

SUBJECT: Annexation and zoning of certain properties (Lots 1 through 5, Olson Extension, Tax Parcel B1, Section 11, T17N, R1W, S.M. and Lot 4, Section 12, T17N, R2W, S.M.) into the corporate boundaries of the City of Wasilla in conjunction with a zoning designation of Lots 1-5, Olson Extension and Tax Parcel B1, Section 11 and Hurley Loop right-of-way to be C—Commercial.

PREPARED BY: Planning Staff

DATE: April 20, 1998

FOR AGENDA OF: 4-27-98

SUMMARY:

This is a request for annexation with 100% participation supported by petition provided by the property owners of Lots 1 through 5, Olson Extension Sub., and Lot 4, Sec. 12, T17N, R2W, S.M.

This ordinance also includes the request for a C—Commercial zoning designation of Lots 1 through 5, Olson Extension Sub., Tax Parcel B1, Section 11, and Hurley Loop right-of-way and the request for an I—Industrial zoning designation of Lot 4, Section 12, T17N, R2W, S.M.

WPC Resolution No. 98-07, recommends the annexation of Lots 1 through 5, Olson Extension Sub., Lot 4, Section 12, T17N, R2W, S.M. and Tax Parcel B1, Section 11, T17N, R1W, S.M. This resolution also includes a request for C—Commercial zoning designation of Lots 1 through 5, Olson Extension Sub., Tax Parcel B1, Section 11, and Hurley Loop right-of-way.

FISCAL IMPACT: No Yes, amount requested: \$ Fund:

RECOMMENDED ACTION:

Approval of Ordinance Serial No. 98-XX supporting annexation and zone designation for the properties as described in said ordinance.


Reviewed by: SARAH PALIN, Mayor

Attachments: Ordinance Serial No. 98-~~23~~
WPC Resolution No. 98-07
Exhibit B-1
Exhibit C-1
Lots 1-5 Olson Ext. Sub., Petitions for Annexation
Lot 4, Sec. 12, T17N, R1W, S.M., Petition for Annexation



CITY OF WASILLA

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

CITY OF WASILLA PLANNING COMMISSION RESOLUTION SERIAL NO. 98-07

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING ANNEXATION OF CERTAIN PROPERTIES (NEAR THE INTERSECTION OF THE PARKS HIGHWAY AND THE PALMER-WASILLA HIGHWAY) AND ESTABLISHING THE FUTURE ZONING OF THOSE PROPERTIES.

WHEREAS, Wasilla City Council Ordinance Serial No. 98-10 authorized annexation of certain properties (T17N, R1W, Section 11, Tax Parcel B1 and Hurley Loop right-of-way); and

WHEREAS, Lots 1 through 5 of Olson Extension Subdivision are proposed for annexation; and

WHEREAS, Wasilla Municipal Code § 16.43.328 requires that all territory which may hereafter be annexed to the city shall be placed in an appropriate zoning district(s) by recommendation of the Commission based upon existing and proposed land uses and the 1996 Comprehensive Plan; and,

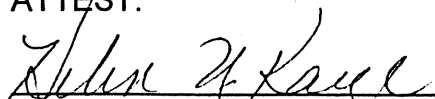
WHEREAS, the existing adjoining property to this proposed annexation is C— Commercial.

NOW THEREFORE BE IT RESOLVED that the Wasilla Planning Commission recommends to the Wasilla City Council that T17N, R1W, Section 11, Tax Parcel B1, Hurley Loop right-of-way and Lots 1 through 5 of Olson Extension Subdivision be annexed into the Corporate Boundaries of the City of Wasilla; and

BE IT FURTHER RESOLVED that the Wasilla Planning Commission recommends to the Wasilla City Council that the future zone of these properties be C— Commercial.

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 governing body of the City of Wasilla this 14th day of April 1998.

