

**PETITION FOR ANNEXATION TO
THE CITY OF WASILLA WITH 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), 3 AAC 110.090 - 3 AAC 110.130, 3 AAC 110.150(b), 3 AAC 110.400 - 3 AAC 110.590, 3 AAC 110.620 - 3 AAC 110.660 and 3 AAC 110.900 - 3 AAC 110.990. All exhibits attached to this petition are incorporated by reference.

Section 1. PETITIONER. The name and class of the city petitioning for annexation are listed below:

Name City of Wasilla (hereafter "City").

Class: First.

Section 2. GENERAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION. The territory proposed for annexation is generally described as follows:

This annexation petition consists of seven separate territories:

Annexation Territory C1-A (CAREFREE) contains 22.86 acres is contiguous to the east boundary of the city situated at the intersection of the Parks Highway and Seward Meridian Parkway. Annexation Territory C1-B (WAIVERHILL/LAKEBROOK) contains 36.13 acres is situated near the intersection of the Parks Highway and Palmer Wasilla Highway. Annexation Territory C1-C (SILVERLEAF) contains 114.00 acres at the northwest corner of the city at the intersection. Annexation Territory C1-D (OLSON) contains 4.72 acres is situated near the intersection of the Parks Highway and Palmer Wasilla Highway. Annexation Territory C1-E (AIRPORT SOUTH) contains 89.09 acres is situated south of the Wasilla Airport. Annexation Territory C1-F (AIRPORT NORTH) contains 7.35 acres is situated north of the Wasilla Airport along the Parks Highway. Annexation Territory C1-G (HAPPY MOUNTAIN) contains 39.69 acres is situated in southeast corner of the city adjacent to Happy Mountain Estates.

Section 3. REASONS FOR ANNEXATION. A statement explaining why:

- the property owner(s) and voters residing within the area wish to have the territory annexed to the City; and
- the City wishes to have the territory annexed to the City.

A concise statement of the reasons that the City wishes to annex the territory is provided as **Exhibit A**.

The City of Wasilla wishes to seek relaxation of regulations as allowed by 3 AAC 110.660 and requests to expedite the annexation process and reduce costs associated with annexation.

Section 4. LEGAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION. A written legal description of the territory proposed for annexation is presented in **Exhibit B-1**.

Section 5. LEGAL DESCRIPTION OF POST-ANNEXATION BOUNDARIES. A written legal description of the boundaries of the City should the annexation be approved is provided in **Exhibit B-2**.

Section 6. MAPS AND PLATS. A map showing the current boundaries of the City and the territory proposed for annexation, and plats and other documents necessary to demonstrate the accuracy of the written legal description of the territory proposed for annexation are presented in **Exhibit C-1, Exhibit C-2, and Exhibit C-3**.

Section 7. SIZE. The territory proposed for annexation is estimated to encompass 312.85 acres or .48 square miles more or less.

Section 8. PETITIONER'S REPRESENTATIVE. The City designates the following individual to serve as its representative in matters concerning this annexation proposal:

Name: Sarah Palin, Mayor
Mailing Address: 290 E. Herning Ave.
Wasilla, AK 99654-7091
Telephone # (907) 373-9055
Fax # (907) 373-9096
E-mail address: sarah@ci.wasilla.ak.us

Section 9. POPULATION. The population within the current boundaries of the City is 5,568. The population of the territory proposed for annexation is

estimated to be 3 registered votes (there is another house but they're no registered voters).

Section 10. INFORMATION RELATING TO PUBLIC NOTICE. Exhibit D offers information relevant to providing public notice of the annexation proceedings. This includes information about local media, adjacent municipal governments, places for posting notice, location where the petition may be reviewed and parties who, because of their interest in this matter, may warrant individual notice of the annexation proceedings.

Section 11. CITY TAXES. The type and rate of each tax currently levied by the City is listed below:

TAX TYPE	TAX RATE
Property tax	1.00 mills
Sales tax	2%

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

TAX TYPE	TAX RATE
Areawide property tax	11.594 mills
Non-areawide property tax	.35 mills
Bogard Road Svc Area Service area property tax	1.5 mills
Wasilla Lakes Fire Svc Area Service area property tax	1.0 mills
Meadow Lakes Road Svc Area Service area property tax	3.0 mills
Sales tax	0%

Section 13. TAXABLE VALUE OF REAL AND PERSONAL PROPERTY. The following is the estimated or assessed value of taxable property in the City and the territory proposed for annexation:

Within current City boundaries

real property: \$304,377,400
personal property: \$0

Within area proposed for annexation
real property: \$4,775,000
personal property: \$0

Section 14. VALUE OF TAXABLE SALES. The value of sales that would be subject to City sales taxes upon annexation is estimated to be \$9,560,880. At the current sales tax levy, this would generate an estimated \$97,560.

Section 15. THREE-YEAR REVENUE PROJECTION. It is estimated that annexation will result in the following revenues for the City during each of the first three years following annexation.

<u>Revenue Source</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Sales Taxes	97,560	97,560	97,560
Property Taxes	4,775	4,775	4,775
Water Utility Fees	1,600	1,600	1,600

Section 16. THREE-YEAR PROJECTION OF EXPENSES. It is projected that annexation will result in the following *additional* operating and capital expenses for the City during each of the first three years following annexation.

<u>Operating Expenditure</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Planning	500	500	500
Public Safety	10,500	10,500	10,500

<u>Capital Expenditure</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
None			

Section 17. 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 will be extended to the area in question upon its annexation.

