



## CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

### COUNCIL MEMORANDUM NO. 97-37

From: Duane Dvorak, City Planner 

Date: May 21, 1997

Subject: Planning Commission Resolution No. 97-22, recommending the City Council dispose of an interest in real property by conveying Tract B-1, Wintertrail Subdivision to the Wasilla Area Seniors Inc., and specifying certain conditions upon which this conveyance is to be based.

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The Wasilla Planning Commission considered this issue at its May 20, 1997, regular meeting. The Commission adopted the above referenced resolution as a formal recommendation to the City Council on this issue. This recommendation meets the requirement for the City land disposal process, as required by Section 7.16.060.B (Council Approval) of the Wasilla Municipal Code.



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### WASILLA PLANNING COMMISSION RESOLUTION NO. 97-22

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION (WPC) OF THE CITY OF WASILLA, APPROVING THE TRANSFER OF TITLE OF TRACT B-1, WINTER TRAIL SUBDIVISION FROM THE CITY OF WASILLA TO WASILLA AREA SENIORS, INC.**

**WHEREAS:** a request for the transfer of Tract B-1, Winter Trail Subdivision has been made to the City Council; and,

**WHEREAS:** the WPC deliberated on this request, taking into account the recommendation of the staff, the public testimony, the applicable provisions of the 1992 and 1996 Wasilla Comprehensive Plans, and other pertinent codes and information; and,

**WHEREAS:** the WPC now wishes to approve this transfer with conditions as follows:

**NOW, THEREFORE, BE IT RESOLVED:** that the Wasilla Planning Commission of the City of Wasilla, hereby approves of the transfer of Tract B-1, Winter Trail Subdivision , with the following conditions:

1. There shall be no sale or transfer of rights to any portion of the property without prior Council approval.
2. All development shall be served by the City water and sewer systems.
3. All easements granted by WASI would have prior written approval from the Mayor.
4. WASI would grant a sixty foot (60') access easement to the owner to the west. The easement would be parallel to and south of the existing power line easement.
5. All development shall be in strict conformance with the WMC and the attached Master Plan. Any changes to the Master Plan must be approved by the Planning Commission and ratified by the Council.
6. The property and all improvements shall revert back to the City if WASI ceases to provide services as stated in the master plan.

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I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

APPROVED:

\_\_\_\_\_  
Daniel Kelly, Acting Chair

ATTEST:

\_\_\_\_\_  
Helen Y. Kaye, Planning Clerk

(SEAL)



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New Business Item 9 B

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# PLANNING COMMISSION MEMORANDUM NO. 97-11

**From:** John T. Felton, Public Works Director/City Engineer

**To:** Wasilla Planning Commission

**Date:** May 13, 1997

**Subject:** Transfer of Tract B-1, Winter Trail Subdivision from City of Wasilla to Wasilla Area Seniors, Inc.

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### **Background:**

The Council supported WASI in their efforts to obtain a grant from AHFC to provide more senior housing in the community. This support was detailed in Council Resolution WR 96-51 and a "Memorandum of Understanding to Mutually Resolve Conditions Necessary to Lawfully Convey a Portion of Tract B-1, Winter Trail Subdivision (Memorandum). The theory, at that time, was that the City would subdivide Tract B-1 and give a portion of it to WASI. As everyone is well aware, WASI was successful in obtaining their grant and Administration is now in the process of implementing the conditions of the Memorandum.

The Memorandum made the subdivision a responsibility of WASI; however, WASI's grant was limited in the amounts of money AHFC would give to certain functions. For instance, the water and sewer utility connections were only funded at \$75,000. The Public Works Department had requested \$125,000 for this work. The Administration has met with WASI to try to resolve these cost considerations. It was determined that the easiest way would be for there to be no subdivision of the land. The advantages to WASI would be that they would have more money available to pay for other portions of the development; that they would have control over the master plan for the entire area; and that they would not have to do a costly subdivision every time they added a development in the area. The advantages to the City would be that we would not have an additional burden placed on the Public Works budget for maintenance of new roadways and drainage systems; that the City would not have to go through the subdivision process every time WASI developed; and that this property would enter the tax rolls.

Administration did not feel that it would be in the City's best interests to just "give" the land to WASI. The Master Plan and Council's comments have been very specific as to the future of this property. We felt that the Council needed to have some degree of control over the development of this property. Both Administration and WASI feel that the most desirable method of maintaining this control would be through deed restrictions. Properly worded restrictions would maintain Council control over the development of this property. Administration determined that the following restrictions would be, at a minimum, required: There shall be no sale or transfer of rights to any portion of the property without prior Council approval.

All development shall be served by the City water and sewer systems.

All easements granted by WASI would have prior written approval from the Mayor.

