



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
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INFORMATIONAL MEMORANDUM 97-31

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

Date: May 21, 1997

Subject: Additional Information in support of Ordinance Serial # 97-33

In reviewing WMC 7.16.030, I found that the Council can not transfer Tract B-1 unless there is an appraisal. The Borough does have an appraised value set for this property. The appraised value is \$78,100.

In reviewing WMC 7.16.060. B requires that " Any sale, lease or exchange of City land shall be approved by the Council by ordinance after consideration of the recommendations of the Planning Commission". The Planning Commission has met twice for discussion on Tract B-1 and May 20, 1997 passed PC Resolution 97-22 approving the transfer.

These were two "I dotting" type of details that needed to be addressed prior to the Council taking action on Ordinance Serial # 97-33.

John T. Felton
Public Works Director/City Engineer

**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 _____, 1996.

SUBMITTED BY:

APPROVED:

John A. Cannon, Chair

Helen Y. Kaye, Planning Clerk

(SEAL)

Tax ID

4133000T00B-1

Location

Ward Dist P Taxroll 1
 Meridian S Zoning CTY
 Twnshp 17 N Range 01 W Sec 15 1/4 B
 Base Map WASILLA
 Map No. 11
 General Area 3638
 Neighborhood WASILLA

Physical Street Address

0 KNIK-GOOSE BAY RD

Subdivision

WINTER TRL RSB T/A & B

Land Information

Acreage 10.41
 Tax Zone CTY

Owner

Owner1 WASILLA CITY OF
 Owner2
 Owner3
 C/O
 Address 290 E HERNING AVE
 City WASILLA AK 99654-7030

Values

| Appraised | | Land | Building | Total |
|------------------|--|-------------|-----------------|--------------|
| Next | | \$78,100 | \$0 | \$78,100 |
| Current | | \$78,100 | \$0 | \$78,100 |
| Assessed | | Land | Building | Total |
| Next | | \$0 | \$0 | \$0 |
| Current | | \$0 | \$0 | \$0 |

Sales Information

| | Sale #1 | Sale #2 | Sale #3 |
|----------------|----------------|----------------|----------------|
| Sale Type | | | |
| Month/Year | | | |
| Fin. Type | | | |
| Sale Price | | | |
| Est Land Price | | | |
| Est Bldg Price | | | |
| Num. of Lots | | | |
| Total Acres | | | |
| Land Size | | | |
| Size (SF) | | | |

Structure Information

| | Structure #1 | Structure #2 | Structure #3 |
|----------------|---------------------|---------------------|---------------------|
| Business Name | | | |
| Bldg Use | | | |
| Building Cond | | | |
| No. Res Units | | | |
| Struct Design | | | |
| Basement | | | |
| Type of Const | | | |
| Const Year | | | |
| Effective Year | | | |
| Main Flr Area | | | |
| Bldg Val Grade | | | |
| Water System | | | |
| Disp System | | | |
| Details | | | |