Services provided within existing City limits

Police
Water Service
Planning and Zoning
Fire

Library
Sewer
Street Maintenance

City Services not to be extended to the annexed area:
All Services will be available in accordance to the transition plan.

Section 18. AREAWIDE AND NONAREAWIDE BOROUGH POWERS AND SERVICES. Listed below are the areawide and nonareawide services and facilities currently provided by the borough.

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

Road Service Area
Fire Service Area

Section 19. BOROUGH SERVICE AREAS. The borough performs the following functions in the territory proposed for annexation through service areas.

Areawide:

Assessment and Collection
Education
Planning and Zoning
Parks and Recreation
Ambulance Service
Transportation

Historic Preservation
Transient Accommodations
Taxation
Animal Control
Water Pollution Control
Daycare Facilities

Non-areawide:

Fireworks
Motor Vehicles & Operations
Solid Waste Facilities
Libraries
Wastewater Disposal
Nudity

Limited Health & Soc. Services
Natural Gas Local Imp. Dist.
Animal Control
Water Pollution Control
Economic Development

A map or maps showing the boundaries of all Borough service areas located wholly or partially within the territory proposed for annexation is included with **Exhibit E**

Section 20. EXTRATERRITORIAL POWERS. The City currently exercises the following powers within the territory proposed for annexation under authority of AS 29.35.020.

None

Section 21. BONDED INDEBTEDNESS. The following is a summary of the current bonded indebtedness of the City.

Bond Issue Principal Amount Annual Payment Date When Fully Paid

See attached Comprehensive Annual Financial Report

Section 22. TRANSITION PLAN. Exhibit E consists of a practical plan demonstrating:

- A. The intent and capability of the City to extend essential city services [as defined by 3 AAC 110.990(a)(8)] into the territory proposed for annexation in the shortest practical time following annexation (not to exceed two years).
- B. The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised within 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 without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities.
- D. That the plan was prepared in consultation with the borough and other entities currently responsible for or otherwise providing those services to the territory that will be assumed by the City.
- E. 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.

Section 23. FEDERAL VOTING RIGHTS ACT INFORMATION. Information relevant to the federal Voting Rights Act, which is applicable to any annexation, is provided in **Exhibit F**. This information includes the following:

1. Purpose and effect of annexation as it pertains to voting.
2. Extent to which the annexation excludes minorities while including other similarly situated persons.
3. Extent to which annexation reduces the City's minority population percentage.

4. Whether the electoral system of the City fails fairly to reflect minority-voting strength.
5. Participation by minorities in the development of the annexation proposal.
6. Designation of Alaska Native for U.S. Department of Justice contact.
7. Statement concerning the minorities' understanding of English in written and spoken forms.

Section 24. BRIEF. Exhibit G contains a written statement fully explaining how the proposed annexation satisfies the standards set out in AS 29.06.040(a), 3 AAC 110.090 - 3 AAC 110.130, 3 AAC 110.150(2) and 3 AAC 110.900 - 3 AAC 110.910. The brief demonstrates that:

- All voters and property owners of the territory proposed for annexation signed a petition requesting annexation of the territory to the city. The brief describes circumstances relating to the development and submission of the petition to the City from such voters and property owners and provides a copy of the petition to the City from such voters and property owners.
- The territory proposed for annexation exhibits a reasonable need for city government as required by 3 AAC 110.090(a).
- The City is capable of providing “essential city services” (as defined by 3 AAC 110.990(8)) more efficiently and more effectively to the territory proposed for annexation than another existing city or organized borough as required by 3 AAC 110.090(b).
- The territory proposed for annexation is compatible in character with the area inside the current boundaries of the City as required by 3 AAC 110.100.
- The area within the proposed post-annexation boundaries of the City (i.e., the territory proposed for annexation and the area within the existing boundaries of the City) includes the human and financial resources needed to provide essential city services on an efficient, cost-effective level as required by 3 AAC 110.110.
- The population within the proposed post-annexation boundaries of the City is sufficiently large and stable to support the extension of city government as required by 3 AAC 110.120.
- The proposed post-annexation boundaries of the City encompass all land and water necessary to provide the full development of essential city services on an efficient, cost-effective level as required by 3 AAC 110.130(a).

- The territory proposed for annexation is contiguous to the City's present corporate boundaries as required by AS 29.06.040(c)(3) and presumed by 3 AAC 110.130(b).
- The proposed post-annexation boundaries of the City include only that area comprising the local community plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation as required by 3 AAC 110.130(c).
- As required by 3 AAC 110.130(d), the proposed post-annexation boundaries of the City exclude entire geographical regions or large unpopulated areas, except where justified by the application of the city annexation standards in 3 AAC 110.090 - 3 AAC 110.130.
- The territory proposed for annexation does not overlap the boundaries of any other City. Alternatively, the brief also addresses that circumstance as required by 3 AAC 110.130(e).
- The proposed annexation to the City will not deny any person the enjoyment of any civil or political right, including voting rights, because of race, color, creed, sex, or national origin in accordance with 3 AAC 110.910.
- The City demonstrates in its transition plan:
 - ◆ Its intent and capability to extend essential city services [as defined by 3 AAC 110.990(a)(8)] into the territory proposed for annexation in the shortest practical time following annexation (not to exceed two years).
 - ◆ The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised by any existing entity within the territory proposed for annexation.
 - ◆ The manner in which the City will assume and integrate all relevant and appropriate assets and liabilities of existing entities providing services to the territory that will be assumed by the City. Such assumption and integration must occur without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities.
 - ◆ The manner in which all taxes will be implemented.
 - ◆ That the plan was prepared in consultation with entities currently responsible for or otherwise providing those services to the territory that will be assumed by the City.
- That the proposed annexation is good public policy; that it is in the best interests of the State.

