



Record to the Local Boundary Commission

Palmer Annexation Petition

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- Section 2 - Public Comment on Petition
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DCED Report to the LBC on the Palmer annexation was previously submitted to the Commission and is part of this record

Upcoming Proceedings:

- April 28, 2000 LBC Teleconferenced Hearing in Adak
- Decisional Session
- Meeting to Approve Written Statement

**PETITION BY A CITY FOR ANNEXATION TO A CITY WITHIN A BOROUGH,
SUBJECT TO UNANIMOUS CONSENT BY ALL PROPERTY OWNERS AND
RESIDENT VOTERS**

To: THE STATE OF ALASKA, LOCAL BOUNDARY COMMISSION:

The petitioner seeks annexation of the territory described herein under the provisions of AS 29.06.040(c)(3), 19 AAC 10.090 - 19 AAC 10.130, 19 AAC 10.150(b), 19 AAC 10.400 - 19 AAC 10.590, 19 AAC 10.620 - 19 AAC 10.660 and 19 AAC 10.900 - 19 AAC 10.990.

1. PETITIONER. The name of the city petitioning for annexation is listed below:

Name: City of Palmer (hereafter "City").

2 CITY TO WHICH ANNEXATION IS PROPOSED. The name and class of the city to which annexation is proposed are listed below:

Name: City of Palmer (hereafter "City").

Class: Home Rule.

3 BRIEF DESCRIPTION OF TERRITORY. A short, general description of the territory proposed for annexation is presented below:

1. Lucas - East 1/2 of the NE 1/4 of SW 1/4 of Section 5, T17N, R2E, Seward Meridian, in the Palmer Recording Dist., 3rd Judicial District
2. Mohan - Lots 1-5 Mohan Subdivision according to Plat 87-7 on file in the office of the District Recorder, Palmer Recording District, Seward Meridian, Alaska
3. Tract B Cope Subdivision According to Plat #89-60, filed in the Palmer Recording District, 3rd Judicial District, State of Alaska
4. Palmer Commercial center - Palmer Commercial Center, Block 1, Lots 1-16 Block 2, Lots 1-8, Block 3, Lots 1-7, Block 4, Lots 1-10

4. REASONS FOR ANNEXATION. A concise statement of the reasons that the City wishes to have the territory annexed to the City is provided as Exhibit A.

5. MAPS AND LEGAL DESCRIPTIONS:

- (A) A written metes and bounds legal description of the territory proposed for annexation is presented as **Exhibit B-1**.
- (B) A written metes and bounds legal description of the proposed post-annexation boundaries of the City is presented as **Exhibit B-2**.
- (C) A map of the territory proposed for annexation is presented as **Exhibit C-1**.
- (D) A map of the existing boundaries of the City and any differential tax zones in the City is presented as **Exhibit C-2**.
- (E) A map showing the boundaries of all Borough service areas located wholly or partially within the territory proposed for annexation is presented as **Exhibit C-3**.

6. SIZE. The territory proposed for annexation is estimated to encompass

62 acres.

7. POPULATION. The population within the current boundaries of the City is estimated to be: 4300. The population of the territory proposed for annexation is estimated to be: 2.

8. CITY POWERS AND SERVICES. Listed below are the services and facilities currently provided by the City within its existing boundaries. All of these services, except for those designated below are expected to be extended to the area in question in accordance with the transition plan included with this petition.

Police (new)
EMS (existing)
Fire (existing)
Water (new)
Sewer (new)
Garbage (new)
Planning & Zoning (new)
Building (new)
Library (existing)

11. BOROUGH POWERS AND SERVICES. Listed below are the services and facilities currently provided by the Borough within the territory proposed for annexation..

<p>Areawide</p> <ul style="list-style-type: none"> Assessment and Collection Education Planning & Zoning Parks & Recreation (N/A) Ports, Harbors & Wharves (N/A) Ambulance Svc. Transportation Systems (N/A) Animal Control Water Pollution Control Air Pollution Control Day Care Facilities 	<ul style="list-style-type: none"> Historic Preservation Transient accommodations Taxation
<p>Nonareawide:</p> <ul style="list-style-type: none"> Fireworks Motor Vehicles & Operations Snow Vehicles Solid Waste Libraries Septic Tank Waste Disposal Economic Development Nudity 	<ul style="list-style-type: none"> Limited Health & Social Svc. Natural Gas Local Imp. District Electrical Local Imp. District Animal Control Water Pollution Control

Service areas wholly or partially within the territory proposed for annexation:

- Road Service Area
- Fire Service Area

12. BOROUGH TAXES IN THE TERRITORY. The type and rate of each tax currently levied by the Borough in the territory proposed for annexation are listed below.

TAX TYPE	TAX RATE
Areawide taxes	
property tax (10/2/97)	11.73 mills
sales tax	_____
_____	_____
_____	_____
Nonareawide taxes	
property tax (10/2/97)	.36 mills
sales tax	_____
_____	_____
_____	_____

<u>Bond Issue</u>	<u>Principal Amount</u>	<u>Annual Payment</u>	<u>Date When Fully Paid</u>
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Please See Exhibit 17

18. TRANSITION PLAN. Exhibit D consists of a practical plan demonstrating:

- (A) The intent and capability of the City to extend essential services (as defined by 19 AAC 10.990(a)(8)) into the territory proposed for annexation in the shortest practical time following annexation.
- (B) The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised by the Borough within the territory proposed for annexation.
- (C) The manner in which the City will assume and integrate all relevant and appropriate assets and liabilities of the Borough or other entity serving the territory proposed for annexation.

19. FEDERAL VOTING RIGHTS ACT INFORMATION. Information relevant to consideration of the petition in terms of the federal Voting Rights Act is provided in Exhibit E. This information includes the following:

- (A) The extent to which the annexation excludes minorities while it includes non-minorities.
- (B) The extent to which the annexation would reduce the City's minority population percentage.
- (C) Whether the electoral system of the City fails fairly to reflect minority voting strength.
- (D) Participation by minorities in the development of the annexation proposal.
- (E) Designation of Alaska Native for U.S. Department of Justice contact.

(F) Statement concerning the understanding of English in written and spoken forms by minorities at least 18 years of age who reside in the territory proposed for annexation.

20. BRIEF. A written statement fully explaining how the proposed annexation satisfies the standards set out in 19 AAC 10.090 - 19 AAC 10.130; 19 AAC 10.150 and 19 AAC 10.900 - 19 AAC 10.910 is included in **Exhibit F**. The brief demonstrates that:

- (A) The territory proposed for annexation exhibits a reasonable need for city government.
- (B) The territory proposed for annexation is compatible in character with the city to which annexation is proposed.
- (C) The economy within the proposed post-annexation boundaries of the city include the human and financial resources necessary to provide essential city services on an efficient, cost-effective level.
- (D) The population within the proposed post-annexation boundaries of the city is sufficiently large and stable to support the extension of city government.
- (E) 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.
- (F) The annexation will not deny any person the enjoyment of any civil or political right because of race, color, creed, sex or national origin.

In addition, the brief explains why the proposed annexation is good public policy. All assertions in the brief are supported with detailed facts.

21. INFORMATION RELATING TO PUBLIC NOTICE. **Exhibit G** offers information relevant to providing public notice of the annexation proceedings. This includes details about local media, adjacent municipal governments, places for posting notice, place where the petition may be reviewed and parties that should be given individual notice of the annexation proceedings.

22. AUTHORIZATION. A certified copy of the city ordinance adopted by the City Council to authorize the filing of this petition is provided as **Exhibit H.**

23. PETITIONER'S REPRESENTATIVE. The City designates the following individual to act as its primary representative on all matters regarding the proposed annexation:

name: Thomas Smith - City Manager
address: 231 W. Evergreen Avenue
city, state & zip code: Palmer, Alaska 99645
telephone number: (907) 745-3271
facsimile number: (907) 745-0930

The City appoints the following person to act as its alternate representative on all matters regarding the proposed annexation whenever the primary representative is absent or if the primary representative resigns or fails to perform his or her duties:

name: Henry Guinotte - Mayor
address: 231 W. Evergreen Avenue
city, state & zip code: Palmer, Alaska 99645
telephone number: (907) 745-3271
facsimile number: (907) 745-0930

24. PETITION INFORMATION & ACCURACY. An affidavit of the petitioner's representative affirming that the information in the petition is true and accurate is provided in **Exhibit I.**

DATED this _____ day of _____, 199__.

By: _____
Petitioner's Representative

EXHIBIT "A"

Reasons for Annexation:

There are a number of reasons that favor annexation of these 4 parcels; 1) the Lucas parcel is a private party voluntary annexation request (please see letter from Larry and Sharon Lucas, PO Box 2341, Palmer, Alaska 99645); 2) the other three parcels a-Mohan Lots 1-5, b-Tract B Cope Subdivision and c-Palmer Commercial Center are owned or as in the case of some of the lots in the Palmer Commercial Ctr., the City holds Power of Attorney for annexation on lots now privately held; 3) By initiating annexation of 4 parcels as is the case here the City of Palmer is attempting to better comply with the LBC recommendation of taking a "more comprehensive approach to annexation," 4) all 4 parcels are contiguous with the City of Palmer's boundaries; 5) the City in a continued effort for "more comprehensive approach to annexation" invited adjacent property owners to join in this voluntary petition (24 property owners-please see attached letters of invitation).