ATTEST:


HELEN Y. KAYE, PLANNING CLERK


HAROLD NEWCOMB, CHAIR

(Seal)

- 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
Fx: 373-9072
- Planning
Ph: 373-9094
Fx: 373-9092
- Police
Ph: 373-9077
Fx: 373-9051
- Public Works
Ph: 373-9095
Fx: 373-9054
- _____
Ph: _____
Fx: _____

EXHIBIT B-1

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 Lots 1, 2, 3, 4 and 5 of Olson Subdivision Extension filed as plat number 62-9 and more particularly described as follows:

Commencing at the southwest corner of Lot 1 Olson Subdivision Extension; identical to a point along the east boundary of Tract 1C of Olson Subdivision filed as Plat No. 85-155 and the northern right of way line N. Lakeside Plaza Drive; **Corner 1, the P.O.B.**

thence Course: N 17°32'00" W Distance: 286.69 ft.

along a line common of said Lot 1 and said Tract 1C; identical with the existing City of Wasilla boundary to **Corner 2** on the ordinary high water line of Wasilla Lake

thence Course: N 71°46'24" E Distance: 100.01 ft.

along the ordinary high water line of Lake Wasilla to **Corner 3**, identical the northeast corner of Lot 1 and the northwest corner of Lot 2 Olson Subdivision Extension

thence Course: N 76°51'00" E Distance: 100.29 ft.

along the ordinary high water line of Lake Wasilla to **Corner 4**, identical the northeast corner of Lot 2 and the northwest corner of Lot 3 Olson Subdivision Extension

thence Course: N 83°41'31" E Distance: 76.46 ft.

along the ordinary high water line of Lake Wasilla to **Corner 5**, identical the northeast corner of Lot 3 and the northwest corner of Lot 4 Olson Subdivision Extension

thence Course: N 85°32'14" E Distance: 76.99 ft.

along the ordinary high water line of Lake Wasilla to **Corner 6**, identical the northeast corner of Lot 4 and the northwest corner of Lot 5 Olson Subdivision Extension

thence S 78°19'00" E Distance: 170.34 ft.

along the ordinary high water line of Lake Wasilla to **Corner 7**,

identical to the northeast Corner of Lot 5 and northwest Corner of Lot 6 Olson Subdivision Extension

thence Course: S 11°44'00" W Distance: 225.75 ft.

along a line common to Lots 5 and 6 of said subdivision to **Corner 8**, identical to the southeast corner of Lot 5 and the southwest corner of Lot 6 and the point of intersection with the north right of way line of N. Hurley Loop Road