All assertions in the brief are supported with detailed facts.

Section 25. AUTHORIZATION. A certified copy of the ordinance adopted by the City Council to authorize the filing of this petition is provided as **Exhibit H**.

Section 26. 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 10th day of April, 2001.

By: _____
SARAH PALIN, Mayor, City of Wasilla
Petitioner's Representative

EXHIBIT A
LEGAL DESCRIPTION OF THE TERRITORIES PROPOSED FOR
ANNEXATION

EXHIBIT A-1

Carefree Territory (See EXHIBIT C1-A):

Legal Description of Parcels:

Carefree Acres Subdivision- Lot 1A-1, Lot 1C-1, Lot 1D, Lot 2A-1, Lot 6A and Lot 7A Plat No.'s 84-265 and 92-102 PRD

Waiverhill/Lakebrook Territory (See EXHIBIT C1-B):

Legal Description of Parcels:

Waiver Hill Subdivision Plat No. 86-067 PRD- Lot 1, Lot 2 and Tract A, Plat No. 86-067 PRD

Lakebrook Subdivision - Lot 1-2, Lot 2-2, Lot 3-A, Lot 3-1, Lot 4-1, Lot 5-1, Lot 6-2 and Lot 7-1, Plat No. 89-013 PRD

Matanuska-Susitna Borough (MSB) Tax Parcel - 17N01W11D011 further described: Beginning at the southeast corner of the NW ¼ SE ¼ Section 11, T. 17N., R1W., S.M., AK thence West 68.86' to the intersection of the Parks Highway right of way, thence N59°50'20"W along the right of way line of the Parks Highway, 1008.94 feet to Point of Beginning, thence N 44°32'45" E, 806.00 feet, thence S 59°50'20" E, 270.22 feet, thence S 44°32'45" W, 806.00 feet, thence N 59°50'20" W, 270.22 feet to the Point of Beginning and containing approximately 5 acres more or less.

Matanuska-Susitna Borough (MSB) Tax Parcel - 17N01W11D012 further described: Beginning at the southeast corner of the NW ¼ SE ¼ Section 11, T. 17N., R1W., S.M., AK thence West 68.86' to the intersection of the Parks Highway right of way, thence N59°50'20"W along the right of way line of the Parks Highway, 738.72 feet to Point of Beginning, thence N 44°32'45" E, 806.00 feet, thence S 59°50'20" E, 95.05 feet, thence South paralleling the east boundary of 22.5 acre parcel 304.94 feet, thence S 44°32'45" W, 532.92 feet, thence N 59°50'20" W along the Parks Highway right of way line 316.60 feet to the Point of Beginning and containing approximately 5 acres more or less.

Silverleaf Territory (See EXHIBIT C1-C):

Legal Description of Parcels:

Silverleaf Estates Subdivision Phase 2 - Lot 8 Block One, Tract A3, Tract A4, Tract A5, and Tract A6, Plat No. 2000-136 PRD

Olson Territory (See EXHIBIT C1-D):

Legal Description of Parcels:

Olson Subdivision Extension - Lot 6 and Lot 8, Plat No. 60-23 PRD

Olson Subdivision Extension - Lot 7A, Lot 7B, Lot 9 and Lot 10, Plat No. 62-9 PRD

Airport South Territory (See EXHIBIT C1-E):

Legal Description of Parcels:

Matanuska-Susitna Borough (MSB) Tax Parcel- 17N01W7C003 further described as SE ¼ SW ¼ Section 7, Township 17 North, Range 1 West, Seward Meridian, AK excepting therefrom the following: Commencing at the one-quarter corner common to Sections 7 and 18, said Township 17 North, Range 1 West, which is marked with a brass capped monument marked ¼, S7, S18, 1911; thence N 00°10'46" W, along the north-south quarter line 1131.7 feet to the true point of beginning and corner four, Wasilla Airport; thence continuing N 00°10'46" W, along said quarter line a distance of 188.35 feet to the northeast corner of said SE¼ SW¼ corner; thence N 89°55'30" W, along the north boundary of said SE¼ SW¼, 1322.78 feet to the northwest corner of said SE¼ SW¼; thence S 00°14'00" E, along the west boundary of said SE¼ SW¼, 1071.46 feet to corner three, Wasilla Airport; thence N 56°14'56" E, 1586.38 feet to the true point of beginning.

Matanuska-Susitna Borough (MSB) Tax Parcel - 17N01W18B004 further described as NE ¼ NW ¼ Section 18, Township 17 North, R 1 West, Seward Meridian, AK.

Matanuska-Susitna Borough (MSB) Tax Parcel- 17N01W18B009 further described as BLM Lot 1, Section 18, Township 17 North, Range 1 West, Seward Meridian, AK excepting therefrom excepting therefrom the following described parcel: Beginning at the northwest corner of said BLM Lot 1, which is also the northwest corner of said Section 18 and is marked with a brass capped monument stamped T17N, R2W, R1W, S12, S7, S13, S18, 1911; thence S 89°55'14" E, along the north boundary of said Lot 1, a distance of 875.42 feet to the corner of one, Wasilla Airport; Thence S 56°14'55" W, a distance of 1052.32 feet to corner 36, Wasilla Airport, a point on the west boundary of said BLM Lot 1; Thence N 00°00'14" W, along said west boundary a distance of 586.15 feet to the True Point of Beginning.

