

**PETITION BY THE CITY OF WASILLA,
A CITY WITHIN THE MATANUSKA-SUSITNA BOROUGH,
FOR ANNEXATION OF APPROXIMATELY 134.50 ACRES
UPON UNANIMOUS CONSENT OF ALL PROPERTY OWNERS
AND ALL RESIDENT REGISTERED VOTERS**



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AND ALL RESIDENT REGISTERED VOTERS**

The Petitioner hereby requests the Alaska Local Boundary Commission to grant this Petition for annexation under Article X, Section 12 of the Constitution of the State of Alaska, AS 29.06.040(a), and AS 29.06.040(c)(3). All Exhibits attached to this Petition are incorporated by reference.

Pursuant to the Local Boundary Commission decision of April 30, 2007, granting Petitioner's request to relax and suspend certain procedural requirements in 3 AAC 110.400, this petition has been modified from the regular procedural requirements as follows: 3 AAC 11.420(b)(6) has been relaxed to require only legal descriptions and maps, but not plats; 3 AAC 110.420(b)(12) has been suspended regarding three-year revenue, operating and capital budgets; and 3 AAC 110.420(b)(18) has been relaxed to allow a summary brief in lieu of a detailed brief.

SECTION 1. NAME OF THE PETITIONER.

The name of the Petitioner is The City of Wasilla (hereafter "Petitioner"¹).

SECTION 2. PETITIONER'S REPRESENTATIVE.

The Petitioner designates the following individual to serve as its representative in all matters concerning this annexation proposal:

Name: Diane Keller, Mayor
Physical Address: 290 E. Herning Ave.
Wasilla, AK 99654-7091
Mailing Address: Same as Above
Telephone # (907) 373-9055
Facsimile # (907) 373-9096
E-mail address: mayor@ci.wasilla.ak.us

**SECTION 3. NAME AND CLASS OF THE CITY GOVERNMENT THAT IS THE
SUBJECT OF THE PROPOSED ANNEXATION.**

The name and class of the city to which annexation is proposed is the City of Wasilla ("City"), a first class city in the State of Alaska.

¹Since the "Petitioner" and "City" are the same in this proceeding, the terms are used interchangeably in this Petition.

SECTION 4. GENERAL DESCRIPTION OF THE NATURE OF THE PROPOSED ANNEXATION.

The Petitioner requests the Alaska Local Boundary Commission to grant this Petition for annexation upon unanimous consent of all owners of the property proposed for annexation² and all registered voters residing on that property.

SECTION 5. GENERAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION.

The territory proposed for annexation is described as being located in four general areas around and contiguous to the existing municipal boundary:

Area 1: Meadow Ridge Subdivision, Phase I, according to Recorded Plat #2005-147, Tract A. Meadow Ridge Subdivision, Phase II, according to Recorded Plat #2006-167, Block 1, Lots 1-8; Block 2, Lots 1-13; Block 3, Lot 1-22 N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Township 17 North, Range 1 West, Section 6, Seward Meridian, AK N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Township 17 North, Range 1 West, Section 6, Seward Meridian, AK
(All w/in Section 6, T17N, R01W, Seward Meridian, AK, located in Palmer Recording District, Third Judicial District, State of Alaska)

Area 2: Maney Acres, Lot 1, according to Recorded Plat #83-255, (Recorded 11/15/83) Palmer Recording District, Third Judicial District, State of Alaska. Maney Acres No. 2, Block 1, Lots 1-7; Block 2, Lots 1-13; Block 3, Lot 5, according to Recorded Plat #85-6, (Recorded 01/14/85) Palmer Recording District, Third Judicial District, State of Alaska.
(All w/in Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska.)

Area 3: The South one-half of the Northeast one-quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), of Section 13, Township 17 North, Range 2 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska. Excepting therefrom that portion conveyed to the State of Alaska Department of Transportation and Public Facilities, by Warranty Deed recorded December 29, 1989 in Book 605 at Page 937; and Excepting therefrom that portion conveyed to the State of Alaska Department of Transportation and Public Facilities, by Warranty Deed recorded December 29, 1989 in Book 605 at Page 941.

Area 4: That portion of Tract 6 (six), Lakebrook Subdivision, Plat #W-27, lying Southerly of the right-of-way of the Palmer Wasilla Highway, according to Plat No. W-27, located in the Palmer Recording District, Third Judicial

²In 3 AAC 110.990(12) "property owner" is defined to mean "a legal person holding a vested fee simple interest in the surface estate of any real property including submerged lands; "property owner" does not include lienholders, mortgagees, and deed of trust beneficiaries, remaindermen, lessees, or holders of unvested interests in land."

District, State of Alaska; excepting therefrom that portion of said land conveyed to the State of Alaska, Department of Transportation and Public Facilities by Warranty Deed recorded March 25, 1981 in Book 230 at Page 317. (recorded Book 1057, Pg 214)

SECTION 6. STATEMENT OF REASONS FOR THE PROPOSED BOUNDARY CHANGE.

The Petitioner seeks annexation of the territory generally described in Section 5 for the following reasons:

The City of Wasilla is petitioning the LBC to annex 134.50 acres of property in four different areas on behalf of the property owners. The City received signed and notarized petitions from the different property owners requesting annexation to the City of Wasilla. The property owners have waited for some time to be annexed and have taken this opportunity to do so. The subject properties adjoin the city limits and are presently located in unincorporated areas of the Matanuska-Susitna Borough.