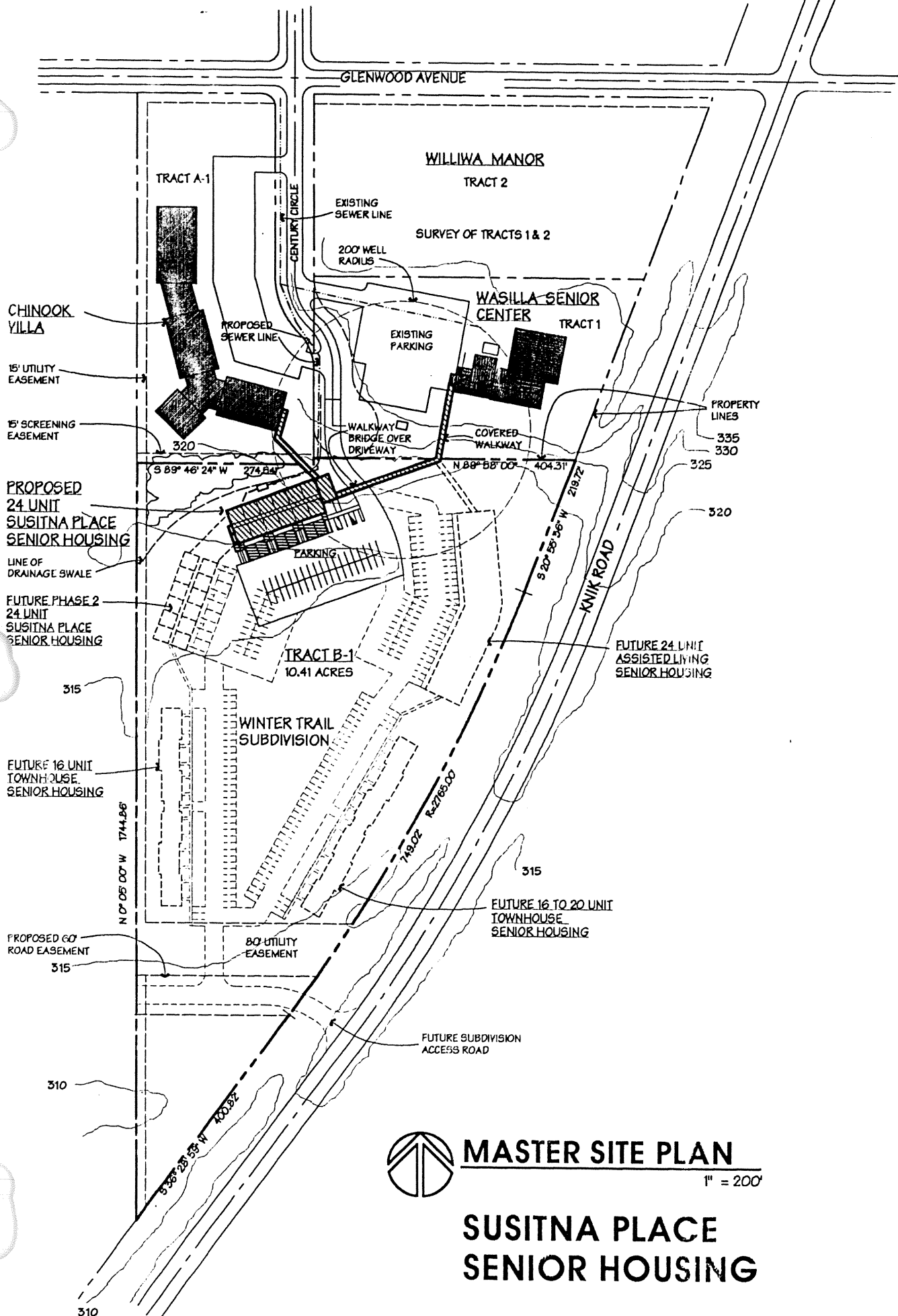
WASI would grant a sixty foot (60') access easement to the owner to the west. The easement would be parallel to and south of the existing power line easement.

All development shall be in strict conformance with the WMC and the attached Master Plan. Any changes to the Master Plan must be approved by the Planning Commission and ratified by the Council.

The property and all improvements shall revert back to the City if WASI ceases to provide services as stated in the master plan.

**Action Required:**

The Administration prepared Ordinance Serial Number 97-28 for introduction. It would allow the Administration to transfer Tract B-1 per the requirements of WMC 7.16.100 and the conditions outlined in this memorandum. WMC 7.16.060 B requires that the Planning Commission consider the transfer and make recommendations to the Council. Planning Commission Resolution 97-22 has been prepared for the Commission's review and approval.



**MASTER SITE PLAN**

1" = 200'

**SUSITNA PLACE  
SENIOR HOUSING**