Airport North Territory (See EXHIBIT C1-F):

Legal Description of Parcels:

Matanuska-Susitna Borough (MSB) Tax Parcel- 17N01W12A013 further described as Lot 3 MSB Waiver No. 93-26 PW located with the Northeast Quarter of Section 12, Township 17 North, Range 2 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows: Beginning at the Center One Quarter Corner of said Section 12, marked with a 2½' Aluminum Cap Monument, thence N89-58-27 E along the center of section line a distance of 905.10 feet to the southwest corner of Lot Three; thence N00-01-33 W along the line common to Lots 2 and 3 a distance of 821.07 feet to the northerly easement for the Alaska Railroad being the northwest corner of Lot Three; thence along a curve to the southeast whose chord bears S 72-30-32 E with a chord distance of 432.93 feet, a delta angle of 11-48-22, a radius of 2104.75, and a length of 433.70 feet to the northeast corner of Lot Three; thence S 00-02-11 E along the line common to Lots 3 and 4 a distance of 690.77 feet to the center east 1/16 Corner of said Section 12, being the southeast corner of Lot 3; thence S 89-58-27 W along the center of section line a distance of 412.98 feet to the southwest corner of Lot 3, said point being the true point of beginning.

Happy Mountain Territory (See EXHIBIT C1-G):

Legal Description of Parcel:

Matanuska-Susitna Borough (MSB) Tax Parcel - 17N01W12B016 further described as SE ¼ NW ¼ of Section 12, Township 17 North, Range 1 West, Seward Meridian, in the Palmer Recording District, Third District, State of Alaska.

EXHIBIT B
**METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPOSED POST-
ANNEXATION BOUNDARIES OF THE CITY**

The boundaries of the City of Wasilla including the territory proposed for annexation are as follows:

1.16.010 CITY LIMITS.

(A) The boundaries of the city of Wasilla, a tract of land, located in the Third Judicial District, state of Alaska and Palmer Recording District, more particularly described as follows:

- Beginning at the southeast corner of Lot 16, Block 4, of Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District, which is the true point of beginning of this description,
- thence northerly to the southeast corner of Lot 6, Block 5, Goddard Subdivision, Plat No. 71-031, Palmer Recording District,
- thence westerly along the north right-of-way line of Tamarak Drive to the southeast corner of Lot 4, Block 1, Happy Mountain Estates Subdivision,
- thence northerly along the west right-of-way line of Redwood Lane to the northeast corner of Lot 4, Block 1, Happy Mountain Estates Subdivision,
- thence westerly to the northwest corner of Lot 1, Block 1, Happy Mountain Estates Subdivision,
- thence northerly along the east boundary of the SE1/4 NW1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center north 1/16 corner,

- thence westerly along the north boundary of the SE1/4 NW1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the northwest 1/16 corner,
- thence southerly along the west boundary of the SE1/4 NW1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center west 1/16 corner,
- thence easterly along the south boundary of the SE1/4 NW1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west boundary of Happy Mountain Estates Subdivision,
- thence southerly to the southwest corner of Lot 1, Block 4, Happy Mountain Estates Subdivision,
- thence westerly to the west right-of-way line of Maney Drive,
- thence northerly along the west right-of-way line of Maney Drive to the intersection with said right-of-way line and the west boundary of the NE 1/4 SE 1/4 Section 11, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence northerly along the east 1/16 line of Section 11, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the intersection of said line with the southerly right-of-way line of the Palmer-Wasilla Highway,
- thence westerly across the Palmer-Wasilla Highway to the southeast corner of Lot 3A, Lakebrook Subdivision, Plat No. 89-013, Palmer Recording District,
- thence northerly along the east boundary of Lot 3A, Lakebrook Subdivision to the ordinary high water line of Wasilla Lake,

- thence along the meanders of the ordinary high water line of Wasilla Lake to the northwest corner of Lot 7-1, Lakebrook Subdivision,
- thence southerly along the west boundary of Lot 7-1, Lakebrook Subdivision to southwest corner of said lot,
- thence southeasterly across the Palmer-Wasilla Highway to northwest corner of Lot 5-1, Lakebrook Subdivision,
- thence southerly to the southwest corner of Lot 5-1, Lakebrook Subdivision,
- thence southwesterly along the south boundary of Lot 6-1, Lakebrook Subdivision to the southwest corner of Lot 6-1, Lakebrook Subdivision,
- thence northerly along the west boundary of Lot 6-1, Lakebrook Subdivision to the northeast corner of Tract F, Cottonwood Creek Mall Subdivision, Plat No. 84-116, Palmer Recording District,
- thence westerly and northerly along the northeast boundary of Tract F, Cottonwood Creek Mall Subdivision to the northwest corner of Lot 7-2, Lakebrook Subdivision, which point is on the southerly right-of-way line of the Palmer-Wasilla Highway,
- thence northwesterly across the Palmer-Wasilla Highway to the southeast corner of Lot 10, Olson Subdivision Extension, Plat No. 60-9, Palmer Recording District,
- thence northerly to the northeast corner of Lot 10, Olson Subdivision Extension,