Area 1. These 36.55 acres are surrounded by the City of Wasilla on three sides and is currently connected to lands now in the borough by a narrow cherry-stem like strip. The subject property in Area 1 is partially served by City Water south of W. Mission Hills Drive, however none of the property in Area 1 is served by City Sewer.

Area 2. These 29.94 acres are contiguous with the City on its western and southern boundaries and has City water and sewer close by in the Parks Highway right-of-way and will be connected in the future.

Area 3. These 65.98 acres are contiguous with the City on its northern boundary but is not served by either City water or sewer.

Area 4. This 2.03 acres parcel is surrounded on 3 sides by the City but does not have city water and sewer at this time.

Annexation will allow residents to vote in City elections, be appointed to all City boards and commissions, seek and hold elective office in City government, enjoy tax benefits, and have City Police Service.

Property owners in area 1 have requested annexation of this land zoned for residential use. Residential properties within the City of Wasilla enjoy low taxes with a current City property tax mil rate of “zero” (0.0) for property within the City limits.

The property owners of Area 2 have requested annexation into the City of Wasilla and have proposed a commercial development consisting of approximately 450,000 sq. ft. of commercial/retail space called “Creekside Town Square” which is projected by the developer to have approximately \$26,000,000/Year in total direct economic impact to the community. Wasilla would receive approximately \$2,430,000 annually based on a Wasilla Sales tax of 2.5% for businesses that are developed on Area 2 land proposed to be annexed in the city.

SECTION 7. LEGAL DESCRIPTIONS, MAPS, AND PLATS.

- A. Legal Description of the Territory Proposed for Annexation.** A written metes and bounds legal description of the territory proposed for annexation is presented as **Exhibit A**. During the Local Boundary Commission hearing on April 30, 2007, the City of Wasilla requested and was granted a modification to petition provision 3 AAC 11.420(b)(6) to allow the City to submit only legal descriptions and maps, but not plats.
- B. Legal Description of Proposed Post-Annexation Boundaries.** A written metes and bounds legal description of the proposed post-annexation boundaries of the City is presented as **Exhibit B**.
- C. Maps and Plats.** A map showing the existing boundaries of the City and the boundaries of the territory proposed for annexation are presented as **Exhibit C**. Pursuant to the LBC decision of April 30, 2007, granting Petitioner's request to relax and suspend certain procedural requirements of 3 AAC 110.420(b), plats are not required for purposes of this petition.

SECTION 8. SIZE OF THE TERRITORY.

The territories proposed for annexation are estimated to be 134.50 acres:

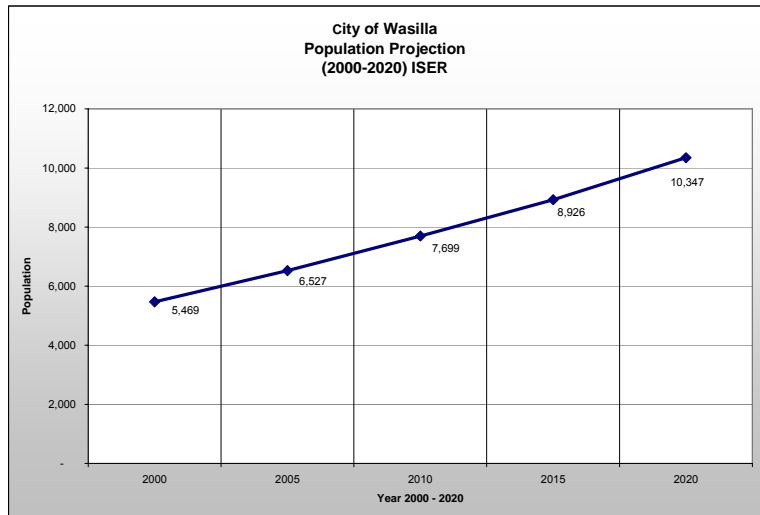
- Area 1:** 36.55 Acres; or $\approx 37/640^{\text{th}}$ of a Section; or $\approx .058$ of a square mile;
- Area 2:** 29.94 Acres; or $\approx 28/640^{\text{th}}$ of a Section; or $\approx .042$ of a square mile;
- Area 3:** 65.98 Acres; or $\approx 66/640^{\text{th}}$ of a Section; or $\approx .103$ of a square mile;
- Area 4:** 2.03 Acres; or $\approx 2/640^{\text{th}}$ of a Section; or $\approx .003$ of a square mile.

SECTION 9. POPULATION DATA.

The population of the territory proposed for annexation is estimated to be less than 25 residents based upon the 2000 U.S. Census Information. A site visit on 5/21/07 by the Wasilla City Planner indicated 8 dwelling units in Area 1 proposed for annexation. Based on the 2000 Census Average Household Size of 2.76 persons per household there are 22.08 persons in Area 1. There are no other housing units or persons living in the three other areas proposed for annexation. The 2006 population within the current boundaries of the City of Wasilla was estimated to be 6,775 persons by the State Demographer at the Department of Labor and Workforce Development; State of Alaska, Department of Commerce Community and Economic Development. The U.S. Census Bureau Populations Estimate Program indicated the July 1, 2005 population estimate for Wasilla to be 8,471.