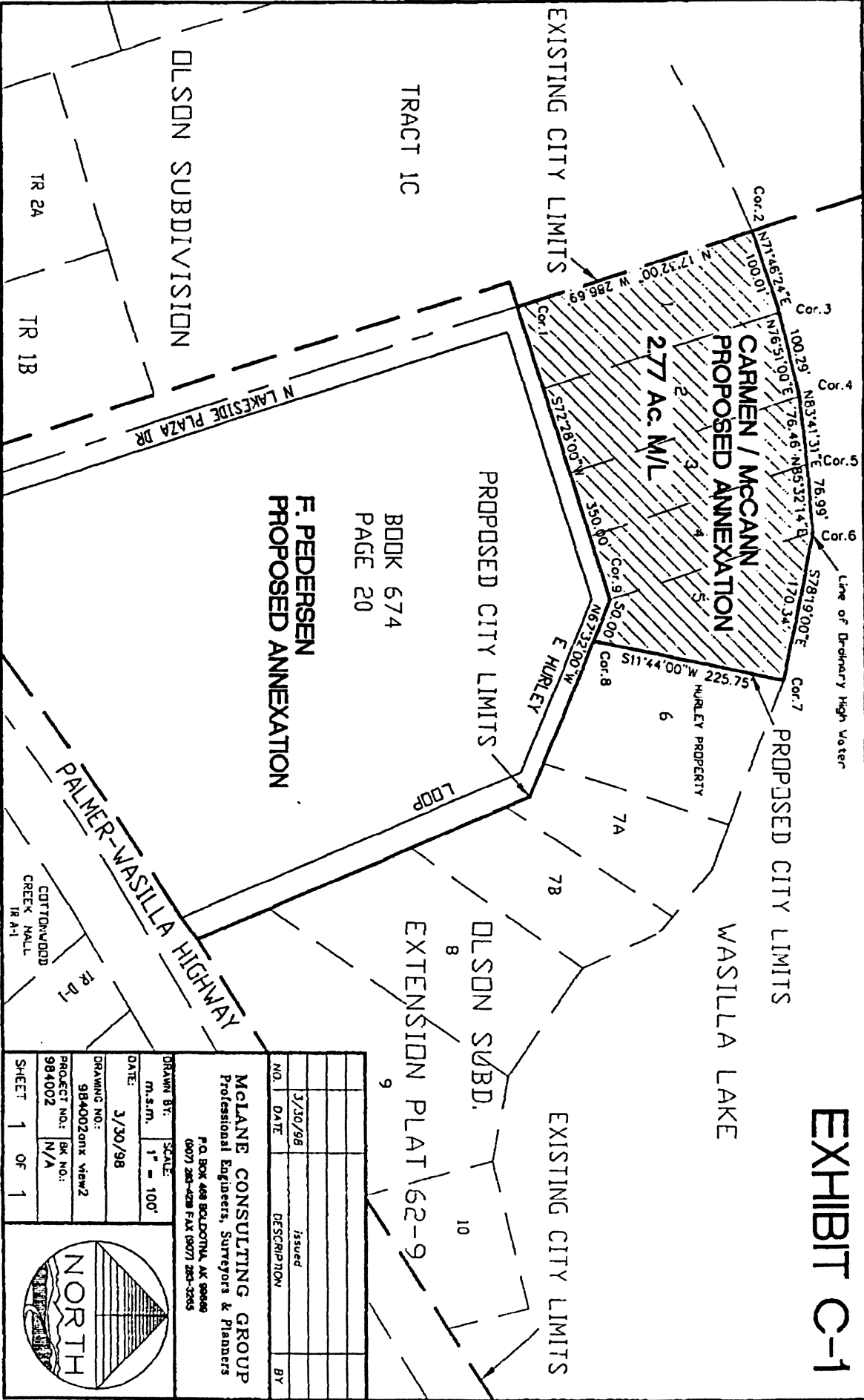
thence Course: N 67°32'00" W Distance: 50.00 ft.

along the south boundary of said Lot 5 and north right of way line of N. Hurley Loop Road to **Corner 9**, identical to the southwest Corner of Lot 5 and southeast Corner of Lot 4 Olson Subdivision Extension

thence Course: S 72°28'00" W Distance: 350.00 ft.

along the south boundary of Lot 1, 2, 3 and 4 of said subdivision and the north right of way line of N. Hurley Loop Road to **Corner 1, the P.O.B.** thus embracing an Area: **120,819 square feet or 2.77 acres more or less.**

EXHIBIT C-1

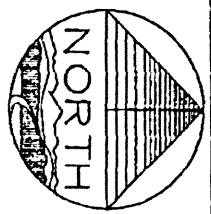


BOOK 674
PAGE 20

F. PEDERSEN
PROPOSED ANNEXATION

DRAWING NO.:	984002	SCALE:	1" = 100'
DATE:	3/30/98	DRAWING BY:	m.s.m.
PROJECT NO.:	984002	DATE:	3/30/98
DESCRIPTION:	N/A	BY:	
SHEET:	1 OF 1	NO.:	3/30/98
		DATE:	
		DESCRIPTION:	Issued
		BY:	

MELANE CONSULTING GROUP
Professional Engineers, Surveyors & Planners
P.O. BOX 448 BOLDOTNA, AK 99566
(907) 283-4228 FAX (907) 283-3265



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

A PETITION

Pursuant to the provisions of AS29.08.040 (c) (3), 18AAC10.150(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. Area: Acres .84

2. Lot: 1 Block: Tract:

Subdivision: Olson Extension Section: 11

Township 17 North, Range 1 West, Seward Meridian, located in the Metanauka-Susitna Borough, Palmer Recording District, Third Judicial District, State of Alaska.