- thence westerly along the ordinary high water line of Wasilla Lake to the northwest corner of Lot 6, Olson Subdivision Extension, Plat No. 60-023, Palmer Recording District,
- Thence northwesterly across Wasilla Lake to the southwest corner of Lot 1, Block 5, Lakeshore Subdivision, Plat No. 63-010, Palmer Recording District,
- thence northerly along the east right-of-way line of Peck Street, to a point where said right of way line intersects the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, and continuing northerly along said right of way line to the section corner common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, and Sections 34 and 35, Township 18 North, Range 1 West, Seward Meridian, Alaska,
- thence westerly along the section line common Section 3, Township 17 North, Range 1 West, and Section 34, Township 18 North, Range 1 West, Seward Meridian, Alaska to the westerly right-of-way line of Wasilla Fishhook Road,
- thence northeasterly along the westerly right of way line Wasilla Fishhook Road to the south section line easement of Section 34, Township 18 North, Range 1 West, Seward Meridian, Alaska,
- thence westerly along said section line easement and continuing along the north right-of-way of Spruce Avenue to the north-south $\frac{1}{4}$ line of Section 32, Township 18 North, Range 1 West, Seward Meridian, Alaska,
- thence northerly to the southeast corner of Tract B, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,

- thence westerly to the southwest corner of Tract B, Silverleaf Estates Subdivision, Phase 2,
- thence northerly to the northwest corner of Tract B, Silverleaf Estates Subdivision, Phase 2,
- thence easterly to the northeast corner of Tract B, Silverleaf Estates Subdivision, Phase 2,
- thence northerly to the northeast corner of Tract A3, Silverleaf Estates Subdivision, Phase 2,
- thence westerly to the northwest corner of Tract A3, Silverleaf Estates Subdivision, Phase 2,
- thence southerly along the east right-of-way line of Church Road to the northwest corner of Lot 1A, Silverleaf Estates Subdivision, Phase 2,
- thence easterly to the northeast corner of Lot 1A, Silverleaf Estates Subdivision, Phase 2,
- thence northeasterly to the northeast corner of Lot 9, Block 2, Silverleaf Estates Subdivision Phase 1, Plat No. 85-053 Palmer Recording District,
- thence southeasterly to the southeast corner of Lot 9, Block 2, Silverleaf Estates Subdivision, Phase 1,
- thence easterly along the north right-of-way line of Ridgewood Drive to a point northerly of the northeast corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2,
- thence southerly along the right-of-way line of Ridgewood Drive to the northeast corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2,

- thence westerly along the south right-of-way line of Ridgewood Drive to the northwest corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2,
- thence southeasterly to the southeast corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2,
- thence southwesterly to the northwest corner of Tract A6, Silverleaf Estates Subdivision, Phase 2,
- thence southerly to the southwest corner of Tract A6, Silverleaf Estates Subdivision, Phase 2,
- thence westerly along the north right-of-way line of Spruce Avenue to the southwest corner of Tract A7, Silverleaf Estates Subdivision, Phase 2,
- thence westerly along the 33' section line easement on the south boundary of Section 32, Township 18 North, Range 1 West, Seward Meridian, Alaska to the section line common to Sections 31 and 32, Township 18 North, Range 1 West, Seward Meridian, Alaska,
- thence southerly to the common section corner of Sections 31 and 32, Township 18 North, Range 1 West and Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence southerly along the section line to the common section corner of sections 5, 6, 7 and 8, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence westerly along the common section line of Section 6 and 7, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the southeast corner of Mission Hills Subdivision, Phase 1, Plat No. 84-002, Palmer Recording District,

- thence northerly to the southwest corner of Mission Hills Subdivision, Phase 3, Plat No. 84-110, Palmer Recording District,
- thence easterly to the southeast corner of Mission Hills Subdivision, Phase 3,
- thence northerly to the northeast corner of Mission Hills Subdivision, Phase 3,
- thence westerly to the northwest corner of Tract C, Mission Hills Subdivision, Phase 1,
- thence southerly to the southwest corner of Mission Hills Subdivision, Phase 2, Plat No. 84-069, Palmer Recording District,
- thence westerly to the southwest corner of Lot 8, Block 1, Wintergreen Acres Subdivision, Plat No. 79-025, Palmer Recording District,
- thence southerly to the northwest 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence easterly to the center north 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence southerly to the center 1/4 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence westerly to the 1/4 corner common to Section 7, Township 17 North, Range 1 West and Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,
- thence northerly to the Corner No. 4 Lot 1 U.S. Survey No. 9207,
- thence northwesterly along the northerly easement line for the Alaska Railroad to the northwest corner of Lot 3, Matanuska-Susitna Borough Waiver No. 93-

26, located within the northeast quarter of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,

- thence southerly to the southwest corner of said parcel,
- thence easterly to the center east 1/16 corner of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,
- thence southerly to Corner No. 19 New Wasilla Airport, Plat No. 92-6, Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,
- thence following the perimeter of the New Wasilla Airport to the north 1/16 corner common to Section 13, Township 17 North, Range 2 West and Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska
- thence easterly along the south boundary of the N1/2 NW1/4 of Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west right-of-way line of Mack Road,
- thence southerly along the west right-of-way line of Mack Road to the point of intersection with the south right-of-way line of Knik-Goose Bay Road,
- thence easterly along the south right-of-way line of Knik-Goose Bay Road to the northwest corner of Lot 1, Catherine Subdivision, Plat No. 78-021, Palmer Recording District,
- thence southeasterly to the southwest corner of Lot 1, Catherine Subdivision,
- thence easterly along the southerly property line of Lot 1, Catherine Subdivision, to the west right-of-way line of Fern Street,
- thence southerly along the west right-of-way line of Fern Street to a point along the centerline of Mint Drive,