The City of Wasilla currently has a population density of 513 persons per square mile.

The proposed annexation would increase the city land area by an additional 134.5 acres and add approximately 22 persons. The Matanuska-Susitna Borough has an estimated population density of 2.4 persons per square mile while the State of Alaska has a population density of approximately 1.1 persons per square mile.



SECTION 10. INFORMATION RELATING TO PUBLIC NOTICE AND SERVICE OF THE PETITION.

Exhibit D provides information relevant to public notice of this annexation proceeding including specifics about local media; adjacent municipal governments; places for posting notices; location(s) where the Petition may be viewed; and parties who, because of their interest in this matter, may warrant the courtesy of individual notice of the annexation proceedings. This is a 30-day pre-ordinance notice to give published notice of the annexation proposal prior to filing the petition in accordance with the proposed draft revision of 3 ACC 110.590, dated February 2, 2007. Copies of the proposed revised draft of 3 ACC 110.590 are available by contacting LBC staff

SECTION 11. TAX DATA.

A. Value of Taxable Property in the Territory Proposed for Annexation. The 2007 assessed or estimated value of taxable property in the territory proposed for annexation is as follows:

Real property:	\$4,905,000
Personal property:	\$ _____
TOTAL	\$4,905,000

B. Projected Taxable Sales. The near future value of annual sales in the territory proposed for annexation, specifically Area 2, that would be subject to City sales taxes is estimated to be \$97,200,000 (see attached “Community Impact” proposal from Meritage Development Group LLC) at the City’s current sales tax rate, of 2.50% this would generate an estimated \$2,430,000 annually.

Area 2 is approximately ½ of total development proposed by Meritage Development Group LLC. The other ½ of this proposed development is already within the City

limits so, for purposes of this petition, staff halved the numbers submitted by the developer which included a total Community Impact estimated to be generated for both developments together. It is indeterminate at this time what the estimate for taxable sales for Areas 3 and 4 will be since no development proposal has been submitted for these areas. Area 1 has been subdivided as a single-family residential area.

C. Existing Taxes in the Territory Proposed for Annexation. Each tax currently in effect in the territory proposed for annexation is listed below:

2006 Borough Tax Impact for Areas 1 – 4

LOCATION & TYPE	AREA 1	AREA 2	AREA 3	AREA 4
ACREAGE	37.34 Acres	29.94 Acres	65.98 Acres	2.03 Acres
ASSESSED VALUE	\$1,004,400	\$1,346,100	\$141,900	\$243,200
MIL RATE	11.41500	13.175	14.11450	13.1750
AREA WIDE	9.64400	9.644	9.6440	9.6440
ROAD SERVICE AREA (RSA)	-0-	1.760	2.700	1.7600
FIRE SERVICE AREA	1.42000	1.420	1.4200	1.4200
NON-AREA WIDE	0.35100	0.3510	0.3510	0.3510

TAX TYPE	TAX RATE	
<u>BOROUGH PROPERTY TAXES</u>		
Areawide	9.64	mills
Nonareawide	.35	mills
Bogard Road Service Area	1.20	mills
Gold Trail Road Service Area	1.85	mills
Wasilla Lakes Fire Service Area	1.42	mills
Meadow Lakes Road Service Area	2.70	mills
<u>BOROUGH SALES TAXES</u>	0%	

OTHER BOROUGH TAXES (SPECIFY)

There are no other taxes applicable to this proposal as stated by the Mat-Su Borough Budget and Revenue Manager.

SECTION 12. THREE-YEAR BUDGET PROJECTIONS.

Pursuant to the LBC Decision of April 30, 2007, granting Petitioner’s request to relax and suspend certain procedural requirements of 3 AAC 110.420(b), this information is

not required for purposes of this petition, however the City put together the following information:

<u>Revenues</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Area 1 Water Service Connections	3,000	6,000	10,000
Area 2 Water Service Connections	0	4,000	8,000
Area 2 Sewer Service Connections	0	5,000	10,000

<u>Operating Expenditures</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Area 1 Water Service Connections	3,000	6,000	10,000
Area 2 Water Service Connections	0	4,000	8,000
Area 2 Sewer Service Connections	0	5,000	10,000

<u>Capital Expenditures</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
	0	0	0



Wasilla's growing large scale commercial development area

SECTION 13. EXISTING LONG-TERM CITY DEBT.

The following is a summary of the existing long-term indebtedness of the City as of June 19, 2007.

<u>Description</u>	<u>Current Principal</u>	<u>Annual Payment</u>	<u>Date Fully Paid</u>
2002 General Obligation Series A Bond	\$9,110,000	\$1,495,000 to \$2,180,000	2012
1998 General Obligation Bond	\$505,000	\$6,500 to \$266,500	2008
Water Loan 905061, Utility Revenue Loan	\$2,812,650	\$165,450	2024
Water Loan 905051, Utility Revenue Loan	\$33,192	\$1,952.00	2023
Sewer Loan 905041, Utility Revenue Loan	\$37,699	\$2,218.00	2023
Sewer Loan 905031, Utility Revenue Loan	\$240,853	\$15,053	2022
Water Loan 905021, Utility Revenue Loan	\$596,787	\$37,299	2022
KGB Loan 905011, Utility Revenue Loan	\$105,052	\$8,754.00	2018
2007 General Obligation Series 1 Bond	\$3,338,000	\$5,000 to 235,000	2018

SECTION 14. CITY POWERS AND FUNCTIONS.

