

SUBJECT: A ordinance authorizing the filing of a petition for annexation of territory to the city.

PREPARED BY: Planning Office

DATE: 2/12/98

FOR AGENDA OF: 2/23/98

SUMMARY:

The intent is to vacate lot lines of properties already in the city, annex this 7 acre piece, combine all the properties described in the enclosed documentation, as well as vacating N. Lakeside Plaza Dr. The finished total area is an estimated 18 acres to accommodate the proposed Fred Meyer store.

Petition was made on 2/12/98 by the legal recorded property owner with a detailed property description attached.

A brief description of the proposed property is as follows:

thence southwesterly along the north right of way line of the Palmer-Wasilla Highway to the east right of way line of E. Hurley Loop;

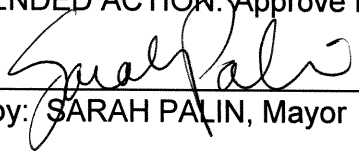
thence northwesterly along the east right of way line of E. Hurley Loop to the SW corner of Lot 5, Olson Extension;

thence southwesterly along the north right of way line of E. Hurley Loop to the SW corner of Lot 1 Olson Extension;

thence northwesterly to the NE corner of Tract 1C of Olson Subdivision, said point is on the high water line of record of Wasilla Lake.

FISCAL IMPACT: ___ NO YES, amount requested: \$ Fund:

RECOMMENDED ACTION: Approve Resolution Serial No. 98-___


Reviewed by: SARAH PALIN, Mayor

Attachments:

- Ordinance Serial No. 98-10
- Letter from Floyd Pedersen dated 2/10/98
- Petition
- Exhibit C-1

Requested by: Mayor
Prepared by: Planning and Clerk
Introduction date: February 23, 1998
Public hearing: March 9, 1998
Adopted: March 23, 1998

CITY OF WASILLA
ORDINANCE SERIAL NO. 98-10

AN ORDINANCE OF THE WASILLA CITY COUNCIL AUTHORIZING ANNEXATION OF CERTAIN PROPERTIES (T17N, R1W, SECTION 11, TAX PARCEL B1 AND HURLEY LOOP RIGHT-OF-WAY) INTO THE CORPORATE BOUNDARIES OF THE CITY OF WASILLA.

WHEREAS, annexation of the territory authorized for annexation by this ordinance will promote maximum local self government with a minimum of local government units; and

WHEREAS, the annexation is sought by all the property owners of the area proposed for annexation; and

WHEREAS, the territory authorized for annexation by this ordinance exhibits a reasonable need for city government; and

WHEREAS, the territory authorized for annexation by this ordinance is compatible in character with the city to which annexation is proposed; and

WHEREAS, the economy within the proposed post-annexation boundaries of the city includes the human and financial resources necessary to provide essential city services on an efficient, cost-effective level; and

WHEREAS, the proposed post-annexation boundaries of the city include all land and water necessary to provide the full development of essential city services on an efficient, cost-effective level; and

WHEREAS, the area proposed for annexation is not populated; and

WHEREAS, the annexation will not deny any person the enjoyment of any civil or political right because of race, color, creed, sex or national origin.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WASILLA, as follows:

Section 1. Classification. Section 5 of this ordinance is of a general and permanent nature and shall become a part of the Wasilla Municipal Code. Sections 1, 2, 3, and 4 of this ordinance are non-code.

Section 2. Authorization. The Mayor of the City of Wasilla is authorized to file a petition for annexation pursuant to AS 29.06.040 (c)(1) with the Alaska Local Boundary Commission. The petition shall propose the annexation of the area generally described as follows:

Beginning at the intersection of east right-of-way line E. Hurley Loop and Parks Highway,
thence northwesterly along east right-of-way line of E. Hurley Loop to the SW corner of Lot 5 Olson Subdivision Extension,
thence southwesterly along the north right-of-way line of E. Hurley Loop to the SW corner of Lot 1 Olson Subdivision Extension,
thence southwesterly to the northwest corner of N. Lakeside Plaza Drive right-of-way line, identical to a corner of Tract 1C Olson Subdivision,
thence southeasterly along Tract 1C and Tract 1B of Olson Subdivision to the north right-of-way line of the Palmer-Wasilla Highway,
thence northeasterly along the Palmer-Wasilla Highway to connect to the point of beginning.

Section 3. Petitioner's representative. The Mayor is designated as the primary representative of the city for all matters relating to the annexation proceedings. The Deputy Administrator is designated as the alternate representative of the city whenever the primary representative is absent or if the primary representative resigns or fails to perform his or her duties.

