ANCHORAGE, ALASKA
AO No. 2020-126

AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE
BEAR VALLEY LIMITED ROAD SERVICE AREA (LRSA) AND BLUE BEARY
ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 AT
THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, A BALLOT
PROPOSITION TO ANNEX BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6,
LOT 7, LOT 8, LOT 9, AND TRACT 1 TO THE BEAR VALLEY LRSA AND AMEND
THE BEAR VALLEY LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE
SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2021.

WHEREAS, a petition was received from the property owner of the Blue Beary Estates
Subdivision to annex Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6
(020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-
000), and Tract (020-021-38-000) to the Bear Valley LRSA retroactive as of January 1,
2021; and

WHEREAS, the petition meets the criteria for approval of annexation pending approval
of a ballot proposition submitted to the qualified voters within the Bear Valley LRSA and
Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7
(020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract (020-
021-38-000) at the regular Municipal Election on April 6, 2021; now therefore,

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

Section 1. Pursuant to Anchorage Municipal Charter 9.01(a), a ballot proposition in
substantially the following form shall be submitted to the qualified voters residing in the
Bear Valley LRSA and Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6
(020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-
000), and Tract (020-021-38-000) at the regular Municipal election April 6, 2021:

Proposition __________

APPROVING ANNEXATION OF BLUE BEARY ESTATES
SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 TO
THE BEAR VALLEY LRSA AND AMENDING THE BEAR VALLEY LRSA
BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION
27.30.700, EFFECTIVE RETROACTIVE TO JANUARY 1, 2021.

Shall the Bear Valley LRSA boundaries be amended by annexing Blue
Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-
000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-
36-000), and Tract (020-021-38-000) to the Bear Valley LRSA and
amending Anchorage Municipal Code section 27.30.700, effective
retroactive to January 1, 2021?

Yes [ ] No [ ]

The affected road is Honey Bear (9340 Honey Bear Lane to end of
dedicated public right-of-way) within the Blue Beary Estates Subdivision.
The existing mill rate in the Bear Valley LRSA is 1.50 mills. Property
owners within Blue Beary Estates Subdivision Lot 1 (020-021-32-000),
Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000),
Lot 9 (020-021-36-000), and Tract (020-021-38-000) will incur an
increase in property taxes beginning with the tax year 2021.

Section 2. Anchorage Municipal Code section 27.30.700 is amended by adding Blue
Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7 (020-
34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract (020-021-38-
000) to the Bear Valley LRSA, effective retroactive to January 1, 2021.

Section 3. Section 2 of this ordinance shall become effective January 1, 2021, if,
and only if, the ballot proposition is passed by a majority vote of the qualified voters
residing in the Bear Valley LRSA and Blue Beary Estates Subdivision Lot 1 (020-021-
32-000), Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot
9 (020-021-36-000), and Tract (020-021-38-000) at the regular Municipal Election on
April 6, 2021. All other sections of this ordinance shall become effective upon passage
and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 8th day of December,
2020.

_____________________________
Chair

ATTEST:

_____________________________
Municipal Clerk
MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2020-126 Title: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE BEAR VALLEY LIMITED ROAD SERVICE AREA (LRSA) AND BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 AT THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, A BALLOT PROPOSITION TO ANNEX BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 TO THE BEAR VALLEY LRSA AND AMEND THE BEAR VALLEY LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS

Sponsor: MAYOR
Preparing Agency: Public Works Administration
Others Impacted: N/A

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PUBLIC SECTOR ECONOMIC EFFECTS:
No substantial public sector economic effects anticipated. Public sector estimated economic effects based on the current 1.80 mill levy are less than $3,000 in year 2019 or any of the next four years. (Estimated 2020 Assessed Valuation of the proposed Mountain Air Drive annexation area is approximately $932,700 x Bear Valley LRSA current mill levy of 1.50 mills = $1,399 for Tax Year 2020).

PRIVATE SECTOR ECONOMIC EFFECTS:
No substantial private sector economic effects anticipated. Private sector estimated economic effects are less than $3,000 in this year or any of the next four years. If approved, private property owners within the proposed Blue Beary Estates Subdivision annexation area may pay additional property taxes, pending approval of current budgeted mill rate, up to $150 of property taxes per $100,000 assessed value annually for the Bear Valley LRSA.

Prepared by: Maurice Robinson, Manager
Public Works Administration
Telephone: 343-8191
MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 659-2020

Meeting Date: November 17, 2020

FROM: MAYOR

SUBJECT: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE BEAR VALLEY LIMITED ROAD SERVICE AREA (LRSA) AND BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 AT THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, A BALLOT PROPOSITION TO ANNEX BLUE BEARY ESTATES SUBDIVISION LOT 1, LOT 6, LOT 7, LOT 8, LOT 9, AND TRACT 1 TO THE BEAR VALLEY LRSA AND AMEND THE BEAR VALLEY LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2021.

The ordinance would annex six properties within the Blue Beary Estates Subdivision to the Bear Valley LRSA and accordingly amend the Bear Valley LRSA boundaries in Anchorage Municipal Code Section 27.30.700, effective retroactive to January 1, 2021. Legal descriptions and parcel numbers for the affected properties are; Blue Beary Estates Subdivision Lot 1 (020-021-32-000), Lot 6 (020-021-33-000), Lot 7 (020-021-34-000), Lot 8 (020-021-35-000), Lot 9 (020-021-36-000), and Tract 1 (020-021-38-000).

The property owner of Blue Beary Estates Subdivision petitioned to be annexed to the Bear Valley LRSA. The annexation proposal meets the requirements of the Municipal Charter and Code, State Statutes, and Assembly legislative policies. The annexation to the existing Bear Valley LRSA is in conformance with legislative policy to minimize the number of new service areas.

The addition of the subject properties within Blue Beary Estates Subdivision is feasible, economical and practical because the 0.21 mile of road segments serving the affected properties share ingress and egress to Bear Valley LRSA. If the proposed annexation is approved, approximately 0.21 mile of Honey Bear Lane would qualify for road maintenance services. The affected road within Blue Beary Estates Subdivision met MOA gravel road standards at the time of their construction and are currently maintainable at a service level consistent with other Bear Valley LRSA roads. The addition of the annual tax revenues from the subject Blue Beary Estates Subdivision will not have a negative fiscal impact on Bear Valley LRSA financial integrity.
The Bear Valley LRSA Board of Supervisors is aware of the proposed annexation and endorses the ballot proposition for annexation of the subject properties to the Bear Valley LRSA, effective retroactively as of January 1, 2021.

**THE ADMINISTRATION RECOMMENDS APPROVAL.**

Prepared by: Maurice Robinson, Manager, Public Works Administration  
Approved by: Maurice Robinson, Manager, Public Works Administration  
Concur: Alexander Slivka, CFO  
Concur: Katherine R. Vogel, Municipal Attorney  
Concur: William D. Falsey, Municipal Manager  
Respectfully submitted: Austin Quinn-Davidson, Acting Mayor  
Attachments: Exhibit A and B, map of proposed Blue Beary Estates annexation and list of real property parcels within the area affected
**Exhibit B - Properties within Blue Beary Estates Subdivision for proposed Bear Valley LRSA Annexation**

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