Current City Powers and Functions Provided Generally. Listed below are the powers and functions currently exercised by the City as stated in Wasilla Municipal Code 1.08.020 Municipal powers, facilities and services.

- Streets, roads sidewalks, paths and trails including related water drainage, landscaping and parking;
- Sewers and sewage treatment;
- Water treatment and distribution, including fire hydrants;
- Utility easements;
- Police protection
- Parks, playgrounds, sports fields and recreation;



- Libraries, museums, and all other public buildings and grounds;
- Airports and aviation;
- Cemeteries.
- Planning and land use;
- Economic Development.

CITY POWERS AND FUNCTIONS EXERCISED GENERALLY

(i) Public safety

The goal of the Wasilla Police Department is to provide citizens with the highest quality Law Enforcement services possible in the most efficient and effective manner available. The department currently has 24 sworn police officer positions including the Chief and Deputy Chief of Police and three investigators with an additional 22 dispatcher/call takers in the Mat-Com Dispatch Center. The Wasilla Police Department enforces local and state laws and works with state and federal law enforcement personnel to enforce state and federal law. A copy of the statistics from 1994 to 2005 (Exhibit I) provides information concerning the crime rate in the Wasilla City limits. The Wasilla Chief of Police also supervises the Code Compliance Officer and two (2) Park Rangers for the City Parks during the summer months.

- Mat-Com is a regional law enforcement dispatch center dispatching Wasilla Police Department, Houston Police Department and the Alaska State Troopers. It also acts as a Secondary answering point for the E-911 calls in case of overflow from the Palmer Police Department.
- Currently, the Alaska State Troopers serve the law enforcement needs of areas outside the City including the four areas proposed for annexation.



Fire Protection/EMS/Rescue/Fire Code Enforcement – The Matanuska-Susitna Borough provides fire suppression services, fire prevention, arson investigation, and paramedic-level ambulance service within the City of Wasilla through the Central Matanuska-Susitna Fire Department Wasilla-Lakes Fire Service Area. The Wasilla-Lakes Fire Service Area has 5 full-time professional fire department employees and approximately 90 on-call paid firefighters who are highly trained and fully equipped.

- The Matanuska-Susitna Borough provides advanced cardiac life support (EMT-III and paramedic-level) ambulance service within the City (and throughout the Borough). The emergency medical services (EMS) ambulance service has 4 state-of-the art ambulance vehicles, 6 full-time professional paramedics, and has approximately 60 on-call paid emergency responders.

- The Matanuska-Susitna Borough provides technical rescue services (vehicle accident extrication, etc) and water rescue services (lakes, rivers, ice and mud).

Building inspection – Neither the City nor the Borough currently have an adopted “suite” of building codes. The City defers to the State Fire Marshal’s Office for implementation of the State regulations for commercial structure plans checking through the Fire Code Officials of the Central Matanuska-Susitna Fire Department.

(ii) Public works

The Wasilla Public Works Department’s 30 employees are trained and skilled as heavy equipment operators, mechanics, laborers, and trade specialists. The Public Works Department maintains city roads and vehicles, structures, equipment, the water and sewer utilities and municipal airport as indicated below.

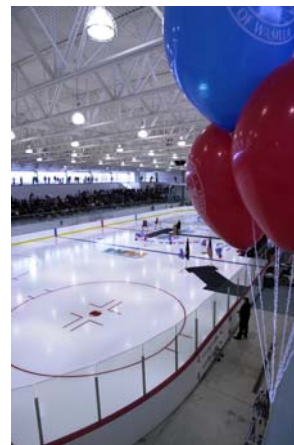
- Street Construction, Maintenance, and Snow Removal – The City Public Works Department is responsible for the 60 centerline miles (120 lane miles) within the current City boundaries. Normal yearly activities include road construction, plowing and removing snow, sanding, clearing drainage obstructions and pumping flooding, assistance during major vehicle accidents, and applying street markings.
- Building and Parks Maintenance – The City Public Works Department is responsible to maintain City Hall, Police Station, Public Library, Dorothy Page Museum, Historic Townsite Buildings, City Shop, and the Iditapark, Nunley Park, Newcomb Park, Carter Park, and Bumpus Ballfield Complex.
- Municipal Airport – The City Public Works Department is responsible to operate and maintain the Wasilla Municipal Airport which has a 3,500’ paved runway and apron space for 150 aircraft tie-down spaces and 15 lease lots for private hangars.
- Municipal Water Utility – The water utility consists of three major well sites and four reservoir sites that provide water for domestic use and fire flow within the core area of the city limits with approximately 800 service connections using up to 1 million gallons of water per day.
- Municipal Sewer Utility – The sewer utility consists of a single wastewater treatment plant and force main collection system within the core area of the city limits with approximately 500 service connections that collect and treat up to 400,000 gallons of wastewater per day.