Section 4. Terms and conditions. That the annexation will be on the following terms and conditions:

City of Wasilla property taxes shall be levied the following fiscal year.

Section 5. Amendment of chapter. WMC 1.08.020, City Limits, is hereby amended to read as follows:

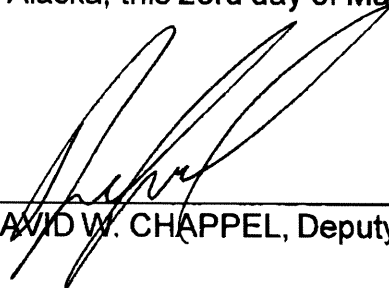
A. The boundaries of the City of Wasilla [ARE AS FOLLOWS;], a [A] tract of land, located in the Third Judicial District, State of Alaska, [DESCRIBING THE LEGAL BOUNDARIES OF THE CITY OF WASILLA, AND] more particularly described as follows: [;]

- Beginning at the SE corner of Lot 16, Block 4, of Happy Mountain Estates Subdivision, which is The True Point of Beginning of this description . . .
- thence southwesterly along the north right-of-way line of the Palmer-Wasilla Highway to the [SE CORNER OF TRACT 1B, OLSON SUBDIVISION] east right-of-way line of E. Hurley Loop,

- thence northwesterly along east right-of-way line of E. Hurley Loop to the SW corner of Lot 5 Olson Subdivision Extension,
- thence southwesterly along north right-of-way line of E. Hurley Loop to the SW corner of Lot 1 Olson Subdivision Extension,
- thence northwesterly to the NE corner of Tract 1C, of Olson Subdivision, which point is on the high water line of record of Wasilla Lake, . . . thence west to the point of beginning.

Section 6. Effective date. Ordinance Serial No. 98-10 shall take effect upon adoption of the Wasilla City Council, and upon approval of the State of Alaska Local Boundary Commission and the date the United States Department of Justice issues its Federal Voting Rights Act preclearance.

ADOPTED by the Wasilla City Council, Alaska, this 23rd day of March, 1998.



 DAVID W. CHAPPEL, Deputy Mayor

ATTEST:



 KRISTIE L. VANGORDER, CMC/AAE
 City Clerk

(Seal)

Sarah H. Palin, Mayor
City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99654-7091

February 10, 1998

**RE: PETITION BY A CITY WITHIN A BOROUGH FOR ANNEXATION TO
THE CITY INITIATED BY ALL PROPERTY OWNERS AND VOTERS IN THE
TERRITORY PROPOSED FOR ANNEXATION**

Dear Mayor Palin,

As the property owner of the seven (7) acre parcel described in Book 674 Page 20 of the Palmer Recording District situated at the corner of the Palmer-Wasilla Highway and N. Lakeside Plaza Drive, we hereby request the City of Wasilla introduce an ordinance authorizing the city to file a petition for annexation of this property.


The property adjoins the current boundaries of the city and is presently being developed along with other properties inside the city limits for the proposed Fred Meyer shopping center. The other parcels being developed by Fred Meyer include Tract 1A, 1B, 3A and 3B of Olson Subdivision which are currently inside the city limits. After the annexation process is completed the new property owners plan to replat these properties into a single parcel containing approximately 18 acres. The development will propose to vacate N. Lakeside Plaza Drive right of way and provide additional right of way dedication along N. Hurley Loop. This annexation request also includes these rights of way.

If you have any questions regarding this request please contact
Scott McLane, P.L.S. phone: 907 283 4218
McLane Consulting Group
P.O. Box 468
Soldotna, AK 99669

McLane Consulting Group are preparing the annexation petition for submittal to the State of Alaska Department of Community and Regional Affairs on behalf of Fred Meyer. The firm has prepared a map (Exhibit C-1) which depicts the property requested to be annexed along with a metes and bounds description (Exhibit B-1) which delineates the parcel boundaries. Both items are attached for your review.

Thank-you for your consideration to our annexation request.

Sincerely,



Floyd Pedersen, CoTrustee
Pedersen Family Trust



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

IN THE MATTER OF ANNEXATION TO THE CITY OF WASILLA, ALASKA

A PETITION

Pursuant to the provisions of AS29.06.040 (c) (3), 19AAC10.150(2) (Annexation without Election), Alaska Administrative Code, your Petitioners, the undersigned, representing all property owners of and registered voters residing on this parcel, respectfully petition annexation to the City of Wasilla, Alaska.

