

Requested by: Economic Development  
Adopted: February 26, 2007  
Vote: Ewing, Holler, Koskela, Menard and Metiva in favor; Cox absent

**CITY OF WASILLA  
RESOLUTION SERIAL NO. 07-10**

**A RESOLUTION OF THE WASILLA CITY COUNCIL URGING THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY TO RECONSIDER THEIR DECISION ON MERITAGE DEVELOPMENT GROUP LLC'S PLAT TO DEVELOP THE CREEKSIDE TOWN SQUARE SHOPPING CENTER.**

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WHEREAS, The Creekside Town Square Shopping Center is a development of over 400,000 square feet of retail, and is a development that would greatly contribute to the tax base, job base, and quality of life of the city and borough and their citizens; and

WHEREAS, Meritage Development Group LLC has worked in good faith with city, borough, and state officials to develop the project in a way that meets or exceeds all regulations, laws, and generally accepted building standards; and

WHEREAS, as a part of its commitment to our area, the developer plans to convey a ten acre parcel of land it controls along Cottonwood Creek to the City of Wasilla for the purpose of creating a public greenbelt; and

WHEREAS, after a public hearing, the Matanuska-Susitna Borough Platting Board approved the subdivision plat for the project, including the vacation of Duane Drive; and

WHEREAS, without prior notice to the developer, the Matanuska-Susitna Borough Assembly has required that the vacation of Duane Drive can only occur if the developers donate significant additional road and utility easements along the west side of Hermon Road; and

WHEREAS, these easements are not (1) in keeping with standard planning principles of allocating easements evenly from both sides of a road, providing utility easements within road rights of way, (2) are inconsistent with discussions between Borough planning staff, City staff, and the developer and (3) were not discussed with or part of the official actions of the Borough Platting Board in public session; and

WHEREAS, this unusual action, which was not recommended by City of Wasilla or Borough Platting staff nor required by the Borough Platting Board, could have drastic impacts on the Creekside Town Square Development as well as other small businesses along Hermon Road, as this action effectively takes 29-feet of road frontage from all parcels along the western boundary of Hermon Road.

NOW THEREFORE BE IT RESOLVED that the Wasilla City Council strongly urges the Matanuska-Susitna Borough Assembly to reconsider the impact of their platting decision to require a 15 foot utility easement and a 14 foot road easement solely from the west side of Hermon Road.

BE IT FURTHER RESOLVED, that the Wasilla City Council strongly urges the Matanuska-Susitna Borough to adhere to standard planning principles and divide these easements evenly along both the east and west sides of Hermon Road.

ADOPTED by the Wasilla City Council on February 26, 2007.

  
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DIANNE M. KELLER, Mayor

ATTEST:

  
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KRISTIE SMITHERS, MMC  
City Clerk

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