(iii) Economic Development

The city of Wasilla currently has three planning and economic development professionals on staff to assist residents and developers with projects and planning as necessary. In the past year the City of Wasilla has allocated significant money to economic development projects including: Matanuska Economic Enterprise (\$25,000), creation of a tourism bureau (\$50,000), and economic development/planning studies (\$90,000).

- The city is working with developers on projects which are anticipated to create an additional 1,000,000 square feet of retail space in Wasilla in the next three years.
- The city is completing a planning process begun in 2006 to develop and/or redevelop three areas of the city including South Wasilla Heights, Downtown Wasilla, and the Wasilla Airport.
- The City has taken a role in a wide variety of projects that benefit the entire community including the development of the Multi Use Sports Complex which is a regional sports facility generating a destination point for trips into Wasilla and the Borough from other parts of the State and country. The City has also invested in recreational uses such as its multi-use trails system, the upgrade of Newcomb Park, Veterans Memorial Park, Iditapark, Garden of Reflection, Tennis Courts, Wonderland Park for Children, and development of the Nichil Sukdu Amphitheater Stage for music in the park.
- Wasilla has establishment of a computer aided dispatch (CAD) for the police department and provides contracted law enforcement dispatch services dispatch for the City of Houston, State Troopers within the entire Matanuska-Susitna Borough and other out-lying areas.
- The City has built new facilities for the Mascot Bus Service to improve transit operation and commuter utilization, participates in Tree City USA activities, has approved construction of a planned unit development providing low Income & special needs housing which is currently under construction; operates the Wasilla Municipal Airport; and participates in Alaska Bureau of Alcohol and Drug Enforcement Unit (ABADE), State Emergency Response Team (SERT), Crimes Against Children unit (CACU), and Serious Traffic Collision Response to improve local quality of life.



CITY POWERS AND FUNCTIONS, IF ANY, EXERCISED IN DIFFERENTIAL TAX ZONES ESTABLISHED BY ORDINANCE

There are no differential tax zones established by ordinance therefore this question is not applicable.

B. City Powers and Functions Proposed to Be Exercised in the Territory Proposed for Annexation. Listed below are the powers and functions proposed to be exercised by the City in the territory proposed for annexation.

CITY POWERS AND FUNCTIONS TO BE EXERCISED GENERALLY

Current City Powers and Functions Provided Generally. Listed below are the powers and functions currently exercised by the City as stated in Wasilla Municipal Code 1.08.020 Municipal powers, facilities and services.

- Streets, roads sidewalks, paths and trails including related water drainage, landscaping and parking;
- Sewers and sewage treatment;
- Water treatment and distribution, including fire hydrants;
- Utility easements;
- Police protection
- Parks, playgrounds, sports fields and recreation;
- Libraries, museums, and all other public buildings and grounds;
- Airports and aviation;
- Cemeteries;
- Planning and land use;
- Economic Development;

City Services not to be extended to the annexed area: The City of Wasilla does not intend to extend sewer and water services to Areas 1, 3, and 4 proposed for annexation as they are not included in the City's 2000-2015 Water System Facility Master Plan service area or the Wasilla Sewer Master Plan service area. The City is currently working with the developer of Area 2 who is participating in the cost of providing water and sewer services to this area.

CITY POWERS AND FUNCTIONS, IF ANY, TO BE EXERCISED IN DIFFERENTIAL TAX ZONES ESTABLISHED BY ORDINANCE

The City of Wasilla does not have any differential tax zones established by ordinance.

C. Current Service Providers in the Territory Proposed for Annexation. Listed below are the names of entities (cities, boroughs, or other appropriate entities) currently providing public or public-type services and functions within the territory proposed for annexation (including the Petitioner if it serves the territory proposed

for annexation on an extraterritorial basis). The specific public or public-type services and functions are also listed.

BOROUGH GOVERNMENT

Matanuska-Susitna Borough Code states in Chapter 1.10: Borough Powers, specifically Article II. Areawide Powers; and Article III. Non-area wide Powers.

Areawide services

Assessment and collection;
Education
Planning and zoning;
Parks and recreation;
Ports harbors and wharves;
Ambulance service;
Transportation systems;
Air pollution control;
Daycare facilities;
Historic preservation;
Transient accommodations taxation.

Non-area wide services

Fireworks;
Motor Vehicles & Operations;
Snow Vehicles;
Solid Waste;
Libraries;
Septic tank waste disposal;
Economic development;
Nudity;
Limited health and social services;
Natural gas local improvement districts;
Electric local improvement districts;
Animal control;
Water pollution control;
Housing rehabilitation and improvement;
Roads and trails;
Emergency services communication center.

Service area functions within the territory proposed for annexation

These service areas are entirely or partially within the territory proposed for annexation:

Road Service Area
Fire Service Area

SERVICE PROVIDERS IN THE TERRITORY PROPOSED TO BE ANNEXED

Provider	Service or Function
City of Wasilla (Petitioner)	General Government Services, including Police Services, Planning & Zoning Road Maintenance Parks & Recreation Sewer & Water Utilities
State of Alaska	Alaska State Troopers, Road Maintenance of State Highways
Matanuska-Susitna Borough	General Government Services, including Assessment and collection Education Platting Fire and Ambulance service Air pollution control Historic preservation Transient accommodations taxation

SECTION 15. TRANSITION PLAN.