- thence easterly along the southern boundaries of Independence Estates Subdivision, Plat No. 77-085, Palmer Recording District, Ravenswood Subdivision Division 3, Plat No. 83-086, Palmer Recording District, and Bay View Gardens Subdivision, Plat No. 77-010, Palmer Recording District, to the east right-of-way line of Togiak Avenue,
- thence northerly along the east right-of-way line of Togiak Avenue and an extension of said right-of-way line, to the east-west $\frac{1}{4}$ line of Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska,
- thence easterly along the east-west $\frac{1}{4}$ line of Sections 14 and 13, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the $\frac{1}{4}$ corner common to Section 13, Township 17 North, Range 1 West, and Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska,
- thence northerly along the Seward Meridian to the north $\frac{1}{16}$ corner common to Section 13, Township 17 North, Range 1 West, and Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska,
- thence easterly to the southerly lot corner of Lot 7A Carefree Acres Subdivision, Plat No. 84-265, Palmer Recording District,
- thence northeasterly along the easterly boundary of Lot 7A, Lot 1C-1, and Lot 1D Carefree Acres Subdivision, Plat Nos. 84-265 and 92-102, Palmer Recording District, to the southerly right-of-way line of the George Parks Highway,
- thence northerly across the George Parks Highway on a line perpendicular to the alignment, to the northerly right-of-way line of said highway,

- thence westerly along the northerly right-of-way line of the George Parks Highway to the intersection with the Seward Meridian,
 - thence northerly along the Seward Meridian to the south 1/16 corner common to Section 12, Township 17 North, Range 1 West and Section 7, Township 17 North, Range 1 East, Seward Meridian, Alaska,
 - thence westerly to the southeast corner of Lot 16, Block 4, Happy Mountain Estates Subdivision, which is the true point of beginning of this description.
- Containing 6,720 acres more or less.

(B) The boundaries of the city as above described were the effective city limits as of (date upon approval of the United States Department of Justice), 20____.

EXHIBIT C
MAP OF THE TERRITORY PROPOSED FOR ANNEXATION

Attached are maps of the territory proposed for annexation along with the petitions for annexation. Please see Exhibits C1-A, C1-B, C1-C, C1-D, C1-E, C1-F, C1-G, and C2.

EXHIBIT D
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):

Frontiersman
Anchorage Daily News

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):

KMBQ Radio

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.

Along N. Hurley Loop

E. Palmer-Wasilla Highway – Milepost 15.75 On Wasilla Lake

E. Parks Highway –Milepost 40.75

At the intersection of Neuser Drive/ Museum Drive and Beacon Street on rear

and one side of Tax Parcel 17N01W12A013

Parks Highway and Seward Meridian Parkway

E. Parks Highway – Milepost 39.25

S. Carson Street, across from Walmart Driveway Entrance

End of E. Beech Way

On two sides of Tax Parcel 17N01W12B016

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.

U.S. Post Office , Wasilla, AK

City Hall, City of Wasilla

Wasilla Library

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.

City of Palmer

City of Houston

Matanuska-Susitna Borough

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 is the annexation proceedings may warrant individual notice.

None.

EXHIBIT E 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 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.

TRANSITION PLAN

Wasilla Municipal Code 16.08.140 requires that all territory, which may be annexed in the city, shall be placed in the appropriate zoning district based on the recommendation of the City Planning Commission. This recommendation is based on current land uses, proposed land uses and the 1996 Comprehensive Plan.

Wasilla Planning Commission Resolution No. 00-29 adopted October 24, 2000 recommended to the City Council that certain lands be annexed and that these territories have the following zoning designations:

C- Commercial:

Carefree Acres Subdivision- Lot 1A-1, Lot 1C-1, Lot 1D, Lot 2A-1, Lot 6A and Lot 7A, Plat No.'s 84-265 and 92-102 PRD

Waiver Hill Subdivision- Lot 1, Lot 2 and Tract A, Plat No. 86-067 PRD

Olson Subdivision Extension - Lot 6 and Lot 8, Plat No. 60-23 PRD

Olson Subdivision Extension - Lot 7A, Lot 9 and Lot 10, Plat No. 62-9 PRD

Lakebrook Subdivision- Lot 1-2, Lot 2-2, Lot 3-A, Lot 3-1, Lot 4-1, Lot 5-1, Lot 6-2 and Lot 7-1, Plat No. 89-013 PRD

Matanuska-Susitna Borough (MSB) Tax Parcels- 17N01W11D011, 17N01W11D012, 17N01W12A013

I- Industrial:

Matanuska-Susitna Borough (MSB) Tax Parcels- 17N01W7C003,
17N01W18B009, that portion of 17N01W18B004 lying north of Lucille Creek

RR- Rural Residential:

Silverleaf Estates Subdivision Phase 2- Lot 8 Block One, Tract A3, Tract A4,
Tract A5, and Tract A6, Plat No. 2000-136 PRD

Matanuska-Susitna Borough (MSB) Tax Parcels- 17N01W12B016 and that
portion of 17N01W18B004 lying south of Lucille Creek

The lands designated as Commercial are adjacent to existing property that is currently designated as Commercial. These parcels are situated along major arterial highways and or the railroad and are well suited for this use.