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

*XX Registered w/ per State of Alaska
YY Owners of record.*

APR-10-98 08:09 From:MOGE / LEKISCH

907282426

T-812 P.03/05 Job-568

APR-07-98 08:52 From:MOGE / LEKISCH

907282426

T-569 P.07/29 Job-486

MIN US GO INT 2120 (1) ...

Apr-02-98 10:37 CITY OF WASILLA

P.05

NAME: ROGER CARMEN

NAME: Anna M. Carmen

P.O.: 2056 WHITEHALL

2056 WHITEHALL - Stoi Painted
Sunrise

City: ANCHORAGE

City: ANCHORAGE LU, 70

State: AK Zip: 99502

State: AK Zip: 99502

owner () resident/registered voter

owner () resident/registered voter

Roger Carmen

Anna M. Carmen

Signature

Signature

Date: 4/8/98

Date: 4-8-98

NOTE: If ownership is a Corporation, attach a copy of the certified minutes authorizing the signer to execute this petition.

STATE OF ALASKA
MATANUSKA - SUSITNA BOROUGH }
THIRD JUDICIAL DISTRICT }

Subscribed and sworn before me this _____ day of _____, 19____

Notary Public
My Commission expires: _____

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

Pursuant to the provisions of AS28.06.040 (c) (3), 19AA010.150(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. Area: Acres .66

2. Lot: 2 Block: Tract:

Subdivision: Olson Extension 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.

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

xx Registered w/in State of Alaska
xx Owners of record

NAME: ROGER CARMEN

NAME: Anna M Carmen

P.O.: 2856 WHITE HALL

P.O.: 2856 WHITE HALL - 5701 Painted
Summit

CITY: ANCHORAGE, AK

City: ANCHORAGE

State: AK Zip: 99502

State: AK Zip: 99502

owner resident registered voter

owner resident registered voter

Roger Carmen

Anna M Carmen

Signature

Signature

Date: 4/8/98

Date: 4-8-98

NOTE: If ownership is a Corporation, attach a copy of the certified minutes authorizing the signer to execute this petition.

STATE OF ALASKA)
MATANUSKA - SUSITNA BOROUGH)
THIRD JUDICIAL DISTRICT)

Subscribed and sworn before me this _____ day of _____, 19____

Notary Public
My Commission expires: _____

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. Area: Acres .48

2. Lot: 3 Block: Tract:

Subdivision: Olson Extension 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.

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

APR-10-98 12:40 From:HOGE / LEKISCH

9072832426

T-617 P.03 Job-687

APR-06-98 14:03 From:HOGE / LEKISCH

9072832426

T-300 P.07/11 Job-484

MPK-03-88 P.11 12-10 111 TALKING WINDMILL GROUP

Apr-02-98 10:38 CITY OF WASILLA

P.10

M. Velma McCann Revocable Trust
c/o Van E. Fiser, Trustee

NAME: _____

NAME: _____

P.O.: 9211 Autumn Chase

P.O.: _____

City: Wichita

City: _____

State: KS Zip: 67206-4023

State: _____ Zip: _____

owner resident registered voter
M. Velma McCann Revocable Trust

owner resident registered voter

Van E. Fiser
By Van E. Fiser, Trustee
Signature

Signature

Date: April 10, 1998

Date: _____

NOTE: If ownership is a Corporation, attach a copy of the certified minutes authorizing the signer to execute this petition.

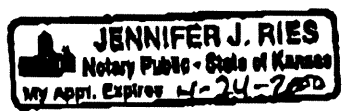
STATE OF ALASKA)
MATANUSKA - SUSITNA BOROUGH)
THIRD JUDICIAL DISTRICT)

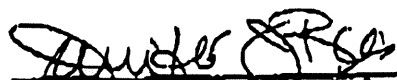
Subscribed and sworn before me this _____ day of _____, 19__

Notary Public
My Commission expires: _____

STATE OF KANSAS
(County) of Sedgwick } ss.

THIS IS TO CERTIFY that on this 10th day of April, 1998, before me appeared Van E. Fiser, Trustee of the W. Valma McCann Revocable Trust, to me known and known to me to be the individual named in and who executed the foregoing instrument, and acknowledged voluntarily signing the same.

