

Municipal Clerk's Office

**Approved**

Date: **January 21, 2025**

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

Prepared by: Maintenance & Operations Dept.

For reading: December 17, 2024

**ANCHORAGE, ALASKA  
AO No. 2024-129**

**AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE BIRCH TREE/ELMORE LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 1, 2025, A BALLOT PROPOSITION TO DE-ANNEX LOTS 1 & 16 BLOCK 2 ELMORE SUBDIVISION, ACCORDING TO PLAT P-635, THEREOF, FROM THE BIRCH TREE/ELMORE LRSA AND AMEND THE BIRCH TREE/ELMORE LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROACTIVELY AS OF JANUARY 1, 2025.**

**WHEREAS**, a petition was received from the property owner(s) within the Birch Tree/Elmore LRSA to de-annex Lots 1 & 16 Block 2 Elmore Subdivision, according to Plat P-635, thereof, from the Birch Tree/Elmore LRSA as of January 1, 2025; and,

**WHEREAS**, the petition meets the criteria for approval of de-annexation pending approval of a ballot proposition submitted to the qualified voters within the Birch Tree/Elmore LRSA at the Regular Municipal Election on April 1, 2025; now, therefore,

**THE ANCHORAGE 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 Birch Tree/Elmore LRSA at the regular Municipal election on April 1, 2025:

**Proposition \_\_\_\_\_**

APPROVING DE-ANNEXATION OF LOTS 1 & 16 BLOCK 2 ELMORE SUBDIVISION, ACCORDING TO PLAT P-635, THEREOF, FROM THE BIRCH TREE/ELMORE LRSA AND AMENDING THE BIRCH TREE/ELMORE LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE RETROCTIVE TO JANUARY 1, 2025.

Shall the Birch Tree/Elmore LRSA boundaries be amended by de-annexing Lots 1 & 16 Block 2 Elmore Subdivision, according to Plat P-635, thereof, from the Birch Tree/Elmore LRSA and amending Anchorage Municipal Code section 27.30.700, effective retroactive to January 1, 2025?

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Yes [ ]

No [ ]

The affected area, within the Birch Tree/Elmore LRSA, Lots 1 & 16 Block 2 Elmore Subdivision (Plat P-635) do not receive direct road maintenance services from the Birch Tree/Elmore LRSA. The only access to the proposed properties is on Greybull Place. The reduction of annual tax revenue resulting from the proposed property de-annexation would be less than \$1,370 and will not have a material fiscal impact on Birch Tree/Elmore LRSA financial integrity.

The existing mill rate in the Birch Tree/Elmore LRSA is 1.5 mills. The property owner(s) of Lots 1 & 16 Block 2 Elmore Subdivision (Plat P-635) will incur a decrease in property taxes for road services beginning with the tax year 2025.

**Section 2.** Anchorage Municipal Code section 27.30.700 is amended by de-annexing Lots 1 & 16 Block 2 Elmore Subdivision (Plat P-635) from the Birch Tree/Elmore LRSA, effective retroactive to January 1, 2025.

**Section 3.** Section 2 of this ordinance shall become effective January 1, 2025, if, and only if, the ballot proposition is passed by a majority vote of the qualified voters residing in the Birch Tree/Elmore LRSA at the regular Municipal Election on April 1, 2025. 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 21st day of January, 2024.

*Christopher Constant*

Chair

ATTEST:

*Jenifer King*

Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## Assembly Memorandum

AM No. 1017-2024

Meeting Date: December 17, 2024

1 **FROM: MAYOR**

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3 **SUBJECT: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS**  
4 **RESIDING IN THE BIRCH TREE/ELMORE LIMITED ROAD SERVICE**  
5 **AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON**  
6 **APRIL 1, 2025, A BALLOT PROPOSITION TO DE-ANNEX LOTS 1 &**  
7 **16 BLOCK 2 ELMORE SUBDIVISION, ACCORDING TO PLAT P-**  
8 **635, THEREOF, FROM THE BIRCH TREE/ELMORE LRSA AND**  
9 **AMEND THE BIRCH TREE/ELMORE LRSA BOUNDARIES IN**  
10 **ANCHORAGE MUNICIPAL CODE SECTION 27.30.700, EFFECTIVE**  
11 **RETROACTIVELY AS OF JANUARY 1, 2025.**  
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13 The ordinance, if approved by the qualified voters of the Birch Tree/Elmore LRSA,  
14 would de-annex Lots 1 & 16 Block 2 Elmore Subdivision, according to Plat P-635,  
15 thereof, within the Birch Tree/Elmore LRSA and accordingly amend the Birch  
16 Tree/Elmore LRSA boundaries in Anchorage Municipal Code Section 27.30.700,  
17 effective retroactive to January 1, 2025.  
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19 The property owner(s) of Lots 1 & 16 Block 2 Elmore Subdivision (Plat P-635)  
20 petitioned to be de-annexed from the Birch Tree/Elmore LRSA. The de-annexation  
21 proposal meets the requirements of the Municipal Charter and Code, State Statutes,  
22 and Assembly legislative policies.  
23