Exhibit E presents the transition plan required under 3 AAC 110.900. The transition plan includes the following:

WASILLA ANNEXATION TRANSITION PLAN

Transition Plan:

The territories proposed for annexation are directly adjacent to the current boundaries of the City and are presently located within the unincorporated area of the Matanuska-Susitna Borough. Currently, the areas inside the city adjacent to the territory proposed for annexation receive city services including: road maintenance, city police protection, and land use regulation, library, airport, public works, parks and recreation, and general government services. Water and sewer utility services are available to portions of the territory within the existing boundaries of the City but are not available to all properties currently within the City limits.

The City of Wasilla does not intend to extend sewer and water services to Areas 1, 3, and 4 proposed for annexation as they are not included in the City’s 2000-2015 Water System Facility Master Plan service area or the Wasilla Sewer Master Plan service area. The City is currently working with the developer of Area 2 who is participating in the cost of providing water and sewer services to this area.

Due to the small sizes of the territories proposed for annexation and their location contiguous to exiting City boundaries, the transition and extension of other city services to these areas will have very little impact on either the territories or the City, and extension of current city services to these areas will not be difficult when available. All City departments and all necessary agencies, both state and borough, will be notified of the new properties being added within the Wasilla Municipal Boundary.

Planning/Land Use/Zoning: The areas inside city limits adjacent to the territories proposed for annexation are currently zoned as R-1, Single-Family Residential and RR-Rural Residential for Area 1; C-Commercial for Area 2; I-Industrial for Area 3; and C-Commercial for Area 4. The four areas subject to this annexation will fit reasonably within the City zoning to which they are adjacent. Once annexed, a recommendation will be made to the Wasilla Planning Commission to zone the newly annexed territory in conformance with existing zoning of the surrounding properties within thirty days following the effective date of annexation. Wasilla Municipal Code §16.08.140 states “All territory which may hereinafter be annexed to the city shall be placed in an appropriate zoning district(s) by recommendation of the commission based upon existing and proposed land use and the comprehensive plan.” Therefore, once annexed, the territory will be zoned in accordance with the zoning plan of the City of Wasilla shortly following the effective date of annexation.

The City planning office has investigated the area to be annexed to determine if any structures or uses presently existing within the territory proposed for annexation would be nonconforming with provisions of the Wasilla Land Development Code. Based on the zoning of the in-city properties adjacent to the territory proposed for annexation, there are no known nonconformities on the properties proposed for annexation at this time. If nonconformities had been identified, planners would have notified the owners of the nonconformity as to the rights afforded to the owner of a nonconforming structure or use legally existing prior to the annexation pursuant to the general provisions of Wasilla Municipal Code 16.28.

Road Maintenance: City road maintenance will be extended without difficulty due to the close proximity and small size of the territories to be annexed. City maintenance crews will be informed of the new area to be serviced once annexation of the area is effective.

Water/ Sewer Utilities: The City of Wasilla does not intend to extend sewer and water services to Areas 1, 3, and 4 proposed for annexation as they are not included in the City’s 2000-2015 Water System Facility Master Plan service area or the Wasilla Sewer Master Plan service area. The City is currently working with the developer of Area 2 who is participating in the cost of providing water and sewer services to this area.

The approximate distances to City water and sewer services are as follows:

- Area 1 has a City water line running through it and City water is available but City sewer is approximately 5,000’ distant.

- *Area 2* has both City water and sewer to the property line in two locations and the City is now working with the developer to provide water and sewer to this property.
- *Area 3* is approximately 5,000' from the City water and sewer lines serving the Multi-Use Sports Complex.
- *Area 4* has water and sewer approximately 300' to 400' feet from the property line on the Palmer-Wasilla Hwy.

The Matanuska-Susitna Borough does not provide these utilities to borough residents within the territory proposed for annexation. Many properties surrounding the four areas of this annexation proposal are serviced by their own water wells and septic systems.

Property Tax: The City of Wasilla currently has a “zero” (0.0) mil rate for properties inside the City Municipal Boundaries. The Matanuska-Susitna Borough assesses and collects property taxes for properties inside and outside organized cities in the borough. This system will not change; however, the Matanuska-Susitna Borough Assessing Department will be notified of the new property in the city to make sure that the property receives the proper assessment because property tax rates differ depending on whether the property is located in the borough or within city limits. A process is in place to transition the parcel to the correct tax code area so that it is within the proper tax code area for Wasilla, which will begin at the beginning of the next calendar year following the effective date of annexation.

Sales Tax: The Matanuska-Susitna Borough at this time has not imposed a sales tax. The City of Wasilla currently has a sales tax in the amount of 2%, plus an additional 0.5% sales tax imposed by the voters to retire a bond for the Multi-Use ;sports Complex. This 0.5% will sunset in 2010 or upon payment of the bond, whichever comes soonest. Once annexed, all sales, rentals and services made on or from these four areas will be subject to a 2.5% sales tax. The procedures currently in place when developers and/or businesses apply for business licenses or Land Use Permits, insure that individuals are informed of the City sales tax and proper collection and reporting requirements. As there are no current businesses located in the areas proposed for annexation, the City procedures now in place will insure that businesses comply with City sales tax regulations.