 JENNIFER J. RIES
Notary Public - State of Kansas
My Appl. Expires 4-24-2000


Notary Public in and for Kansas
My Commission Expires: 4-24-2000

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. Area: Acres .45

2. Lot: 4 Block: Tract:

Subdivision: Olson Extension 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.

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

APR-10-98 12:41 From:HOGG / LEKISCH

9072582426

T-617 P.06/15 Job-587

APR-09-98 14:04 FROM:HOGG / LEKISCH

9072882426

T-606 P.10/11 Job-404

HPK*UJ*00 FR: 12.18 111 MACHINE CONSULTING GROUP

Apr-02-98 10:39 CITY OF WASILLA

M. Velma McCann Revocable Trust
c/o Van E. Fiser, Trustee

NAME: _____

NAME: _____

P.O.: 9211 Autumn Chase

P.O.: _____

City: Wichita

City: _____

State: KS Zip: 67206-4023

State: _____ Zip: _____

owner resident registered voter
M. Velma McCann Revocable Trust

owner resident registered voter

Van E. Fiser
by Van E. Fiser, Trustee
signature

Signature

Date: April 10, 1998

Date: _____

NOTE: If ownership is a Corporation, attach a copy of the certified minutes authorizing the signer to execute this petition.

STATE OF ALASKA)
MATANUSKA - SUSITNA BOROUGH)
THIRD JUDICIAL DISTRICT)

Subscribed and sworn before me this _____ day of _____, 19____

Notary Public
My Commission expires: _____

STATE OF KANSAS

(County) of Sedgwick) ss.

THIS IS TO CERTIFY that on this 10th day of April, 1998, before me appeared Van E. Fiser, Trustee of the H. Velma McCann Revocable Trust, to me known and known to me to be the individual named in and who executed the foregoing instrument, and acknowledged voluntarily signing the same.

Jennifer J. Ries
Notary Public in and for Kansas
My Commission Expires: 4-24-2000



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. Area: Acres .55

2. Lot: 5 Block: Tract:

Subdivision: Olson Extension 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.

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

APR-10-98 12:41 From:MOGE / LEKISCH

9072582426

T-817 P.09/15 Job-587

APR 09 09 19-98 FROM:MOGE / LEKISCH

9072803428

T-688 P.04/11 Job-404

APR-02-98 10:37 CITY OF WASILLA

P.06

M. Velma McCann Revocable Trust
c/o Van E. Fiser, Trustee

NAME: _____

NAME: _____

P.O: 9211 Autumn Chase

P.O: _____

City: Wichita

City: _____

State: KS Zip: 67206-4023

State: _____ Zip: _____

owner () resident registered voter
M. Velma McCann Revocable Trust

() owner () resident registered voter

Van E. Fiser
By Van E. Fiser, Trustee
Signature

Signature

Date: April 10, 1998

Date: _____

NOTE: If ownership is a Corporation, attach a copy of the certified minutes authorizing the signer to execute this petition.

STATE OF ALASKA)
MATANUSKA - SUSITNA BOROUGH)
THIRD JUDICIAL DISTRICT)

Subscribed and sworn before me this _____ day of _____, 19____

Notary Public
My Commission expires: _____

STATE OF KANSAS

(County) of Sedgwick } ss.

THIS IS TO CERTIFY that on this 10th day of April, 1998, before me appeared Van B. Fiser, Trustee of the M. Velma McCann Revocable Trust, to me known and known to me to be the individual named in and who executed the foregoing instrument, and acknowledged voluntarily signing the same.

JENNIFER J. RIES
Notary Public - State of Kansas
My Appl. Expires 4-24-2000

Jennifer Ries
Notary Public in and for Kansas
My Commission Expires: 4-24-2000



Museum of Alaska Transportation & Industry

P.O. Box 870646 • Wasilla, AK 99687
Ph: (907) 376-1211 • Fax: (907) 376-3082

BE IT RESOLVED:

At a Regular Meeting of the Board of Directors of the Museum of Alaska Transportation & Industry, Inc., a non-profit corporation organized in the State of Alaska, held on

Tuesday, March 3, 1998

at the regular offices of the corporation located at

3800 West Neuser Drive, Wasilla, Alaska

THAT:

The Corporate Officers and Members of the Board of Directors of the Museum of Alaska Transportation & Industry, Inc.