Additional reasons for annexation by parcel are: 1) Lucas-private owner will have access to and benefit from various municipal services; 2) the Mohan parcel is part of the object free zone for airport safety and annexation will provide the city with bona-fide jurisdiction over this parcel; 3) Tract B Cope Subdivision is ready for significant development and annexation will set the stage to extend utilities to this parcel property; 4) Palmer Commercial Center is an industrial park developed and originally wholly owned by the city and should be in the city on this basis alone.

LARRY AND SHARON LUCAS
Box 2341
PALMER, AK 99645

April 13, 1998

City of Palmer
231 West Evergreen
Palmer, AK 99645

ATTENTION: Tom Smith

As owners of the property described below, we request that this parcel be annexed into the City of Palmer. Description:

East one-half of the Northeast one-quarter of the Southwest one-quarter of Section 5, Township 17 North, Range 2 East, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska.

This annexation would be subject to all conditions, covenants, reservations, easements, and encumbrances of record.

Attached is a site map for your convenience.

Please advise at your earliest convenience what other information you may require or what other action we need to take to conclude this matter.

For future development of the property bordering the West boundary of this parcel, I request the City of Palmer provide an as-built of your utility easement.

Thank you,


Larry and Sharon Lucas

Attachment

ANNEXED PARCEL DESCRIPTION

Parcel No. 1 (The Lucas Tract)

A parcel of land lying within Section 5, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska and more particularly described to wit:

BEGINNING at the center one-quarter corner of Section 5; thence

South 00° 13'22" E for a distance of 659.67 feet to the C-N-S one-sixty-fourth corner of Section 5; thence

West for 330.41 feet to the C-E-NE-SW 1/256 corner; thence

North 659.67 feet to the C-E-E-W 1/256 corner and the South boundary of Brittany Estates, Phase I Subdivision, the plat of same being filed as Plat 85-68, Palmer Recording District; thence

East on the South boundary of said subdivision for 330.41 feet to the center one-quarter corner and point of BEGINNING and encompassing 5 acres more or less.

Exhibit "B-1"

ANNEXED PARCEL DESCRIPTION

Parcel No. 2 (The Cope Tract)

A parcel of land lying within Section 4, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska and more particularly described to wit:

BEGINNING at the one-quarter corner common to Sections 4 and 9, Township 17 North, Range 2 East, being on the centerline of Outer Springer Loop Road; thence

North 89° 55' West on the centerline for 1048.89 feet; thence

North 00° 14' West feet on the boundary of the Cope Subdivision for 322.19, the plat of same being filed as Plat No. 89-60 Palmer Recording district; thence

North 89° 57' 29" West for 270.39 feet to the centerline of South Chugach Street; thence

North 00° 14' West for 355.35 feet to the centerline of a 20 foot wide railway easement; thence;

Leaving South Chugach Street, running with the centerline of the railroad easement South 89° 57' 29" East for 1320 feet to the northeast corner of Tract B of the aforesaid Cope Subdivision; thence

South 00° 10' 51" East for 677.54 feet to the aforesaid one-quarter corner and the point of **BEGINNING**, thus containing 18.5 acres more or less.

Exhibit "B-1"

ANNEXED PARCEL DESCRIPTION

Parcel No. 3 (The Palmer Commercial Center)

A parcel of land lying within Section 9, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska and more particularly described to wit:

BEGINNING at the one-quarter corner common to Sections 4 and 9, Township 17 North, Range 2 East; thence

South 00° 03' 30" East on the East boundary of the Palmer Commercial Center Subdivision for 1319.25 feet, the plat of same being filed as Plat No. 95-46, Palmer Recording District; thence

On it's boundary, North 89° 56' 16" West for 1319.84 feet; thence

North 00° 02' 42" West for 851.89 feet; thence

South 89° 58' 03" East for 467.37 feet; thence

North 00° 08' 33" West 466.66 feet to the centerline of Outer Springer Loop Road; thence

South 89° 57' 01" East for 852.91 feet to the aforesaid one-quarter corner and the point of BEGINNING, thus encompassing 35.0 acres more or less.

Exhibit "B-1"
ANNEXED PARCEL DESCRIPTION

Parcel No. 4 (The Mohan Tract)

A parcel of land lying within the northeast one-quarter (NE $\frac{1}{4}$) of Section 9, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska and more particularly described to wit:

BEGINNING at the section corner common to Section 3, 4, 9, and 10, Township 17 North, Range 2 East; thence

South 00°09'07" East on Outer Springer Loop Road for 495 feet; thence

West on the South boundary of Mohan Subdivision for 561.97, the plat of same being filed at the Palmer Recording District as Plat No. 87-7; thence

North on the Mohan boundary for 495 feet to the centerline of Outer Springer Loop Road; thence

East on Outer Springer Loop Road for 560.77 feet to the aforescribed section corner and the point of BEGINNING, thus encompassing 6.4 acres more or less.

PROPOSED POST ANNEXATION BOUNDARY - CITY OF PALMER

- October 21, 1998 -

- 5 Beginning at the section corner common to Section 3, Section 4, Section 9 and Section 10, Township 17 North, Range 2 East, Seward Meridian, Alaska, and running thence in a westerly direction along the section line common to Section 4 and Section 9, N 89°58'00"W a distance of 1,637.99 feet; thence N 00°13'00"W a distance of 1,007.11 feet; thence N 89°57'00"W a distance of 500.00 feet;
- 10 thence N 00°13'00"W a distance of 315.00 feet;
- thence N 89°57'00"W to the center one-quarter line a distance of 500 feet;
- 15 thence N 00°13'00"W along the center one-quarter line a distance of 1,323.07 feet to the center one-quarter corner of Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska;
- thence N 89°57'46"W along the center one-quarter line a distance of 495.67 feet;
- 20 thence S 00°12'49"E a distance of 1,322.58 feet;
- thence N 89°59'51"W a distance of 825.34 feet to the southwest one-sixteenth corner of said Section 4 and the centerline of South Chugach Street;
- 25 thence S 00°14'00"E along the one-sixteenth line a distance of 650.20 feet;
- thence S 89°57'29"E on the centerline of a railroad easement, for 1320 feet to the northeast corner of Tract B of the Cope Subdivision, Plat 89-60;
- 30 thence S 0°10'54"E for 677.54 feet to the one-quarter corner common to sections 4 and 9, Township 17 North, Range 2 East, and the centerline of Outer Springer Loop Road;
- thence S 0°03'30"E for 1318.98 feet to the southeast corner of the Palmer Commercial Center Subdivision, Plat 95-45;
- 35 thence N 89°56'16"W for 1319.84 feet to the southeast corner of the Palmer Commercial Center Subdivision;
- thence N 00°02'42"W for 851.89 feet to the southwest corner of the Willis Subdivision, Plat 81-149;
- 40 thence S 89°58'03"E for 467.37 feet to the southeast corner of Willis Subdivision;
- thence N 0°08'33"W for 466.66 feet to the section line common to Sections 4 and 9, Township 17 North, Range 2 East, Seward Meridian and the centerline of Outer Springer Loop Road;
- 45 thence N 89°57'39"W on the section line for 195.98 feet;
- 50 thence N 0°14'W on the boundary of Tract B of the Cope Subdivision, Plat 86-60 for 322.19 feet;
- thence N 89°57'29"W for 270.39 feet and the centerline of South Chugach Street;
- 55 thence S 00°14'E for 322.00 feet to the Section line common to Sections 4 and 9;
- thence N 89°55'24"W along the section line a distance of 1,320.75 feet to the section corner common to Section 4, Section 5, Section 8 and Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska;
- 60 thence along the section line common to Section 8 and Section 9, S 00°07'00"W a distance of 2,640.00 feet to the one-quarter corner common to Section 8 and Section 9 marking the southeast corner of the State Fair, Inc., property;

65 thence along the south property line of State Fair, Inc., S 89°58'00"W a distance of 2,638.68 feet to the center one-quarter corner;

thence S 00°08'00"E a distance of 1,322.64 feet to the center-south one-sixteenth corner of Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska;

70 thence S 89°58'00"W along the one-sixteenth line a distance of 2,208.77 feet to a point on the west right-of-way of the Glenn Highway;

75 thence along the west right-of-way of the Glenn Highway N 32°58'30"E a distance of 4,050.48 feet to the north-south one-quarter line of Section 8;

thence along the one-quarter line of Section 8 N 00°08'00"W a distance of 562.68 feet to the north section line of Section 8;

80 thence along the north section line of Section 8 east a distance of 348.53 feet to the west boundary of the Glenn Highway right-of-way;

thence along the west boundary of the Glenn Highway right-of-way bearing N 32°58'30"E a distance of 35.75 feet to the southeast corner of Rambler Subdivision;

85 thence west a distance of 357.66 feet;

thence N 00°17'00"W a distance of 206.00 feet;

90 thence east a distance of 492.33 feet to the west right-of-way of the Glenn Highway;

thence along the west right-of-way of the Glenn Highway, N 32°58'30"E a distance of 357.62 feet;

95 thence west a distance of 476.81 feet;

thence on a line parallel to the Alaska Railroad right-of-way, N 32°58'30"E a distance of 500.00 feet;