1. Legal Description:

That portion of Government Lot 4 and the Northeast one-quarter of the Southeast one quarter (NE ¼ SW ¼) Section 11, Township 17 North, Range 1 West, Seward Meridian, located in the Matanuska-Susitna Borough, Palmer Recording District, Third Judicial District, State of Alaska encompassing the rights of way known as E. Hurley Loop and N. Lakeside Plaza Drive and a parcel of record described in Book 674 Page 20 more particularly described as follows:

Commencing at the southeast corner of Olson Subdivision plat no. 85-155; identical to the point of intersection of the northern right of way line of Palmer Wasilla Highway and the west right of way line of N. Lakeside Plaza Drive; **Corner 1, the P.O.B. thence** along a curve in the northeasterly direction having an;
Arc Length: 23.85 ft. Radius: 20.00 ft. Delta: 68°19'30"
along the west right of line of N. Lakeside Plaza Drive; identical to the east boundary of Tracts 1B and 1C of Olson Subdivision to **Corner 2**
thence Course: S 17°32'00"E Distance: 747.68 ft.
along west right of line of N. Lakeside Plaza Drive identical to the east boundary of Tracts 1B and 1C of Olson Subdivision to **Corner 3**
thence Course: N 72°28'00" E Distance: 380.00 ft.
along the north right of line of E. Hurley Loop identical to the south boundary of Lots 1-4 of Olson Subdivision Extension plat no. 62-9 to **Corner 4**
thence Course: S 67°32'00" E Distance: 245.15 ft.
along the north right of line of E. Hurley Loop identical to the south boundary of Lots 5, 6 and 7A of Olson Subdivision Extension plant no. 62-9 to **Corner 5**

Area Code (907)

Administration

Ph: 373-9055

Fx: 373-9092

Clerks Office

Ph: 373-9090

Fx: 373-9092

Finance

Ph: 373-9070

Fx: 373-9085

Library

Ph: 376-5913

Fx: 376-2347

Museum

Ph: 373-9071

Fx: 373-9072

Parks &

Recreation

Ph: 373-9053

3-9072

Planning

Ph: 373-9094

Fx: 373-9092

Police

Ph: 373-9077

Fx: 373-9051

Public Works

Ph: 373-9095

Fx: 373-9054

Ph: _____

Fx: _____

thence Course: S 22°49'00" E Distance: 416.28 ft.

along the east right of line of E. Hurley Loop identical to the west boundary of Lots 7A, 7B, 8 and 9 of Olson Subdivision Extension plat no. 62-9 and point of intersection with the northerly right of way line of the Palmer-Wasilla Highway to **Corner 6**

thence Course: S 51°41'17" W Distance: 30.88 ft.

along the northerly right of way line of the Palmer-Wasilla Highway to **Corner 7**

thence along a curve to the southwesterly direction having an Arc Length: 500.74 ft. Radius: 5799.58 ft. Delta: 4-56-49

along northerly right of way line of the Palmer-Wasilla Highway and south boundary of Book 674 Page 20 to **Corner 8**

thence Course: S 52°16'00" W Distance: 48.43 ft.

along the northerly right of way line of the Palmer-Wasilla Highway and south boundary of Book 674 Page 20 to **Corner 9**; identical to a point of intersection with the east right of way line of N. Plaza Drive

thence Course: S 78°58'34" W Distance: 25.16 ft.