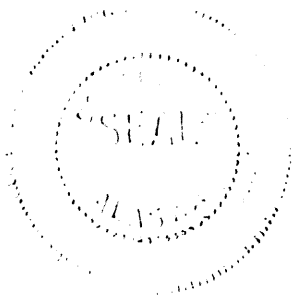
Seek annexation into the City of Wasilla of the parcel of land purchased by the Museum and identified as Township 17N Range 2W Section 12 Lot A14

And authorize the President of the Corporation's Board of Directors to sign the annexation petition.

This Resolution is duly adopted by the Board of Directors of this Corporation.

Patrick J. Durand Secretary 4/1/98
signature title date

Patrick J. Durand





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:

Lot Four located within the Northeast Quarter of Section 12, T17N, R2W, Seward Meridian, Alaska, more particularly described as follows: Beginning at the Center East One Sixteenth Corner of said Section 12, thence N 00-02-11 W along the line common to Lot Three and Four a distance 690.77 feet to the northerly easement line for the Alaska Railroad being the northwest corner of Lot Four; thence along a curve to the southeast whose chord bears S 64-59-11 E, with a chord distance of 118.98 feet, a delta angle of 03-14-21, a radius of 2104.75 feet, and a length of 118.99 feet to the point of tangency; thence S 63-22-00 E to the section line common to Sections 12 and 7 a distance of 1354.03 feet to the northeasterly corner of Lot Four; thence S 00-03-00 E along the section line common to Sections 12 and 7 a distance of 33.20 feet to the East One Quarter Corner of said Section 12, marked with a 2 1/2" Brass Cap Monument; thence S 89-59-17 W along the center of section line a distance of 1317.77 to the Center East One Sixteenth corner of Section Twelve, said point being the southwest corner of Lot Four and the true point of beginning containing 11.00 acres more or less subject to the two hundred foot Alaska Railroad easement to the northeast.

2. Area: Acres 11 Square Feet 479,351

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

- 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
Fx: 373-9072
- Planning
Ph: 373-9094
Fx: 373-9092
- Police
Ph: 373-9077
Fx: 373-9051
- Public Works
Ph: 373-9095
Fx: 373-9054
- _____
Ph: _____
Fx: _____