100 thence east a distance of 476.81 feet to a point on the west right-of-way line of the Glenn Highway;

thence along the west right-of-way of the Glenn Highway, N 32°58'30"E a distance of 713.14 feet;

105 thence S 57°01'30"E a distance of 10.00 feet;

thence along the west right-of-way of the Glenn Highway N 32°58'30"E a distance of 175.81 feet;

110 thence N 57°01'30"W a distance of 170.00 feet;

thence N 32°58'30"E a distance of 70.00 feet;

115 thence S 57°01'30"E a distance of 169.31 feet to the west right-of-way line of the Glenn Highway;

thence along an arc, in a counter clockwise direction, said arc having a radius of 1,819.86 feet, an arc length of 70.00 feet;

120 thence N 60°48'11"W a distance of 46.00 feet;

thence along the west right-of-way of the Glenn Highway following a curve in a counter clockwise direction, said curve having a radius of 1,773.86 feet, an arc length of 904.25 feet to a point of tangency;

125 thence N 00°00'38"W a distance of 1,259.10 feet to a point on the north one-sixteenth line of Section 5;

- 130 thence along said one-sixteenth line S 89°58'58"W to the northeast one-sixteenth corner a distance of 431.71 feet;
- thence west a distance of 1,320.07 feet to the center-north one-sixteenth corner;
- 135 thence S 00°13'22"E a distance of 1,320.13 feet to the center one-quarter corner of Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska;
- thence continuing S 00°13'22"E for 659.67 feet to the C-N-S one-sixty-fourth corner of Section 5;
- 140 thence West 330.41 feet to the C-E-NE-SW 1/256 corner of Section 5;
- thence North 659.67 feet to the C-E-E-W 1/256 corner of Section 5 on the South boundary of Brittany Estates Phase I Subdivision, Plat 85-68;
- 145 thence West on the South boundary of said subdivision for 991.65 feet to the center west one-sixteenth corner of Section 5;
- thence N 00°14'08"W a distance of 1,220.73 feet;
- 150 thence N 89°45'52"E a distance of 50.00 feet;
- thence N 00°14'08"W a distance of 99.77 feet;
- 155 thence N 00°15'09"W a distance of 820.02 feet;
- thence west a distance of 50.00 feet;
- thence N 00°15'09"W a distance of 74.60 feet;
- 160 thence S 38°32'27"E a distance of 125.70 feet;
- thence N 52°00'00"E a distance of 850.00 feet to a point on the south section line of Section 32, Township 18 North, Range 2 East, Seward Meridian, Alaska;
- 165 thence along the south line of said Section 32, east a distance of 570.94 feet to the one-quarter corner common to Section 32, Township 18 North, Range 2 East, and Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska;
- 170 thence N 00°07'00"W a distance of 990.00 feet to the center-north-south-south 1/256 corner;
- thence west a distance of 1,320.00 feet to the center-north-south-southwest 1/256 corner;
- 175 thence N 00°07'00"W a distance of 2,970.00 feet to the northwest one-sixteenth corner;
- thence east a distance of 1,319.17 feet to the center-north one-sixteenth corner;
- 180 thence S 00°07'00"E a distance of 1,295.45 feet to a point on the north right-of-way of Hemmer Road;
- thence along the north right-of-way of Hemmer Road east a distance of 1,320.00 feet;
- 185 thence continuing along the north right-of-way of Hemmer Road N 89°55'59"E a distance of 1,270.17 feet to a point of 50.00 feet west of and 30.00 feet north of the one-quarter corner common to Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska;
- 190 thence on a line 50.00 feet west of and parallel to the section line common to Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, N 00°08'00"W a distance of 2,608.27 feet to a point 50.00 feet west of the section corner common to Section 28, Section 29, Section 32 and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska;
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thence continuing on a line 50.00 feet west of and parallel to the section line common to Section 28 and Section 29 N 00°04'00"W a distance of 1,316.34 feet to the south one-sixteenth line of said Section 29;

200 thence N 89°56'48"W a distance of 1,269.25 feet to the southeast one-sixteenth corner;

205 thence N 89°56'47"W a distance of 1,319.33 feet to the center-south one-sixteenth corner;

thence N 00°04'18"W a distance of 1,318.30 feet to the center one-quarter corner;

210 thence N 00°06'13"W a distance of 1,316.41 feet to the center-north one-sixteenth corner;

thence N 89°54'39"E a distance of 1,317.78 feet to the northeast one-sixteenth corner of said Section 29;

215 thence N 89°57'54"E a distance of 1,320.21 feet to the north one-sixteenth corner common to Section 28 and Section 29, Township 18 North, Range 2 East, Seward Meridian, Alaska;

220 thence along said section line, S 00°06'00"E a distance of 2,460.03 feet to a point 50.00 feet west of the northwest corner of Lot 13, Block 1 of Bailey Heights Subdivision;

thence east passing through the northwest corner of Lot 13, and running along and with the north line of Lot 13, a distance of 250.00 feet to the northeast corner of Lot 13, Block 1, Bailey Heights Subdivision;

225 thence south along the east line of Lot 13, Lot 14 and Lot 15, Block 1, Bailey Heights Subdivision, a distance of 160.00 feet to the southeast corner of Lot 15, Block 1, said corner being on the north side of Albrecht Avenue;

230 thence along the north side of Albrecht Avenue, east a distance of 95.28 feet;

thence south, passing through the northeast corner of Lot 2, Block 2, Bailey Heights Subdivision in Section 28, Township 18 North, Range 2 East, Seward Meridian, Alaska, and along the west side of a 20.00 foot wide street, a distance of 284.79 feet to the southeast corner of Lot 2, Block 2;

235 thence along the east line of Lot 3, Block 2, Bailey Heights Subdivision, S 40°51'00"E a distance of 548.58 feet to the southeast corner of Lot 3, Block 2, being on the west side of a 54.00 foot wide street;

240 thence along the west side of Diamond Willow Estates Subdivision N 00° 01'04"W a distance of 361.94 feet to a point marking a joint corner of Lot 4 and Lot 5, Block 2 of Bailey Heights Subdivision;

245 thence continuing along the west side of Diamond Willow Subdivision N 27°35'48"E a distance of 355.70 feet;

thence N 89°53'36"E a distance of 202.08 feet to the east side of a 30.00 foot wide street right-of-way;

250 thence along the east side of said right-of-way S 00°01'24"E a distance of 840.14 feet;

thence west a distance of 168.53 feet to the northwest corner of Lot 26, Pribyl, Grasse & Grasse Subdivision;

255 thence south a distance of 200.00 feet to the southwest corner of Lot 23 of said subdivision;

260 thence east a distance of 184.71 feet to the northeast corner of Lot 22 of said subdivision;

265 thence along the west side of a 60.00 foot wide street, north a distance of 130.00 feet to the north side of East Zero Avenue;

thence along the north side of East Zero Avenue, east a distance of 994.10 feet to a point on the west right-of-way of the Alaska Railroad;

270 thence east crossing the Alaska Railroad right-of-way, a distance of 205.33 feet more or less to the east right-of-way of said Alaska Railroad;

thence following along and with the east right-of-way line of the Alaska Railroad along a curve in a counter-clockwise direction a distance of 616.50 feet;

275 thence along the west bank of the Matanuska River S 52°00'00"E a distance of 249.06 feet;

thence S 44°08'16"E a distance of 114.77 feet;

280 thence S 51°14'01"E a distance of 224.83 feet;

thence, leaving the river, south a distance of 695.43 feet to the one-quarter corner common to Section 28 and Section 33 in the centerline of West Eagle Avenue and North Gulkana Street;

285 thence east a distance of 30.00 feet to a point on the east side of North Gulkana Street;

290 thence along the east side of North Gulkana Street, S 00°10'24"E a distance of 419.04 feet;

thence S 89°58'56"E a distance of 661.61 feet;

295 thence south a distance of 212.66 feet;

thence east along the north line of Tract No. 3, Sherrod Park Survey Subdivision a distance of 1,337.52 feet;

300 thence north along the west line of Tract No. 1 a distance of 190.58 feet to a meander point on the west bank of the Matanuska River;

305 thence along the west bank of the Matanuska River as it meanders as follows: east, 82.25 feet; N 84°30'00"E, 58.08 feet; S 86°54'00"E, 201.30 feet; S 85°00'00"E, 209.22 feet; S 57°30'00"E, 176.88 feet;

thence S 27°52'20"E to the one-quarter line common to Section 33 and Section 34 a distance of 102.60 feet;

310 thence continuing along the west bank of the Matanuska River as it meanders as follows: S 53°45'00"E, 213.84 feet; S 36°45'00"E, 326.70 feet; S 24°30'00"E, 188.10 feet; S 38°15'00"E, 148.50 feet; S 35°45'00"E, 124.74 feet; S 40°30'00"E, 199.32 feet; S 42°00'00"E, 568.26 feet; S 64°51'00"E, 102.01 feet;

315 thence leaving the river, south 510.00 feet to the quarter section line, thence N 89°59'00"W 535.92 feet along said quarter section line to a point from which the quarter corner common to Sections 33 and 34 bears N 89°59'00"W, 674.08 feet distant;

320 thence S 00°05'00"E a distance of 1,253.45 feet;

thence S 89°33'39"E a distance of 414.85 feet to a point on the west bank of the Matanuska River;