Law Enforcement: The territory proposed for annexation currently lies within the law enforcement protection area of the Alaska State Troopers and are also are within the Matanuska-Susitna Borough Central Emergency Services (CES) area for fire and paramedic response. Once annexation becomes final, the City will notify the Alaska State Troopers and the Wasilla Police Department that the subject property is inside Wasilla Police Department’s jurisdiction. Central Emergency Services currently serves the City of Wasilla as well as borough areas outside the City. This service arrangement will not change and the territory will remain within the CES service area.

The City will assume no assets or liabilities as a result of annexation. The territories proposed for annexation are privately-owned and contain no public infrastructure which Petitioner may gain as either an asset or liability. The following Matanuska-Susitna Borough employees were consulted with regarding the transition needs for the territory proposed for annexation: Planning and Land Use Director and Platting Officer were consulted regarding planning, platting, legal descriptions, and land use needs; , Public Works Director, regarding borough road service area and transfer of service area to the City; Assessment Supervisor, and Borough Clerk. These consultations occurred during October 2006 through May 2007.

This transition process is estimated to be complete with a few months of the effective date of annexation and following pre-clearance by the U.S. Department of Justice. The one aspect of annexation that will lag involves the levy and collection of property taxes on the territory proposed for annexation. New property tax rates should be implemented effective January 1, 2008. Once annexation is effective, the City will work with the Matanuska-Susitna Borough to ensure that all affected departments are made aware of the boundary change.

SECTION 16. COMPOSITION AND APPORTIONMENT OF THE CITY COUNCIL.

EXHIBIT F

Wasilla City Council is comprised of 6 members elected at-large to seats A, B, C, D, E, and F. To be elected to a City Council position the Council members must be qualified city voters and must have been a resident of the City or a resident of the territory annexed to the city for one year immediately prior to the election for the Council position.

The City Council members are:

Seat Designation	Name	Term of Office
A	Greg Koskela	10/06 to 10/09
B	Douglas Holler	10/06 to 10/09
C	Steve Menard	10/05 to 10/08
D	Marty Metiva	10/05 to 10/08
E	Ron Cox, Deputy Mayor	10/01 to 10/07
F	Mark Ewing	10/04 to 10/07
Mayor	Diane Keller	10/02 to 10/08

The City does not anticipate any change to the composition or apportionment of City Council members as a result of these annexations due to the small number of dwelling units in the area proposed for annexation.

SECTION 17. FEDERAL VOTING RIGHTS ACT INFORMATION.

Information regarding any effects of the proposed annexation upon civil and political rights for purposes of the federal Voting Rights Act is provided in **Exhibit G**. This information includes the following:

Areas 1 – 4 will add 134.50 acres of land to the City of Wasilla. As indicated by the State of Alaska Department of Elections, there are currently only 6 registered voters currently residing in Areas 1 – 4 with all registered voters found in Area 1. Area 1 contains the Meadow Ridge Subdivision which will likely be zoned R-1 Single-family Residential by the City once this annexation takes effect. Area 1 has the potential to add voters to the voting populace of the City. The three other areas subject to this annexation are undeveloped and are reasonably anticipated to be zoned either commercial or industrial based on the adjacent zoning districts and are not expected to add voters to the City of Wasilla voting populace.

The proposed annexation should not exclude any minorities. Exclusionary housing and zoning is a form of segregation that is prohibited by prior United States Supreme Court Cases which have set legal precedent. (Mt. Laurel 1 and 2 and others). The Banking and Mortgage Industry cannot legally “red-line” and exclude qualified minorities from access to mortgage loans for housing based upon minority status.

The proposed annexation of 36.55 acres that has been previously subdivided for residential use (Area 1) and 65.98 acres likely to be used for industrial development (Area 3) and 31.97 acres likely to be used for commercial development (Areas 2 and 4) does not reduce the City’s minority population. Property in Area 1 of this annexation that is likely to be zoned to residential will provide Fair and Equal Housing opportunities for all persons and will not reduce the City’s minority population percentage nor exclude minority populations from this land.

SECTION 18. SUPPORTING BRIEF.

Pursuant to the LBC Decision of April 30, 2007, granting Petitioner’s request to relax and suspend certain procedural requirements of 3 AAC 110.420(b)(18) to allow a summary brief in lieu of a detailed brief. **Exhibit H** consists of a supporting brief that provides a detailed explanation of how the proposed annexation satisfies each constitutional, statutory, and regulatory standard that is relevant to the proposed annexation. The brief demonstrates with detailed facts and analysis that:

- A. Based on relevant factors listed in 3 AAC 110.090(a), plus other relevant factors, the territory proposed for annexation exhibits a reasonable need for city government.
- B. In accordance with 3 AAC 110.090(b), services determined to be essential city services under 3 AAC 110.970 can be provided more efficiently and more effectively by the City (Petitioner) than by another existing city or by an organized borough on an areawide basis or non-areawide basis, or through an existing borough service area.
- C. Based on relevant factors listed in 3 AAC 110.100, plus other relevant factors, the territory proposed for annexation is compatible in character with the annexing city.