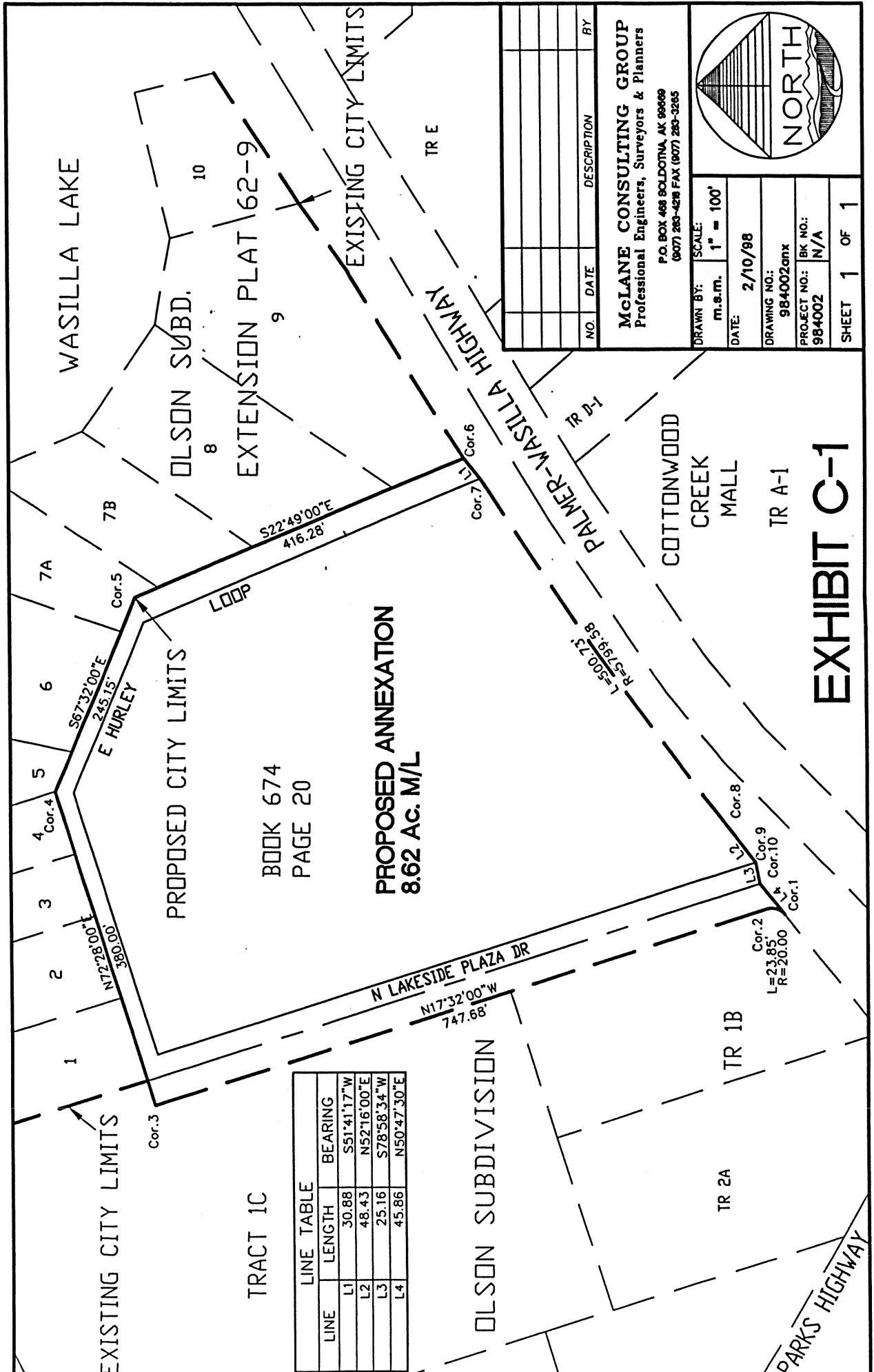
along the northerly right of way line of the Palmer-Wasilla Highway to **Corner 10**; identical with a point of intersection with the centerline of N. Lakeside Plaza Drive.

thence Course: S 50°47'30" W Distance: 45.86 ft.

along the northerly right of way line of the Palmer-Wasilla Highway to **Corner 1**, the P.O.B. thus embracing an Area: **375693 square feet or 8.62 acres more or less.**

2. Area: Acres 8.62 Square Feet 375693,

3. The number of persons who are registered voters currently residing within this parcel: 0.



TRACT 1C

LINE	LENGTH	BEARING
L1	30.88	S51°41'17"W
L2	48.43	N52°16'00"E
L3	25.16	S78°58'34"W
L4	45.86	N50°47'30"E

PROPOSED ANNEXATION
8.62 AC. M/L

BOOK 674
PAGE 20

PROPOSED CITY LIMITS

EXISTING CITY LIMITS

WASILLA LAKE

OLSON SUBD.

EXTENSION PLAT 62-9

EXISTING CITY LIMITS

OLSON SUBDIVISION

PALMER-WASILLA HIGHWAY

COTTONWOOD CREEK MALL

TR A-1

TR 2A

TR 1B

TR D-1

TR E

PARKS HIGHWAY

NO.	DATE	DESCRIPTION	BY

McLANE CONSULTING GROUP
Professional Engineers, Surveyors & Planners
P.O. BOX 468 BOLDOTNA, AK 99669
(907) 263-4218 FAX (907) 263-3265

DRAWN BY: SCALE: 1" = 100'
m.s.m. DATE: 2/10/98

DRAWING NO.: 984002amx
PROJECT NO.: BK NO.: 984002 N/A

SHEET 1 OF 1

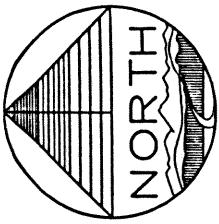


EXHIBIT C-1