325 thence S 28°00'00"W a distance of 380.00 feet;

thence S 03°15'00"W a distance of 60.10 feet to a point on the west bank of the Matanuska River;

330 thence leaving the river bank N 89°33'53"W a distance of 313.78 feet;
 thence S 16°15'30"E a distance of 348.02 feet;
 thence S 04°03'43"W a distance of 694.32 feet;
 335 thence S 89°58'57"E a distance of 95.92 feet;
 thence S 00°11'00"E a distance of 1,012.25 feet;
 thence S 89°59'00"E a distance of 279.95 feet to a point on the west side of the
 340 Matanuska River;
 thence along the west side of the Matanuska River as it meanders as follows: S
 10°45'00"W, 154.10 feet; S 04°30'00"W, 270.60 feet; S 21°30'00"E, 323.40 feet; S
 27°15'00"E, 239.58 feet; S 27°30'00"E, 153.78 feet; S 25°15'00"E, 116.82 feet; S
 345 30°00'00"E, 130.68 feet; S 26°15'00"E, 275.22 feet; S 32°45'00"E, 127.38 feet; S
 35°30'00"E, 318.78 feet; S 27°15'00"E, 147.18 feet; S 33°15'00"E to the south one-
 sixteenth line of said Section 3 a distance of 1,094.40 feet;
 thence leaving the river along the one-sixteenth line, N 89°59'00"W to the southwest
 350 one-sixteenth corner a distance of 1,146.49 feet;
 thence S 00°11'00"E to the west one-sixteenth corner common to Section 3 and
 Section 10, a distance of 1,320.00 feet;
 355 thence along the section line common to Section 3 and Section 10, Township 17 North,
 Range 2 East, N 89°59'00"W to the centerline of Deland Street, Lepak Subdivision,
 Plat 85-77, a distance of 348.47 feet;
 thence along said centerline S 00°05'00"E to the northerly one-sixteenth line of said
 360 Section 10, which is the centerline of Branch Road, a distance of 1,319.42 feet;
 thence along said one-sixteenth line S 89°55'25"W to the north one-sixteenth corner
 common to Sections 9 and 10, a distance of 971.20 feet;
 365 thence on the section line, which is the centerline of Outer Springer Loop Road, N
 00°05'00"W a distance of 311.82 feet more or less;
 thence West a distance of 465.39 feet;
 370 thence North a distance of 512.00 feet to the south boundary of the Mohan
 Subdivision, Plat 87-7;
 thence West 26.58 feet to the southwest corner of Mohan Subdivision;
 375 thence North 495.00 feet to the North boundary of Section 9;
 thence East on the section line a distance of 560.77 feet to the corner common to
 Sections 3,4,9 and 10, Township 17 North, Range 2 East, which is the Point of
 Beginning.
 380 EXCEPTING THEREFROM:
 A. All of the east half of the southwest quarter of the northeast quarter except the
 385 westerly 30.00 feet, Section 33, Township 18 North, Range 2 East, Seward
 Meridian, Alaska; and
 B. Commencing at the center one-quarter corner, Section 33, Township 18 North,
 Range 2 East, Seward Meridian, Alaska;
 390 thence N 89°59'10"E along the center one-quarter line 689.48 feet to a point
 30.00 feet easterly of the center-west-east one-sixty-fourth corner which is the
 Point of Beginning; thence N 89°59'10"E to the center-east one-sixteenth corner a
 distance of 630.00 feet;

395 thence S 00°07'30"E along the one-sixteenth line to the southerly line of said
Section 33 a distance of 2,641.78 feet;

400 thence west on the section line common to Section 33, Township 18 North,
Range 2 East and Section 4, Township 17 North, Range 2 East a distance of 630
feet;

405 thence north a distance of 1,320.70 feet to a point on the one-sixteenth line
689.48 feet east of the center-south one-sixteenth corner;

410 thence west along the one-sixteenth line a distance of 1339.72 feet to the east
boundary of Snodgrass-Newcomb Subdivision No. 2;

415 thence N 00°10'00"W along the easterly boundary of Snodgrass-Newcomb
Subdivision No. 2 to the southwest corner of Lot 10, Block 6 a distance of
1071.61 feet;

420 thence east to the center one-quarter line a distance of 649.64 feet;

425 thence N 89°59'10"E a distance of 689.48 feet;

430 thence N 00°07'30"W a distance of 250.23 feet to a point 30.00 feet easterly of
the center-west-east 1/64 corner and the Point of Beginning of Exception B; and

435 C. Commencing at the one-quarter corner common to Section 33 and Section 34,
Township 18 North, Range 2 East, Seward Meridian, Alaska;

440 thence west along the one-quarter line a distance of 615.00 feet;

445 thence N 00°13'00"W a distance of 30.00 feet to the Point of Beginning;

450 thence west a distance of 330.00 feet;

455 thence N 00°13'00"W a distance of 660.00 feet;

460 thence east a distance of 330.00 feet;

465 thence S 00°13'00"E a distance of 660.00 feet to the Point of Beginning; and

470 D. Commencing at the one-quarter corner common to Section 5, Township 17 North,
Range 2 East, Seward Meridian and Section 32, Township 18 North, Range 2
East, Seward Meridian, Alaska;

475 thence S 89°59'00"E along the township line a distance of 240.00 feet to the Point
of Beginning;

480 thence S 00°17'00"E a distance of 240.00 feet;

485 thence S 89°59'00"E a distance of 208.69 feet;

490 thence N 00°17'00"W a distance of 240.00 feet to the township line;

495 thence N 89°59'00"W a distance of 240.00 feet to the township line;

500 thence N 89°59'00"W along the township line a distance of 208.69 feet to the
Point of Beginning, excepting the highway right-of-way; and

505 E. Beginning at the one-quarter corner common to Section 5, Township 17 North,
Range 2 East, Seward Meridian and Section 32, Township 18 North, Range 2
East, Seward Meridian, Alaska;

510 thence N 89°59'00"W along the township line a distance of 245.00 feet;

515 thence S 00°17'00"E a distance of 245.00 feet;

520 thence S 89°59'00"E a distance of 245.00 feet to the center one-quarter line;

460

thence N 00°17'00"W along the center one-quarter line a distance of 245.00 feet to the Point of Beginning, excepting the highway right-of-way.

465

F. Commencing at the one-quarter corner common to Section 33, Township 18 North, Range 2 East and Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska;

thence east on the section line 690.00 feet;

470

thence south 360.00 feet to the Point of Beginning;

thence continuing south 710.00 feet to the south right-of-way line of Yukon Avenue;

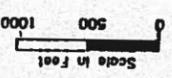
475

thence east 660.00 feet on an extension of Yukon Avenue south right-of-way;

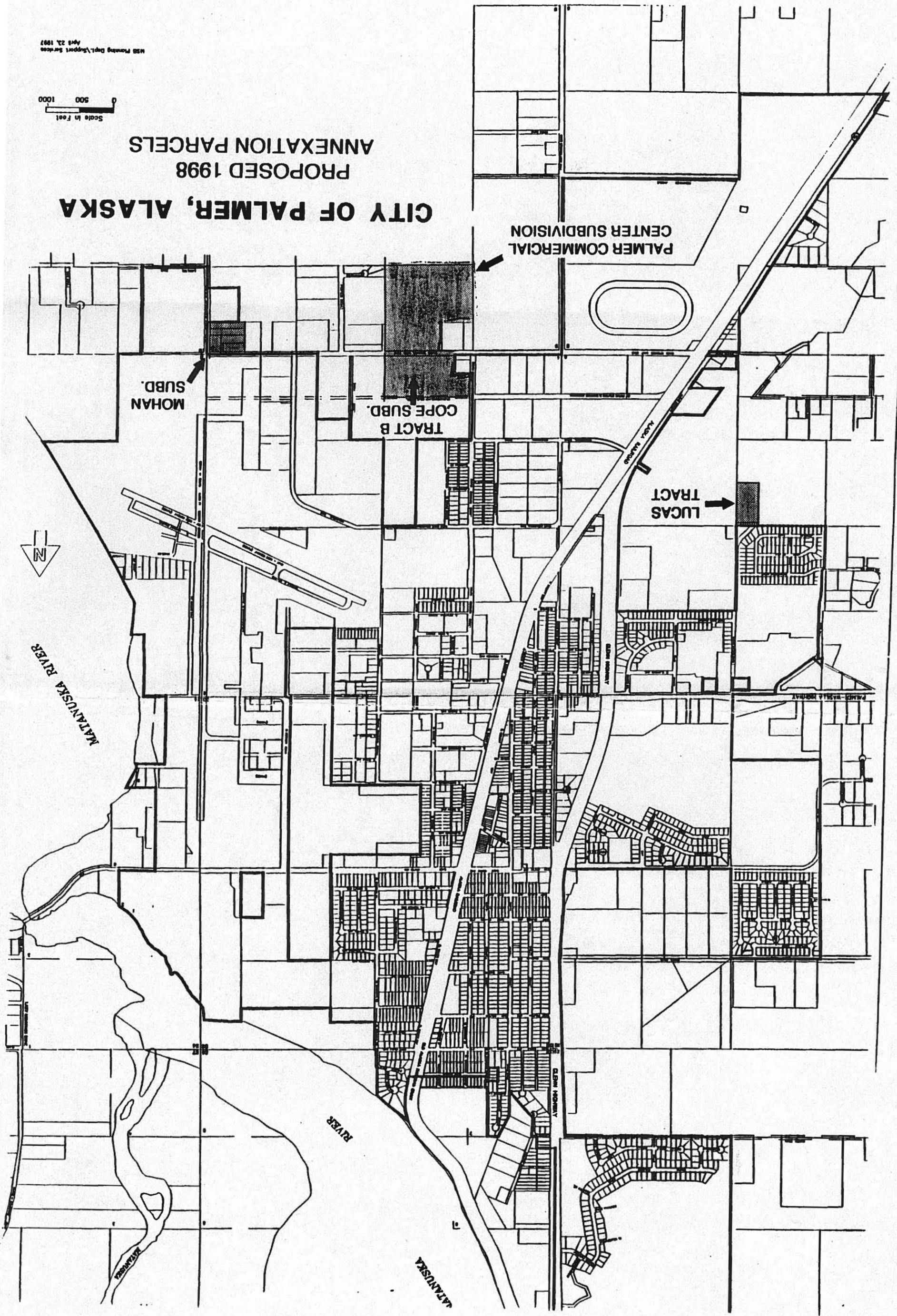
thence north 710.00 feet to a point lying 360.00 feet south of the north boundary of Section 4;

