25) and 1-110 (PID 060-041-26) (Appendix A).
13

14 This area along Yosemite Drive was originally platted into numerous small parcels.
15 In 2015, the Yosemite Tracts Subdivision plat was recorded that combined the small
16 parcels into three large tracts, created to accommodate the current use. Chugiak
17 Birchwood Eagle River Rural Road Service Area Street Maintenance has been using
18 what is now known as Tract 1 for over fifteen (15) years as an equipment and sand
19 storage facility.
20

21 The Anchorage School District built Eagle River High School on what is now known
22 as Tract 2. The groundbreaking ceremony was held on July 31, 2003 with
23 construction on the school completed in August 2005.
24

25 The HLB was established to manage uncommitted municipal land and these two
26 properties now have permanent structures and ongoing uses. It is the intention of
27 the HLB staff to withdraw the two parcels from the HLB inventory, transfer the
28 properties to the RES general inventory so that the management authority for the
29 land can be transferred to the municipal department that currently uses it.
30

31 In accordance with Municipal Code, review of this proposal by all relevant Municipal
32 agencies started June 10, 2015 and was completed June 24, 2016. To date there
33 has been no municipal agency objections to the proposed action. Public notice of
34 this hearing was posted on the Municipality's public notice website, paper notices
35 were mailed to surrounding property owners, and the property was physically posted
36 on June 30, 2016.
37

38 On July 14, 2016, the HLB Advisory Commission (HLBAC) held a public hearing and
39 approved HLBAC Resolution 2016-08 finding the withdrawal and transfer of the
40 parcels to be in the best interest of the Municipality and consistent with the HLB

1 purpose and mission (Appendix B). The Real Estate Department and the HLBAC
2 recommends Assembly approval.

3
4
5 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

6
7 Prepared by: Real Estate Department
8 Approved by: Tammy R. Oswald, Real Estate Director
9 Concur: Christopher M. Schutte, OECD Executive Director
10 Concur: Lance Wilber, OMB Director
11 Concur: Robert E. Harris, CFO
12 Concur: William D. Falsey, Municipal Attorney
13 Concur: Michael K. Abbott, Municipal Manager
14 Respectfully submitted: Ethan A. Berkowitz, Mayor
15

16 **APPENDICES:**

- 17 Appendix A: Location Map
18 Appendix B: Heritage Land Bank Resolution 2016-08

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2016-98

Title: **AN ORDINANCE AUTHORIZING THE WITHDRAWAL FROM HERITAGE LAND BANK INVENTORY AND PLACEMENT INTO REAL ESTATE SERVICES INVENTORY TRACTS 1 AND 2 YOSEMITE TRACTS SUBDIVISION (PLAT 2015-101), IN EAGLE RIVER, AND AMENDING THE 2016 HERITAGE ANNUAL WORK PROGRAM.**

Sponsor: **MAYOR**
 Preparing Agency: Real Estate Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	<u>FY15</u>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

The proposed withdrawal from HLB inventory and placement into RES inventory reflects the actual use of the parcels.

PRIVATE SECTOR ECONOMIC EFFECTS:

The proposed withdrawal from HLB inventory and placement into RES inventory reflects the actual use of the parcels.