The land designated as industrial is situated adjacent to existing property that is currently designated as industrial. These parcels are situated along Wasilla Airport and are well suited for this designation.

The lands designated as Rural Residential are adjacent to existing property that is currently designated as residential. These parcels are situated adjacent to residential neighborhoods and are well suited for this use.

Presently there are no plans to extend the city water and sewer mains to the property proposed for annexation. Existing water and sewer lines are within a close proximity to the Commercial territories and are sized adequately to handle the increased loads from the territory being annexed. The sewer plant treats an average of 166,000 gallons of effluent per day and has an estimated capacity of 400,000 gallons per day. Current permit is for 200,000 gallons per day. The city realizes the sewer treatment plant will need significant improvements in the near future however is sufficient to handle the expected loads from future development. The city water system consists of four water wells and two water tanks with about 2.3 million gallons of storage capacity. The need for a new water well and storage facility on the eastern side of city in the near future has been identified. The city is confident the present system can adequately supply enough water to meet the demands of this development. Any future commercial developments within the annexed territory will significantly contribute to the city revenues providing a source of sales and property taxes to help fund the needed improvements to the water and sewer infrastructure.

Presently the borough does not provide any direct services to these parcels. The parcels are mostly uninhabited and therefore little or no human services or educational services are required.

The parcels in these annexation territories are situated within the Wasilla Lakes Fire Service Area. The post annexation boundaries will not change these

responsibilities. The existing response infrastructure is adequate to deal with the additional commercial activities planned for the site.

The road maintenance will change from the Matanuska-Susitna Borough's Bogard Road Service Area and Meadow Lakes Road Service Areas to the City of Wasilla. The city currently maintains Beacon Street and Neuser Drive because these roads provide access to the airport. The amount of additional road surface being acquired is minimal compared with the total length of roads presently maintained by the city.

The Alaska Department of Transportation and Public Facilities maintains both the Parks Highway and the Palmer Wasilla Highway through the city. Both of these highways have recently been upgraded. Additional future improvements are planned in the near future to further enhance these highways. This may involve the installation of additional traffic signals and the widening of turning lanes along the Parks Highway and the Palmer Wasilla Highway.

Surface water drainage is a continuing problem in the City of Wasilla. Presently surface water is collected under the Parks Highway and discharged into Lake Lucille and Wasilla Lake. The ADOT & PF plans include upgrading these facilities to meet current environmental discharge regulations. Any commercial site development will be required to meet all state and federal storm water discharge regulations. There is adequate surface area on site to treat the storm water prior to discharge. This would eliminate the need for any new city provided storm water treatment facilities.

Tim Krug, City Planner and Helen Kaye, Planning Clerk of the City of Wasilla Planning Department and Sandra Garley of Matanuska Susitna Borough Planning Department contributed to this transition plan.

**EXHIBIT F
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:

Response:

All areas proposed for annexation are presently nearly uninhabited therefore none of the above are applicable to this annexation proposal.

EXHIBIT G PETITIONER'S BRIEF

This exhibit provides a written statement fully explaining how the proposed annexation satisfies the standards set out in AS 29.06.040(a), 3 AAC 110.090 - 3 AAC 110.130, 3 AAC 110.150(2), and 3 AAC 110.910.

Specifically:

Section 1 demonstrates that all voters and property owners of the territory proposed for annexation signed a petition requesting annexation of the territory to the city. Describe circumstances relating to the development and submission of the petition to the City from such voters and property owners and provide a copy of the petition to the City from such voters and property owners.

Response 1) The territories being annexed voluntarily initiated the request to become a part the city because of the additional desirable services the city has to offer.

Section 2 demonstrates that the territory proposed for annexation exhibits a reasonable need for city government as required by 3 AAC 110.090(a).

Response 2) Each of the territories requesting to become part of the City of Wasilla has a need for the additional services which include planning and zoning, police protection, water and sewer, street maintenance, library and fire protection.

Section 3 demonstrates that the City is capable of providing “essential city services” (as defined by 3 AAC 110.990(8)) more efficiently and more effectively to the territory proposed for annexation than another existing city or organized borough as required by 3 AAC 110.090(b).

Response 3) The City has the existing infrastructure in place to provide the essential city services to these annexation properties immediately. Future commercial developments requiring city water and sewer can be served by minor extensions to existing lines without the need for substantial upgrades to plant and equipment. The City of Wasilla has a planning department and planning commission that administers the Wasilla Development Code (WDC). This provides an additional level of planning within the corporate limits that the borough or state does not provide.

Section 4 demonstrates that the territory proposed for annexation is compatible in character with the area inside the current boundaries of the City as required by 3 AAC 110.100.

Response 4) Predominate land uses adjacent to the annexation territories is identical in nature and fully compatible with existing city zoning requirements.

The City has adopted the necessary resolutions and ordinances to include these territories into compatible land use designations once the annexation process is complete.

Section 5 demonstrates that the area within the proposed post-annexation boundaries of the City (i.e., the territory proposed for annexation and the area within the existing boundaries of the City) includes the human and financial resources needed to provide essential city services on an efficient, cost-effective level as required by 3 AAC 110.110.

Response 5) The existing commercial and industrial developments within the annexation territory will generate additional tax revenues for the city without increasing the level services presently being provided. The undeveloped residential areas will provide lands needed for housing developments for future residents. All territories will generate visitors to Wasilla who will buy goods and services from local merchants thus increasing sale tax revenues for the city.