480

thence west 660.00 feet parallel with the north boundary of Section 4 to the Point of Beginning.



CITY OF PALMER, ALASKA PROPOSED 1998 ANNEXATION PARCELS



Scale in Feet
0 500 1000

- LAND USE**
- One & Two Family Residential
 - Multi-Family Residential
 - Mobile Home Park
 - Commercial
 - Industrial
 - Institutional
 - Parks & Outdoor Recreation
 - Various Cultural

CITY OF PALMER, ALASKA

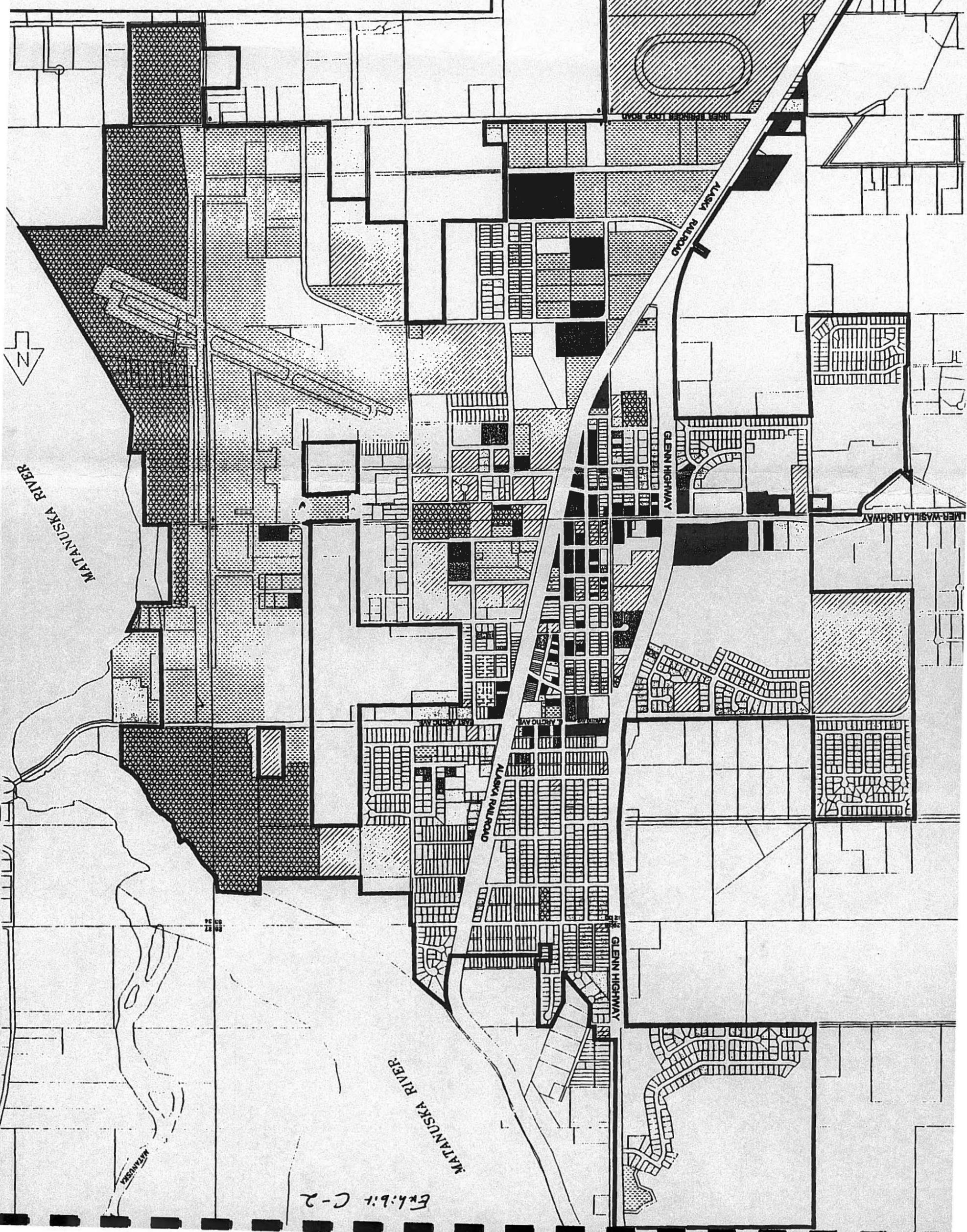
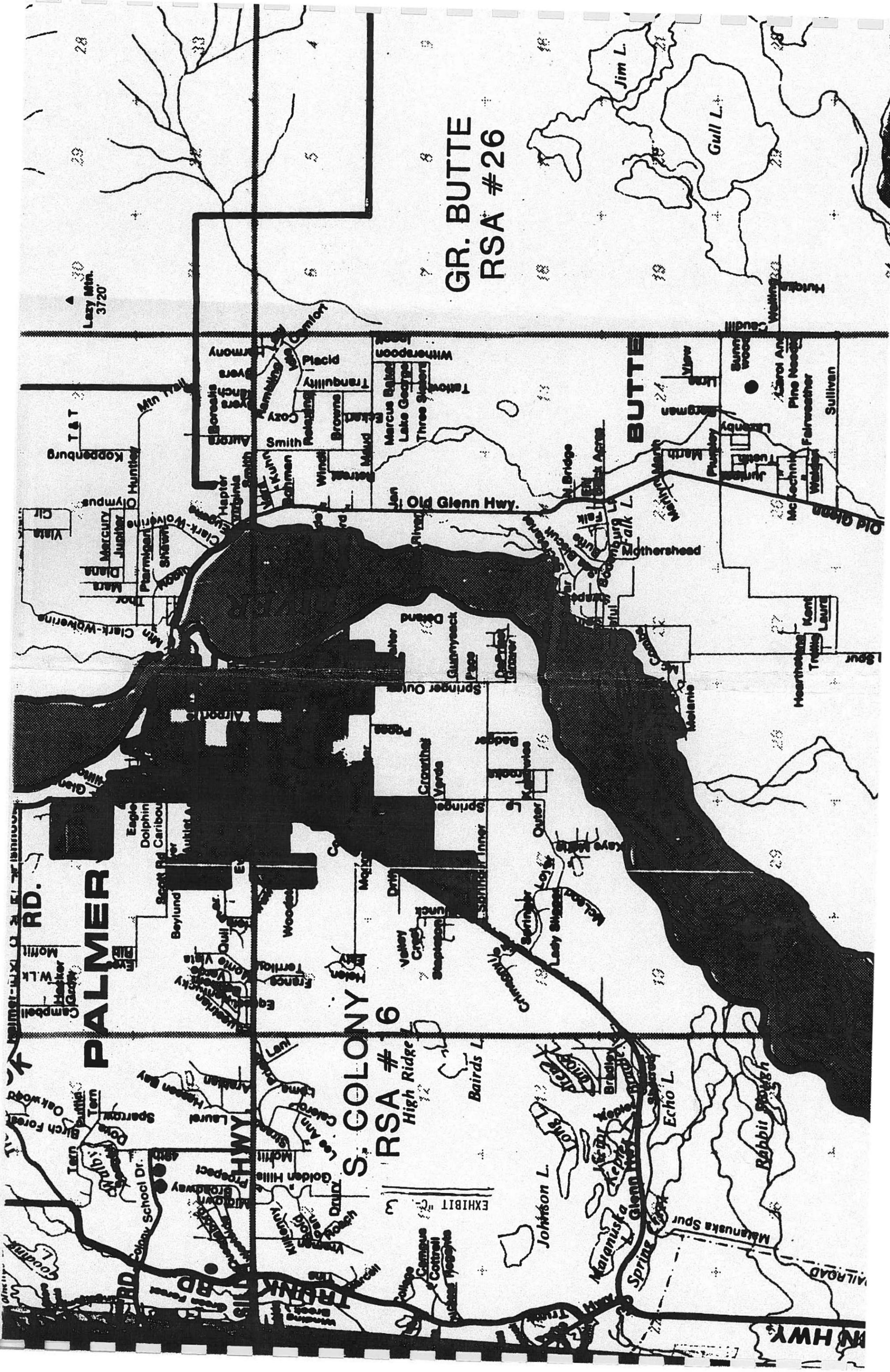


Exhibit C-2



GR. BUTTE
RSA #26

S. COLONY #16
RSA #16

BUTTE

PALMER RD.