NAME: SHERMAN W. BEAR

P.O.: 875493

City: WASILLA

State: AK Zip: 99687

() owner () resident registered voter

Sherman W. Bear

Signature

Date: 4-4-98

NAME: _____

P.O.: _____

City: _____

State: _____ Zip: _____

() owner () resident registered voter

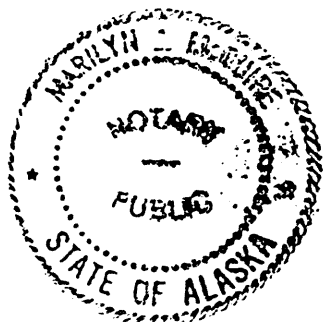
Signature

Date: _____

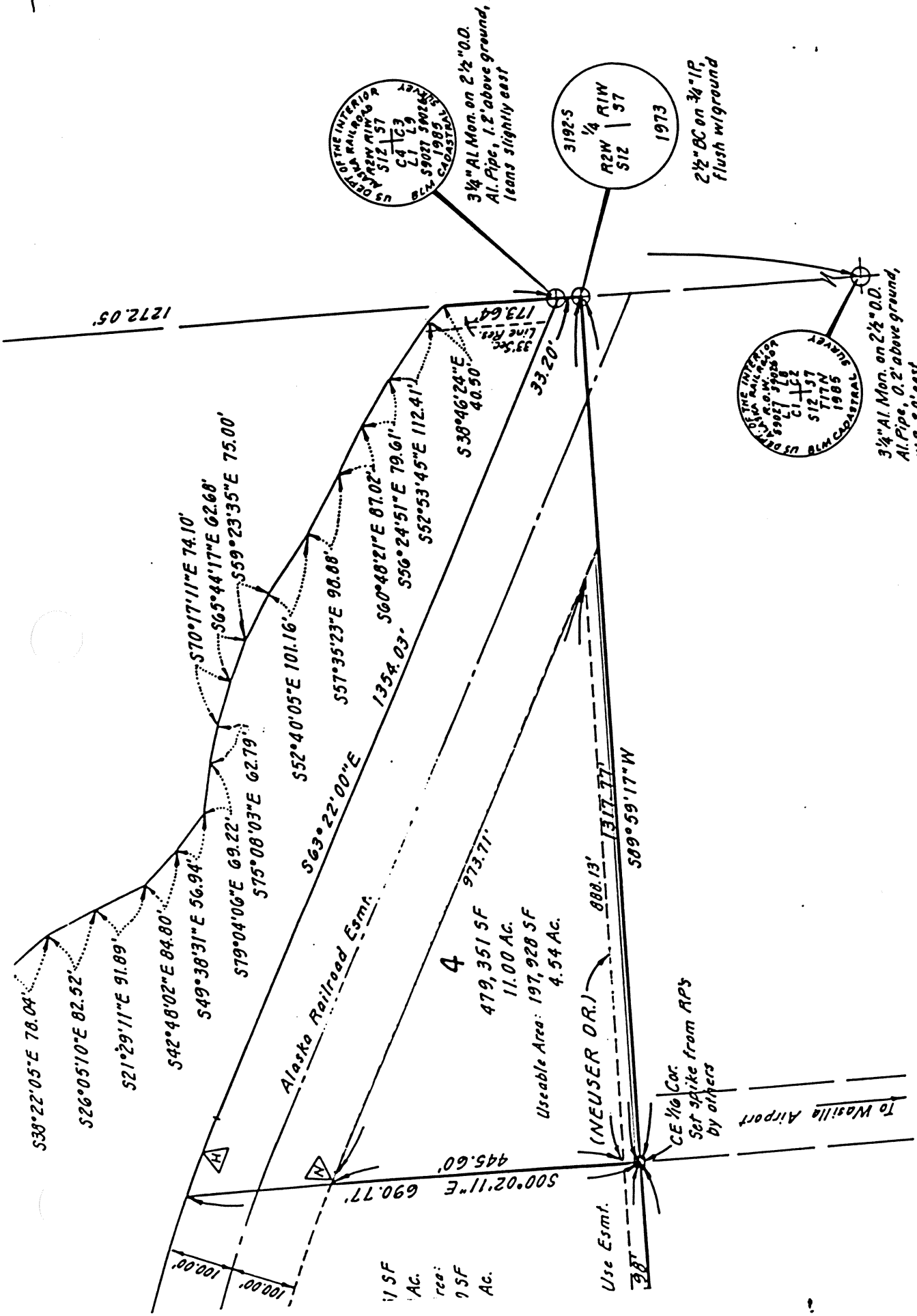
NOTE: If ownership is a Corporation, attach a copy of the certified minutes authorizing the signer to execute this petition.

STATE OF ALASKA)
MATANUSKA - SUSITNA BOROUGH)
THIRD JUDICIAL DISTRICT)

Subscribed and sworn before me this 4th day of APRIL, 1998



Marilyn McGuire
Notary Public FOR ALASKA
My Commission expires: 2-22-2001



US DEPT OF THE INTERIOR
ALASKA COASTAL SURVEY
M.P. 2.0
S12 | S7
C4 | L3
L1 | L9
S9027 39026
1985

3 1/4" AL Mon. on 2 1/2" O.D.
Al. Pipe, 1.2' above ground,
leans slightly east

31925
R2W | S12 | S7
1973

2 1/2" BC on 3/4" IP
Flush w/ground

US DEPT OF THE INTERIOR
ALASKA COASTAL SURVEY
M.P. 2.0
S12 | S7
C1 | L52
L177N
1985

3 1/2" AL Mon. on 2 1/2" O.D.
Al. Pipe, 0.2' above ground,
W.P. 2.0' east