Prepared by: Real Estate Department

Telephone: 343-7534

Appendix A: Vicinity Map

TRACT 3
25.495 ACRES

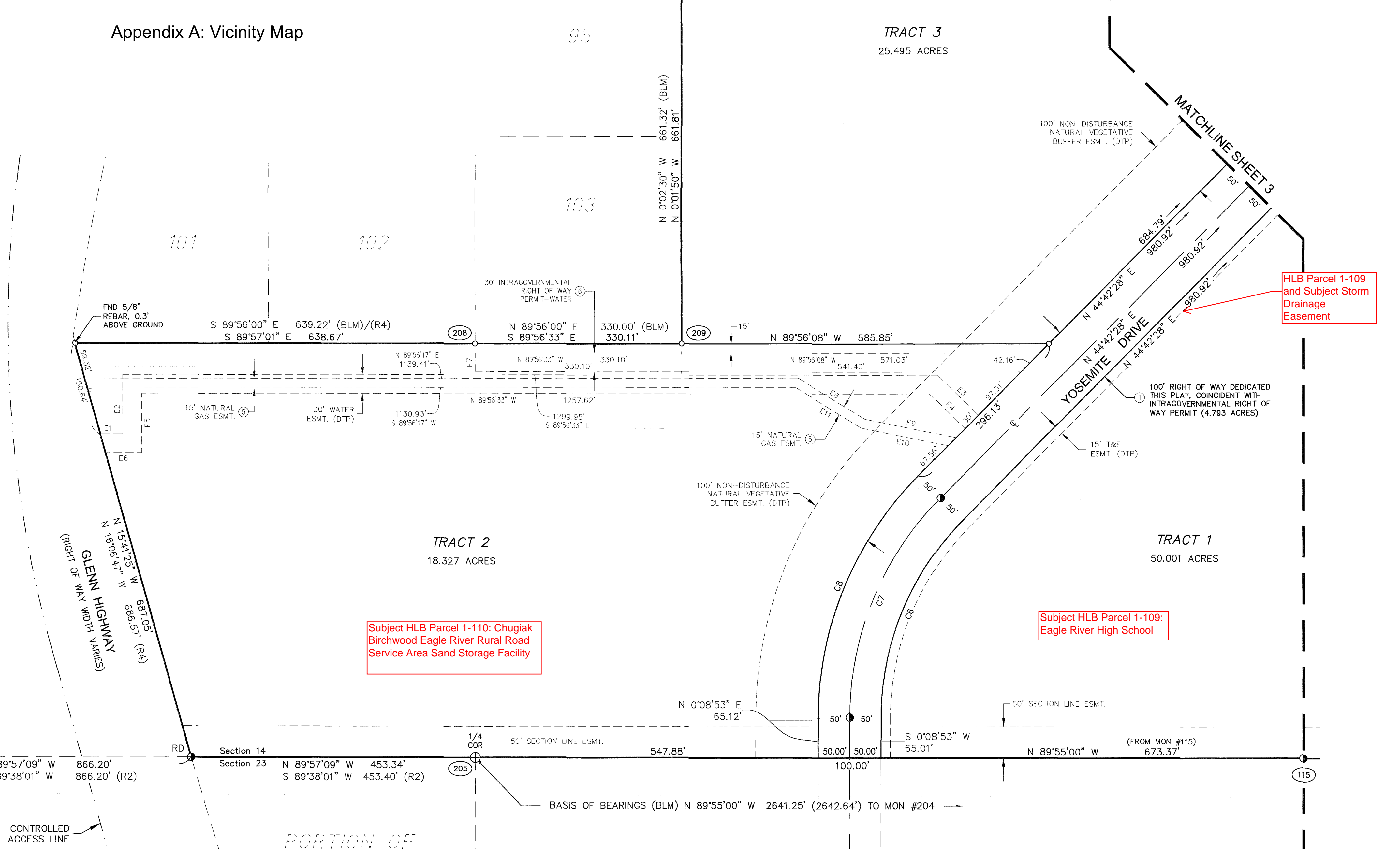
TRACT 2
18.327 ACRES

TRACT 1
50.001 ACRES

HLB Parcel 1-109
and Subject Storm
Drainage
Easement

Subject HLB Parcel 1-110: Chugiak
Birchwood Eagle River Rural Road
Service Area Sand Storage Facility

Subject HLB Parcel 1-109:
Eagle River High School



APPENDIX B

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC RESOLUTION 2016-08

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE WITHDRAWAL AND TRANSFER OF HLB PARCELS 1-109 AND 1-110 TO THE REAL ESTATE SERVICES GENERAL INVENTORY, LEGALLY DESCRIBED AS TRACTS 1 AND 2, YOSEMITE TRACTS SUBDIVISION (PLAT 2015-101), IN EAGLE RIVER.

WHEREAS, pursuant to AMC 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB 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; and

WHEREAS, pursuant to AMC 25.40.025.A, the HLB Advisory Commission (HLBAC) 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 HLB land, transfer of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases and easements; and

WHEREAS, HLB posted the property, conducted public notice, and an agency review by all potentially interested municipal agencies and Community Councils to establish no objections to the withdrawal and transfer; and

WHEREAS, the subject parcels are now developed for use by other municipal departments and are no longer uncommitted or vacant.

WHEREAS, the HLBAC finds the withdrawal and transfer of the parcels to be in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMEND APPROVAL OF THE WITHDRAWAL AND TRANSFER OF HLB PARCELS 1-109 AND 1-110 TO THE REAL ESTATE SERVICES GENERAL INVENTORY, LEGALLY DESCRIBED AS TRACTS 1 AND 2 YOSEMITE TRACTS SUBDIVISION (PLAT 2015-101), IN EAGLE RIVER.

PASSED and APPROVED on this, the 14th day of July, 2016.

Approved:

Attest:



Tim Trawver, Chair
Heritage Land Bank Advisory Commission



Tammy R. Oswald, Executive Director
Real Estate Department /HLB