RD.

RD.

TRUNK RD.

EXHIBIT "C"

30
Lazy Mtn.
3720'

T & T
Koppenburg

Old Glenn Hwy.

RAILROAD

28

29

7

8

18

19

13

14

15

16

19

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27

26

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26

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19

12

11

10

Borealis

Layers

Launch

Evers

Tranquility

Placid

Willow

Witherpoon

Talbot

Marcus Baker

Lake George

Three Sisters

Jan

Wind

Browne

Relaxing

Smith

Cozy

Relaxing

Wind

Retreat

Wind

Smith

EXHIBIT D TRANSITION PLAN

The following provides a detailed plan for the transition to city government for the area proposed for annexation. The transition plan was developed in consultation with appropriate officials of the City and the Borough. The transition plan:

- (a) provides a schedule for the extension of city services in the area proposed for annexation;
- (b) demonstrates the manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised by the Borough in the territory proposed for annexation;
- (c) demonstrates the manner in which the City will assume and integrate all relevant and appropriate assets and liabilities of the Borough relating to the territory proposed for annexation.

As it relates to (b) and (c), the transition plan is designed to create an orderly, efficient, and economic transfer of all relevant and appropriate powers, duties, rights, functions, assets and liabilities of the Borough within the shortest practicable time, not to exceed two years after the effective date of annexation.

EXHIBIT "D"

Transition Plan:

The 4 parcels of land proposed for annexation in this voluntary petition are all contiguous with the City of Palmer. For the 3 properties that are poised for development they are either owned by the city outright or have power of attorney for annexation. The 4th property is privately held and has submitted a letter by the owners requesting voluntary annexation.

All four properties have city water and sewer lines in or at least adjacent to the properties and connections can be made soon after the effective date of the annexation.

The city public safety services: police, EMS and fire are only several minutes away and will provide good service.

Presently the Borough does not provide any direct services to this parcel. Since there are no residents, education and other human services are not provided. These four parcels are contained in the same fire service district as the city. Because of the close proximity to the city, road services can be provided quickly and efficiently on public roads.

Present Borough mill levy for all four parcels is as follows: a) Areawide taxes - 11.73 mills; b) Non-areawide taxes - .36 mills; c) Road service area - 1.53 mills; d) Fire service area - .70 mills for a total present mill levy of 14.32 as compared to the city's present mill levy of 11.73 areawide taxes and 3.00 city mill levy for a total of 14.73 mills.

EXHIBIT "E"

Federal Voting Rights Act Information:

Information relevant to the federal Voting Rights Act, which is applicable to any annexation, is provided below to the extent it is reasonably available. This includes, but is not necessarily limited to the following:

- A. The extent to which the annexation excludes minorities while it includes non-minorities.
- B. The extent to which the annexation would reduce the city's minority population percentage.
- C. Whether the electoral system of the city fails fairly to reflect minority voting strength.
- D. Participation by minorities in the development of the annexation proposal.
- E. Designation of Alaska Native for U.S. Department of Justice contact.
- F. Statement concerning the understanding of English in written and spoken forms by minorities at least 18 years of age who reside in the territory proposed for annexation.

Response:

The Lucas property (as described in #3) is inhabited by two adult Caucasians and will have negligible impact on items A, B, C, D, E and F.

The other 3 parcels for this voluntary petition are presently uninhabited and therefore A through F are not applicable to this annexation petition.

EXHIBIT "F"

Brief. A written statement fully explaining how the proposed annexation satisfies the standards set out in 19 AAC 10.090-19 AAC 10.130; 19 AAC 10.150 and 19 AAC 10.900-19 AAC 10.910 in included in Exhibit F. The brief demonstrates that:

- A. The territory proposed for annexation exhibits a reasonable need for city government.
- B. The territory proposed for annexation is compatible in character with the city to which annexation is proposed.
- C. The economy within the proposed post-annexation boundaries of the city include the human and financial resources necessary to provide essential city services on an efficient, cost-effective level.
- D. The population within the proposed post-annexation boundaries of the city is sufficiently large and stable to support the extension of city government.
- E. 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.
- F. The annexation will not deny any person the enjoyment of any civil or political right because of race, color, creed, sex or national origin.

In addition, the brief explains why the proposed annexation is good public policy. All assertions in the brief are supported with detailed facts.

- A. The areas desire to be voluntarily annexed because by joining the city it will have access to municipal services that it desires and that are economical.
- B. The areas are in an urban setting and providing municipal services would allow for a higher and better use of this land.
- C. The 3 parcels owned by the city are slated for significant capital investment both public and on 2 of these parcels there will be job creation which will be the basis for providing essential city services on an efficient, cost-effective level. The 4th parcel has a single residence located on it, however that parcel does hold a good prospect for future investment and development.
- D. As stated in "C" investment and development will set the proper stage for a sufficiently large and stable population to support the extension of city government.
- E. All four parcels have adequate land and water necessary to provide for the full development of essential city services on an efficient cost-effective level.
- F. The annexation will not deny any person the enjoyment of any civil or political right because of race, color, creed, sex or national origin.

EXHIBIT G

INFORMATION RELATING TO NOTICE OF THESE PROCEEDINGS

This exhibit provides information concerning media serving the territory proposed for annexation; place(s) where public notices concerning the annexation proposal will be posted and parties that the petitioner believes should receive individual notice of the proceedings.

MEDIA

Newspaper(s) serving the territory proposed for annexation (ranked in the order that the petitioner believes shows the newspaper with the greatest circulation in the territory first):

1. Frontiersman - Wasilla, Alaska
2. Anchorage Daily News - Anchorage, Alaska

Radio station(s) serving the territory proposed for annexation (ranked in the order that the petitioner believes shows the radio station with the greatest listening audience in the territory first):

1. KMBQ - Wasilla, Alaska

Local television scanner:

1. Channel 10 - Rogers Cablevision, Wasilla, Alaska

PLACES DESIGNATED FOR POSTING OF NOTICES

The following three or more public and prominent places within the territory proposed for annexation are designated for posting of notices concerning this annexation proposal.

Postings will be on the:

1. Lucas Property*
2. Mohan Property*
3. Tract B Cope Subdivision*
4. Palmer Commercial Center*

*Please see No. 3 for legal descriptions)

The following three or more public and prominent places within the current boundaries of the City are designated for posting of notices concerning this annexation proposal.

1. Palmer City Hall
2. Palmer Public Library
3. Palmer Public Safety Building

MUNICIPALITIES ADJACENT TO THE CITY

The following is a list of cities and boroughs whose boundaries extend within 20 miles of the current or proposed boundaries of the city to which annexation is proposed.

1. Matanuska-Susitna Borough, Palmer, Alaska
2. City of Wasilla
3. City of Houston
4. Municipality of Anchorage

PARTIES THAT THE PETITIONER BELIEVES SHOULD BE PROVIDED INDIVIDUAL NOTICE OF THE FILING OF THE ANNEXATION PETITION.

The following is a list of names and addresses of parties whose potential interest in the annexation proceedings may warrant individual notice, including all resident voters and property owners within the territory proposed for annexation.

1. City of Palmer
231 W. Evergreen Ave.
Palmer, Alaska 99645

2. Larry and Sharon Lucas
PO Box 2341
Palmer, Alaska 99645

EXHIBIT H
CERTIFIED COPY OF ORDINANCE AUTHORIZING THE
ANNEXATION PETITION

I, the undersigned, City Clerk, do hereby certify that the attached ordinance is a true and correct copy of Ordinance Number 541 of the City as finally passed at a duly convened meeting of the City Council.

In witness whereof, I have hereunto set my hand and affixed the official seal of the City this _____ day of _____, 19____.

City Clerk

CITY OF PALMER, ALASKA

ORDINANCE NO. 541

AN ORDINANCE AUTHORIZING THE ANNEXATION OF A QUANTITY OF LAND, APPROXIMATELY 62 ACRES IN SIZE, SUBJECT TO THE REVIEW OF THE DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS-LOCAL BOUNDARY COMMISSION FOR THE STATE OF ALASKA.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. The property within the proposed annexation area as hereinafter described has been reviewed and approved for annexation by the City Council, subject to the review of the Department of Community and Regional Affairs-Local Boundary Commission of the State of Alaska.

Section 2. The area proposed to be annexed is:

Parcel #1 - Lucas - East ½ of the NE 1/4 of SW 1/4 of Section 5, Township 17N, Range 2E, Seward Meridian, in the Palmer Recording District, Third Judicial District, State of Alaska

Parcel #2 - Mohan - Lots 1-5 Mohan Subdivision, according to Plat 87-7 on file in the office of the District Recorder, Palmer Recording District, Seward Meridian, State of Alaska

Parcel #3 - Tract B Cope Subdivision according to Plat #89-60, filed in the Palmer Recording District, Third Judicial District, State of Alaska

Parcel #4 - Palmer Commercial Center - Palmer Commercial Center Block 1, Lots 1-16, Block 2, Lots 1-8, Block 3, Lots 1-7, Block 4, Lots 1-10

Section 3. The City Clerk has certified to the City Council that this property is owned by Parcel #1-owned by Larry and Sharon Lucas; Parcel #2-owned by City of Palmer; Parcel #3-owned by City of Palmer; Parcel #4-owned by City of Palmer and/or City of Palmer has power of attorney to annex and is directed to so certify to the Department of Community and Regional Affairs-Local Boundary Commission. The City Clerk/Manager is hereby authorized to submit the annexation petition to the State of Alaska.