24 The removal of the subject properties from the Birch Tree/Elmore LRSA is feasible,  
25 economical, and practical because the property owner(s) do not receive any direct  
26 road maintenance services. The affected properties' access is on Greybull Place,  
27 which is not maintained by the LRSA. Future development is outside the LRSA and  
28 unlikely to result in direct access to Birch Tree/Elmore LRSA-maintained roads. The  
29 reduction of annual tax revenues resulting from the proposed property de-  
30 annexation would be less than \$1,370 and will not have a material fiscal impact on  
31 the Birch Tree/Elmore LRSA financial integrity.  
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33 The Birch Tree/Elmore LRSA Board of Supervisors is aware of the proposed de-  
34 annexation request and concurs with the ballot proposition for consideration of de-  
35 annexation of the subject properties from the Birch Tree/Elmore LRSA, if approved  
36 by the qualified voters of the Birch Tree/Elmore LRSA, effective retroactively as of  
37 January 1, 2025.  
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39 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

40  
41 Prepared by: Courtney Petersen, Manager, PW Administration  
42 Approved by: Shay Throop, Director, Maintenance & Operations  
43 Concur: Ona R. Brause, Director, Management and Budget

1 Concur: Philippe D. Brice, CFO  
2 Concur: Eva Gardner, Municipal Attorney  
3 Concur: William D. Falsey, Acting Chief Administrative Officer  
4 Concur: Rebecca A. Windt Pearson, Municipal Manager  
5 Respectfully submitted: Suzanne LaFrance, Mayor  
6  
7 Attachments: Exhibit A Map of proposed Birch Tree/Elmore LRSA  
8 De-Annexation area  
9 Exhibit B List of real property within the affected area

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2024-129

Title: **AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS RESIDING IN THE BIRCH TREE/ELMORE LIMITED ROAD SERVICE AREA (LRSA) AT THE REGULAR MUNICIPAL ELECTION ON APRIL 1, 2025, A BALLOT PROPOSITION TO DE-ANNEX LOTS 1 & 16 BLOCK 2 ELMORE SUBDIVISION, ACCORDING TO PLAT P-635, THEREOF, FROM THE BIRCH TREE/ELMORE LRSA AND AMEND THE BIRCH TREE/ELMORE LRSA BOUNDARIES IN ANCHORAGE MUNICIPAL CODE SECTION 27.30.700,**

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

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>					
	(In Thousands of Dollars)				
	FY25	FY26	FY27	FY28	FY29
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>REVENUES:</b>	\$ (1)	\$ (1)	\$ (1)	\$ (1)	\$ (1)
<b>CAPITAL:</b>	N/A	N/A	N/A	N/A	N/A
<b>POSITIONS: FT/PT and Temp</b>	N/A	N/A	N/A	N/A	N/A

**PUBLIC SECTOR ECONOMIC EFFECTS:**

No substantial public sector economic effects, tax revenue reduction less than Two Thousand Dollars. The 2024 Assessed Valuation of the de-annexed property within the subdivision was \$911,100. Birch Tree/Elmore LRSA maximum mill levy is 1.5 mills. Maximum reduced tax revenues will be approximately \$1,367.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

No substantial private sector economic effects, tax revenue reduction less than Two Thousand Dollars. If approved, the affected private property owner within the affected subdivision will pay a reduced tax up to \$150 of property taxes per \$100,000 assessed value annually.

Prepared by: Courtney Petersen, Public Works Administration      Telephone: 343-8191

2020

<u>parcel #</u>	<u>tax value</u>
1716118000	\$ 557,800
1716119000	\$ 159,900
1716120000	\$ 733,400
1716121000	\$ 543,300
1716122000	\$ 638,700
1716123000	\$ 198,800
	<u>\$ 2,831,900</u>





**Exhibit B - Proposed Property for De-Annexation from the Birch Tree-  
Elmore LRSA**

<b>Count</b>	<b>MOA Parcel #</b>	<b>Subdivision</b>	<b>Legal Address</b>
1	018-171-59-000	ELMORE (Plat P-635)	Lot 1 Block 2