Section 6 demonstrates that the population within the proposed post-annexation boundaries of the City is sufficiently large and stable to support the extension of city government as required by 3 AAC 110.120.

Response 6) These annexation territories will not directly increase the population however current businesses and future developments will provide jobs for the community and expand the level of retail and institutional services currently available in the valley.

Section 7 demonstrates that the proposed post-annexation boundaries of the City encompass all land and water necessary to provide the full development of essential city services on an efficient, cost-effective level as required by 3 AAC 110.130(a).

Response 7) The territories being annexed are sufficient in size to allow existing and future developments to occur in a orderly manner according to the City of Wasilla Comprehensive Plan.

Section 8 demonstrates that the territory proposed for annexation is contiguous to the City's present corporate boundaries as required by AS 29.06.040(c)(3) and presumed by 3 AAC 110.130(b).

Response 8) The territories being annexed border the city existing boundaries and the inclusion of these properties will not create any isolated geographical islands or doughnut holes of differing jurisdictions within the city limits.

Section 9 demonstrates that the proposed post-annexation boundaries of the City include only that area comprising the local community plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation as required by 3 AAC 110.130(c).

Response 9) These annexation territories will not immediately increase the city population however existing businesses and future developments will provide jobs for the community and expand the level of retail and institutional services currently available in the valley. Additionally undeveloped lands included within the annexation territories will provide needed areas for future residential neighborhoods within the city.

Section 10 demonstrates that, as required by 3 AAC 110.130(d), the proposed post-annexation boundaries of the City exclude entire geographical regions or large unpopulated areas, except where justified by the application of the city annexation standards in 3 AAC 110.090 - 3 AAC 110.130.

Response 10) The seven annexation territories are comprised of small geographical areas whose owners voluntarily requested to become part of city because of the expanded services that would be available to them.

Section 11 demonstrates that the territory proposed for annexation does not overlap the boundaries of any other city. Alternatively, the brief also addresses that circumstance as required by 3 AAC 110.130(e).

Response 11) each of the territories being annexed is situated contiguous to the existing corporate limits and does not overlap with any corporate jurisdiction.

Section 12 demonstrates that the proposed annexation to the City will not deny any person the enjoyment of any civil or political right, including voting rights, because of race, color, creed, sex, or national origin in accordance with 3 AAC 110.910.

Response 12) The annexation of this territory will likely increase the diversity of the local population and attract people from neighboring communities to the City of Wasilla. No person will be denied the enjoyment of any civil or political right because of race, color, creed or national origin.

Section 13 shows that the City demonstrates in its transition plan:

- A. Its intent and capability to extend essential city services [as defined by 3 AAC 110.990(a)(8)] into the territory proposed for annexation in the shortest practical time following annexation (not to exceed two years).

- B. The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised by any existing entity 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 existing entities providing services to the territory that will be assumed by the City. Such assumption and integration must occur without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities.
- D. The manner in which all taxes will be implemented.
- E. That the plan was prepared in consultation with entities currently responsible for or otherwise providing those services to the territory that will be assumed by the City.

Response 13a) The City of Wasilla has the financial capabilities and infrastructure in place to provide essential services to the annexed territories. The City is fully committed to provide many of these services immediately. None of the territories being annexed have expressed a desire to connect to the cities water and sewer system. If future development plans require these utilities the city has the financial ability to provide these services within two years assuming the developers are willing to participate.

Response 13b) The City of Wasilla will govern these territories in the same manner as the other lands within its jurisdiction.

Response 13c) The City of Wasilla has the financial capabilities to fully integrate these annexation territories without reducing their bond rating or lowering their existing credit rating. Other recent annexations where commercial developments have occurred have substantially increased the cities tax revenues.

Response 13d) Sales and property taxes within the annexed territories will be implemented no differently than any other property already within the city limits.

Response 13e) this petition was prepared with the cooperation and input of the Matanuska-Susitna Borough.

Section 14 demonstrates that the proposed annexation is in the best interests of the State of Alaska.

Response 14) This annexation is truly in the best interest of the State of Alaska because incorporating these territories within the City of Wasilla will allow for planned developments to occur thus protecting surrounding properties and enhancing the quality of life within our state.

**EXHIBIT H
AUTHORIZATION**

Attached is City of Wasilla Ordinance Serial No. 01-13, adopted by the Wasilla City Council on April 9, 2001.

9. The statement of other revenues, which may accrue to the City as a result of annexation provided in the petition, was based on information provided by the City of Wasilla.
10. The statement of expenses, which the City may incur as a result of annexation provided in the petition was based on information, provided by the City of Wasilla.
11. The statement of City services provided in the petition was based on information provided by the City of Wasilla.
12. The statement in the petition regarding borough services delivered to the area proposed for annexation was based on information provided by the City of Wasilla.
13. The statement of extraterritorial City services as provided in of the petition was based on information provided by the City of Wasilla.
14. The statement of City bonded indebtedness provided in the petition was based on information provided by the City of Wasilla.
15. The transition plan presented in the petition was prepared in consultation with the following parties:
 - City of Wasilla
 - Matanuska-Susitna Borough
16. The federal Voting Rights Act information presented in the petition was prepared by the City of Wasilla.
17. The information contained in the petition for annexation is complete and factual to the best of my knowledge.

DATED this 10th day of April, 2001.

SARAH PALIN, Mayor, City of Wasilla

ATTEST:

KRISTIE VANGORDER, City Clerk
City of Wasilla