Ordinance No. 541 - Continued

Section 4. Upon notification of the City of Palmer by said Department of Community and Regional Affairs-Local Boundary Commission the annexation will be effective.

Section 5. The City Council finds:

(a) The property sought to be annexed is situated adjacent to the City boundaries contiguous herewith.

(b) The following are the property owners in the area:

Edward & Dolores Rilatos
Wm. & Alice Larue
Thelma L. Dodds, Wm. Wade
Cecilia Hidalgo
Mary Hill
USC&GS Mat-Su Borough
Jalmar & Joyce Kerttula
Bradley Lewis
Diana Licht
Brian & Jill Winsor
Thos. & Lois Pope
Daniel Lucas
Moyene Brymer
Leo & Margaret Lucas
Marilyn Grasser-Ehmann
Hamilton Farms Inc.
Stefan & Yvonne Marty
Susanna Vanderweele
Jas. & Beverly Smith
John E. Berberich
Paul & B. Kunkel
Gerald & A. Hodgson
Carol Moffitt
Michael Stichick

© There are two registered voters in the area to be annexed.

(d) The assessed value is \$1,520,500.

(e) Only areawide school bonded indebtedness is outstanding on the area proposed to be annexed, and this bonded indebtedness factor remains the same before and after annexation. It does not

Ordinance No. 541 - Continued

relate to a service that will be provided by the City, but rather pertains to the areawide school service exercised by the Matanuska-Susitna Borough. The City of Palmer outstanding debt as of 12/31/97 is \$2,282,968 and the Matanuska-Susitna Borough outstanding indebtedness as of 06/30/98 is \$30,362,095.

(f) The regular rates at which taxes are levied within the municipality to which annexation is proposed is 3 mills for real and personal property tax levy, and 3 percent sales tax or use tax rate.

(g) The quantity of land contained within the area proposed to be annexed approximates 62 acres. The quantity of land in the municipality to which annexation is sought approximates 2,457 acres.

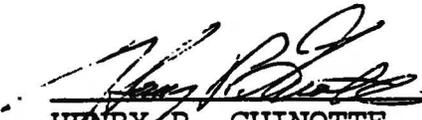
Section 6. A copy of this ordinance shall be provided to the Department of Community and Regional Affairs-Local Boundary Commission, and shall constitute authorization for the City to file the petition for annexation of the property described herein.

Section 7. Publication of this ordinance shall be by posting a copy hereof on the City Hall bulletin board for a period of ten (10) days following its passage and approval.

First Reading: November 17, 1998

Public Hearing &
Second Reading: December 8, 1998

Adopted by the City Council of the City of Palmer, Alaska, this 8th day of December, 1998.


HENRY P. GUINOTTE, MAYOR


THOMAS C. SMITH, CITY CLERK

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY TO FILE A PETITION FOR ANNEXATION OF TERRITORY TO THE CITY OF _____

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 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 include the human and financial resources necessary to provide essential city services on an efficient, cost-effective level; and

WHEREAS, The population within the proposed post-annexation boundaries of the city is sufficiently large and stable to support the extension of city government; 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 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 _____, as follows:

Section 1. Classification. This is a non-code ordinance.

Section 2. Authorization. That the City _____ **[insert title of official]** 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 to the City of _____.

[insert description]

The legal boundary description of the area proposed to be annexed is attached hereto as Exhibit "A" and shown on the map attached hereto as Exhibit "B", all of which exhibits are incorporated herein by this reference.

Section 3. Petitioner's Representative. That the City _____ **[insert title of official]** is designated as the primary representative of the City for all matters relating to the annexation proceedings. That the City _____ **[insert title of official]** 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:

[describe services to be provided, date services will be extended, date taxes will be levied and other relevant terms and conditions].

Section 5. Effective Date. That this ordinance shall become effective immediately.

Adopted by the Council of the City of _____ this
_____ day of _____, 199__.

_____ CITY

Mayor

ATTEST:

City Clerk

First Reading: _____

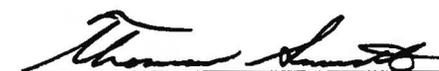
Public Hearing and Second Reading: _____

Effective Date of Ordinance: _____

Date of Preclearance under Voting Rights Act of 1965: _____

- (e). The map of the showing the boundaries of all Borough service areas located wholly or partially within the boundaries of the City was prepared by:
City of Palmer.
- (f). The estimate of the size of the territory proposed for annexation was provided by:
Mat-Su Borough Assessor's Office
- (g). The estimate of the population of the territory proposed for annexation was provided by: Petitioner.
- (h). The list of City powers and services, including extraterritorial powers, was based on information provided by: City of Palmer.
- (i). The list of City taxes was based on information provided by:
City of Palmer & Mat-Su Borough
- (j). The list of Borough powers and services was based on information provided by:
Mat-Su Borough code.
- (k). The list of Borough taxes was based on information provided by:
Mat-Su Borough Assessor's Office
- (l). The assessed or estimated taxable value of property in the current boundaries of the city and the territory proposed for annexation was provided by:
Mat-Su Borough Assessor's Office.
- (m). The revenue impacts on the City likely to result from annexation were estimated by: City of Palmer.

- (n). The estimated impacts on expenses of the City likely to result from annexation were provided by: City of Palmer.
- (o). The summary of the bonded indebtedness of the City was provided by: City of Palmer.
- (p). The summary of the bonded indebtedness of the Borough was provided by: _____.
- (q). The Transition Plan included with this petition was prepared in consultation with: DCRA, Petitioner, Mat-Su Borough, City of Palmer and adjacent property owners (who were invited to join into this voluntary annexation but have declined).
- (r). The information concerning the Federal Voting Rights Act was provided by: City of Palmer.



Petitioner's Representative

SUBSCRIBED AND SWORN TO before me on February 5, 1999.

[notary seal]



Notary Public in and for Alaska

My Commission expires: 1-16-2002



CITY OF PALMER, ALASKA

Notes to General Purpose Financial Statements, continued

Long-Term Debt, continued

A summary of long-term debt at December 31, 1997, follows:

	Interest		Issue Date	Authorized	Issued	Outstanding at December 31, 1997
	Rates	Dates				
General obligation bonds:						
1993 Water and Sewer Amended Series A	variable 2.75-4.75	Oct. 1- Apr. 1	1993	\$ 763,091	763,091	270,774
1993 Internal Service Fund - Special Assess- ments Revolving Fund Amended Series A	variable 2.75-4.75	Oct. 1- Apr. 1	1993	166,909	166,909	59,226
1995 Golf Course Series D	variable 5.00-6.00	Jul. 1- Jan. 1	1995	1,985,000	1,985,000	1,865,000
Less unamortized deferred charges				-	-	(277,478)
Total general obligation bonds				<u>2,915,000</u>	<u>2,915,000</u>	<u>1,917,522</u>
Long-term loan to Land Development Enterprise Fund from Water Enterprise Fund	6%	-	1996	81,013	81,013	16,608
General Long-Term Debt Account Group:						
Accrued vacation and sick pay	-	-	-	-	-	202,624
Capital leases	8.0-11.32	monthly	various	82,372	82,372	54,845
Retirement Incentive Program	-	Aug. 1	1997	91,369	91,369	<u>91,369</u>
						<u>\$ 2,282,968</u>

Exhibit for #16

MATANUSKA-SUSITNA BOROUGH

Account Groups

General Long-term Debt

Combining Statement of Amount Available and to be Provided
for the Payment of General Long-term Debt and General
Long-term Debt Payable and Other Long-term Liabilities

June 30, 1997
with comparative figures for 1996

	<u>1997</u>	<u>1996</u>
Amount available:		
Debt Service Funds:	S	
School buildings	103.653	200.708
Borough landfill	366.527	225.568
Circle View/Stamper Erosion Control	531.373	574.780
Total amount available	<u>1,001.553</u>	<u>1,001.056</u>
Amount to be provided:		
Service areas:		
Fire service areas:		
Butte - 2	100.000	150.000
Big Lake - 33	110.000	120.000
Total fire service areas to be provided	<u>210.000</u>	<u>270.000</u>
Road service areas:		
Caswell - 15	-	6.000
Lazy Mountain - 19	3.500	6.000
Bogard - 25	3.915	3.915
Alpine - 31	1.000	2.000
Total road service areas to be provided	<u>8.415</u>	<u>17.915</u>

Exhibit for #17

(Continued)

MATANUSKA-SUSITNA BOROUGH

Account Groups

General Long-term Debt

Combining Statement of Amount Available and to be Provided
for the Payment of General Long-term Debt and General
Long-term Debt Payable and Other Long-term Liabilities

