

CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
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NON-CODE ORDINANCE
REQUESTED BY: ADMINISTRATION
PREPARED BY: PUBLIC WORKS
INTRODUCTION DATE: 04/28/97
PUBLIC HEARING DATE: 05/12/97

ORDINANCE SERIAL NO. 97-28

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA AUTHORIZING THE DISPOSAL OF TRACT B-1, WINTER TRAIL SUBDIVISION.

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This is a non-code ordinance.

SECTION II. Purpose. To allow the transfer of title for Tract B-1, Winter Trail Subdivision, with deed restrictions, to Wasilla Area Seniors, Inc.

SECTION III. Deed Restrictions. The following deed restrictions are to be placed upon the deed of transfer of Tract B-1, Winter Trails Subdivision:

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. Wasilla Area Seniors, Inc. will grant all requested easements for this service.

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

WASI will grant a sixty foot (60') access easement to the owner to the West (Parcel A-17, Section 16, T17N, R1W, S.M.). The easement shall be parallel to and south of the existing power line easement.

All development shall be in strict conformance with the Wasilla Municipal Code 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.

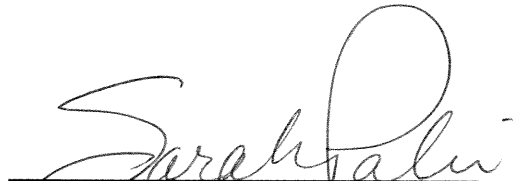
SECTION IV. Findings. After careful consideration and deliberation, the Council makes the following findings consistent with WMC 7.16.100 A.

1. The application to purchase or exchange City land is for the development of senior housing and that more senior housing is in the best interests of the City and the Council approves the sale in concurrence with the findings stated in CM. No. 97-23.
2. The conditions above restrict the vendee, his heirs or assigns from using the land other than that which it has been classified.
3. There is no hindrance or restricted utilization of any property owned by the City as a result of this transfer.
4. This sale is in the best interest of the City.

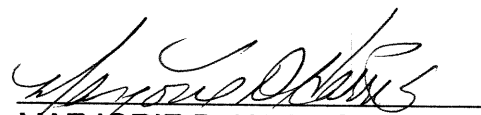
SECTION V. Authorization. With the deed restrictions stated above, the Mayor is hereby authorized to transfer Tract B-1, Winter Trail Subdivision to Wasilla Area Seniors, Inc.

SECTION VI. Effective Date. This ordinance becomes effective upon adoption by the Wasilla City Council.

ADOPTED by the Council of the City of Wasilla on this 28th day of May, 1997.


SARAH H. PALIN, Mayor

ATTEST:


MARJORIE D. HARRIS, CMC
City Clerk