	<u>1997</u>	<u>1996</u>
Amount to be provided, continued:		
Service areas, continued:		
Other service areas:		
Enhanced 911 services	\$ 437,383	483,081
Circle View/Stampede Erosion Control	67,544	83,769
Total other service areas to be provided	<u>504,927</u>	<u>566,850</u>
Total service areas to be provided	<u>723,342</u>	<u>854,765</u>
Nonareawide - landfill closure and postclosure monitoring costs	<u>331,407</u>	<u>365,688</u>
Areawide:		
School general obligation bonds	27,331,003	31,852,573
Accrued leave	974,790	996,029
Total areawide to be provided	<u>28,305,793</u>	<u>32,848,602</u>
Total to be provided	<u>29,360,542</u>	<u>34,069,055</u>
	<u>\$ 30,362,095</u>	<u>35,070,111</u>
General long-term debt and other long-term liabilities:		
School general obligation bonds payable	27,434,656	32,053,281
Notes Payable - State of Alaska	471,106	485,625
Due to Revolving Loan Internal Service Fund	783,609	943,920
Landfill closure and postclosure monitoring costs	697,934	591,256
Accrued leave	974,790	996,029
	<u>\$ 30,362,095</u>	<u>35,070,111</u>

ADDITIONAL INFORMATION NOT FORMALLY A PART OF THE PETITION

In addition to the information required for the petition, DCRA encourages petitioners to provide supplemental information which would be useful in the analysis and consideration of the annexation proposal. These materials include:

1. the City's current operating budget
2. the City's most recent audit
3. the municipal comprehensive plan(s) covering the city and the territory proposed for annexation
4. photographs of the territory proposed for annexation including
 - a) properties which the Borough expects to transfer to the City as a result of annexation
 - b) general views of the territory proposed for annexation
5. other information which the Borough feels would be useful.

ADDITIONAL INFORMATION INCLUDED:

1. Budget
2. Audit
3. Comprehensive Plan
4. Photos - Please see back of photo for parcel name
5. Miscellaneous: Copies of City of Palmer letters inviting voluntary annexation with one response



MATANUSKA-SUSITNA BOROUGH
PLANNING DEPARTMENT
350 East Dahlia Avenue, Palmer, Alaska 99645-6488
Phone 745-9854 • Fax 745-9876

June 3, 1999

Gene Kane, LBC Staff
Department of Community and Regional Affairs
333 West 4th Avenue, Suite 220
Anchorage, Alaska 99501-2341

RE: Petition to Annex Territory to the City of Palmer.

Dear Mr. Kane:

The Matanuska-Susitna Borough has received and reviewed the petition to annex 64.9 acres to the City of Palmer. The borough supports the proposed annexation to the City of Palmer.

The City's stated intention is to provide water, sewer, and police services not otherwise available from the borough at this time. On June 1, 1999, the borough adopted the updated City of Palmer Comprehensive Plan, which includes an annexation policy. The proposed annexation is consistent with the newly adopted comprehensive plan.

The MSB Department of Finance has noted the 1997-mil rates (both areawide and non-areawide) contained in the petition are actually the mil rates for 1998. Additionally, the values cited for the City of Palmer and for the area to be annexed do not agree with either the 1998 or 1999 assessed values certified by the borough assessor. The borough will supply to correct information to the city if requested. Because of the incorrect property values contained in the petition, the revenue impacts will need to be recalculated based on the correct certified assessed value.

Thank you for the opportunity to comment. Please contact Beth McKibben at 745-9854 if you have questions regarding our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Scott".

Michael J. Scott
Borough Manager

Issue Two

As required by 3 AAC 110.090(b) for approval of the annexation proposal, is the City of Palmer capable of providing "essential city services" (defined by 3 AAC 110.990[8]) more efficiently and more effectively to the 64.9 acres area proposed for annexation than the Matanuska-Susitna Borough or another existing municipality?

The law states as follows:

STANDARDS FOR ANNEXATION TO CITIES

3 AAC 110.090 – NEEDS OF THE TERRITORY.

(b) A territory may not be annexed to a city if essential city services can be provided more efficiently and more effectively by another existing city or by an organized borough.

GENERAL PROVISIONS

3 AAC 110.990 – DEFINITIONS.

Unless the context indicates otherwise, in this chapter

(8) "essential city services" means those legal activities and facilities that are determined by the commission to be reasonably necessary to the community and that cannot be provided more efficiently and more effectively either through some other agency or political subdivision of the state, or by the creation or modification of some other political subdivision of the state; "essential city services" may include

- (A) assessing, levying, and collecting taxes;
- (B) providing primary and secondary education in first class and home rule cities in an unorganized borough;
- (C) public safety protection;
- (D) planning, platting and land use regulation; and
- (E) other services that the commission considers reasonably necessary to meet the local governmental needs of the community.

Issue Four

As required by 3 AAC 110.110 for approval of the annexation proposal, does the 5 square mile area within the proposed expanded boundaries of the City of Palmer (i.e., the 64.9 acres proposed for annexation plus the 3.8 square miles within the existing boundaries of the City of Palmer) include the human and financial resources needed to provide essential city services (as previously defined) on an efficient, cost-effective level?

The law states as follows:

STANDARDS FOR ANNEXATION TO CITIES

3 AAC 110.110 – RESOURCES.

The economy within the proposed boundaries of the city must include the human and financial resources necessary to provide essential city services on an efficient, cost-effective level. In this regard, the commission will, in its discretion, consider relevant factors, including the

- (1) reasonably anticipated functions of the city in the territory being annexed;
- (2) reasonably anticipated new expenses of the city;
- (3) actual income and the reasonably anticipated ability to collect local revenue and income from the territory;
- (4) feasibility and plausibility of the anticipated operating budget of the city through the third full fiscal year of operation after annexation;
- (5) economic base of the territory after annexation;
- (6) property valuations in the territory proposed for annexation;
- (7) land use in the territory proposed for annexation;
- (8) existing and reasonably anticipated industrial, commercial, and resource development;
- (9) personal income of residents in the territory and in the city; and
- (10) need for and availability of employable skilled and unskilled people.

Issue Eight

As required by 3 AAC 110.130(c) for approval of the annexation proposal, do the 3.9 square miles within the proposed expanded boundaries of the City of Palmer include only that area comprising the community of Palmer, plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation?

The law states as follows:

STANDARDS FOR ANNEXATION TO CITIES

3 AAC 110.130 – BOUNDARIES.

(c) The proposed boundaries of the city must include only that area comprising an existing local community, plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation of that city.

GENERAL PROVISIONS

3 AAC 110.920 – DETERMINATION OF COMMUNITY.

(a) In determining whether a population comprises a community or social unit, the commission will, in its discretion, consider relevant factors, including whether the people

- (1) reside permanently in a close geographical proximity that allows frequent personal contacts and has a population density that is characteristic of neighborhood living;
- (2) residing permanently at a location are a discrete and identifiable unit, as indicated by such factors as school enrollment, number of sources of employment, voter registration, precinct boundaries, permanency of dwelling units, and the number of commercial establishments and other service centers.

(b) Absent a specific and persuasive showing to the contrary, the commission will presume that a population does not constitute a community or social unit if

- (1) public access to or the right to reside at, the location of the population is restricted;
- (2) the population is contiguous or closely adjacent to a community or social unit and is dependent upon that community or social unit for its existence; or
- (3) the location of the population is provided by an employer and is occupied as a condition of employment primarily by persons who do not consider the place to be their permanent residence.

Issue Eleven

As required by 3 AAC 110.900 for approval of annexation, has the City of Palmer provided a practical plan demonstrating its intent and capability to extend essential city services into the 64.9 acres proposed for annexation? Does the plan provide for the assumption of all appropriate non-areawide and service area powers, duties, rights, functions, assets, and liabilities of the Matanuska-Susitna Borough? Was the plan prepared in consultation with Borough officials? Does the plan provide for the orderly, efficient, and economical transfer within the shortest practicable time, not to exceed two years after annexation? Does the plan provide for the transfer and integration of assets and liabilities without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities?

The law states as follows:

GENERAL PROVISIONS

3 AAC 110.900 – TRANSITION.

(a) A petition for incorporation, annexation, merger or consolidation must include a practical plan in which the municipal government demonstrates its intent and capability to extend essential city or essential borough services into the territory proposed for change in the shortest practicable time after the effective date of the proposed change. A petition for detachment or dissolution must include a practical plan demonstrating the transition or termination of municipal services in the shortest practicable time after detachment.

(b) A petition for a proposed action by the commission must include a practical plan for the assumption of all relevant and appropriate powers, duties, rights, and functions presently exercised by an existing borough, city, service area, or other entity located in the territory proposed for change. The plan must be prepared in consultation with the officials of each existing borough, city or service area, and must be designed to effect an orderly, efficient, and economical transfer within the shortest practicable time, not to exceed two years after the effective date of the proposed change.

(c) A petition for a proposed action by the commission must include a practical plan for the transfer and integration of all relevant and appropriate assets and liabilities of an existing borough, city, service area or other entity located in the territory proposed for change. The plan must be prepared in consultation with the officials of each existing borough, city, or service area affected by the change, and must be designed to effect an orderly, efficient, and economical transfer within the shortest practicable time, not to exceed two years after the date of the proposed change. The plan must specifically address procedures that ensure that the transfer and integration occurs without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities.

Continued on next page