- D. Based on relevant factors listed in 3 AAC 110.110, plus other relevant factors, the economy within the proposed expanded boundaries of the City include the human and financial resources necessary to provide services determined to be essential city services under 3 AAC 110.970 on an efficient, cost-effective level.
- E. Based on relevant factors listed in 3 AAC 110.120, plus other relevant factors, the population within the proposed expanded boundaries of the City are sufficiently large and stable to support the extension of city government.
- F. Based on relevant factors listed in 3 AAC 110.130(a), plus other relevant factors, the proposed expanded boundaries of the city include all land and water necessary to provide the full development of services determined to be essential city services under 3 AAC 110.970 on an efficient, cost-effective level.
- G. The territory proposed for annexation is contiguous to the existing boundaries of the City and would not create enclaves in the expanded boundaries of the City. Alternatively, under 3 AAC 110.130(b), a specific and persuasive showing is made that annexation of noncontiguous territory or territory that would create enclaves includes all land and water necessary to allow, on an efficient, cost-effective level, the full development of services determined to be essential city services under 3 AAC 110.970.
- H. Under 3 AAC 110.130©, the proposed expanded boundaries of the City include only that territory comprising an existing local community, plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation.
- I. Under 3 AAC 110.130(d), the proposed expanded boundaries of the City do not include entire geographical regions or large unpopulated areas, except where justified by the application of the standards in 3 AAC 110.090 - 3 AAC 110.135.
- J. If the Petition describes boundaries overlapping the boundaries of an existing organized borough, the Petition addresses the procedures and the brief addresses the standards for either annexation of the enlarged city to the existing organized borough, or detachment of the enlarged city from the existing organized borough. If the Petition describes boundaries overlapping the boundaries of another existing city, the Petition addresses the procedures and the brief addresses the standards for detachment of territory from a city, merger of cities, or consolidation of cities.
- K. Based on relevant factors listed in 3 AAC 110.135, plus other relevant factors, annexation to the City is in the best interests of the state under AS 29.06.040(a) and 3 AAC 110.980.
- L. The territory proposed for annexation meets the annexation standards specified in 3 AAC 110.090 - 3 AAC 110.135. Although the annexation proposal is not subject to the legislative-review annexation standard set out in 3 AAC 110.140, the brief also demonstrates with detailed facts and analysis any of the circumstances outlined in 3 AAC 110.140(1) – (9) that exist with respect to the annexation proposal.
- M. Annexation of the adjoining territory is proposed with the unanimous consent of all owners of the property proposed for annexation and all registered voters residing on that property in accordance with AS 29.06.040. .

- N. In accordance with 3 AAC 110.910, 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.
- O. The Petitioner has prepared a proper transition plan under 3 AAC 110.900.

Other constitutional principles served by the annexation proposal, such as the equal-protection clause and the equal-responsibility clause of Article I, section 1, of the Constitution of the State of Alaska and the maximum local self-government clause and minimum of local government units clause of Article X, section 1, of the Constitution of the State of Alaska are also addressed in the supporting brief.

EXHIBIT H SUPPORTING BRIEF

This Exhibit consists of a supporting brief that provides a summarized explanation of how the proposed annexation satisfies each constitutional, statutory, and regulatory standards that are relevant to the proposed annexation pursuant to the decision of the LBC dated April 30, 2007, relaxing the requirements of 3 AAC 110.420(b)(18) to allow a summary brief in lieu of a detailed analysis.

SUMMARY BRIEF:

Reasonable Need: Two of the four areas proposed for annexation are currently in the process of being developed with adjacent property that is inside the current City of Wasilla corporate boundaries. If these territories are not annexed the property owners, prospective home buyers, and businesses wishing to take advantage of market demand and lower property taxes will not have the assurance that zoning and other services that location within a city can provide. For instance, the City of Wasilla engages in districted land use zoning and regulation whereas the Matanuska-Susitna Borough does not. This alone can present issues for a property owner wishing to develop property. It also presents enforcement issues for the separate governments having jurisdiction over part of a property and not the whole because a portion of the lot, once re-platted, will be subject to regulations of the City of Wasilla while a portion of the property remains in the Borough. Furthermore, the property owners initiated this process and agree to the annexation to facilitate the full development of the properties subject to this proposal. These factors demonstrate a reasonable need for city government to exist pursuant to 3 AAC 110.090. Annexation of the proposed territories will create consistency in the provision of government services, reduce confusion in regulation issues by placing the territories under one local jurisdiction, and provide assurances to potential investment through implementation of the City Zoning Code and Police protection.

Character: As stated in the transition plan (see Exhibit E), the territory proposed for annexation is compatible in character with the annexing city. Specifically, the city surrounds two of the four properties, Area 1 and 4, on three sides.

Area 1: Meadow Ridge Subdivision, is a 36.55 acre island of land connected to other borough land by a linear shaped pan-handle. Area 1 is contiguous on three sides to the current City boundary.. Surrounding land is zoned; R-1 Single-Family Residential on the west and north boundaries, and Rural Residential on area's east and south boundaries.

Area 2: Maney Acres, consists of 29.94 acres which are contiguous to the City limits on the west and south. Area 2 is property which is now the subject of a retail/commercial development proposal called *Creekside Town Square* by the Meritage Development Corporation. This development consists of approximately 450,000 sq. ft. of retail commercial development. The property on the western boundary of Area 2 is in the city and zoned C-Commercial. It also belongs to Meritage Development and has been approved for development related to the land subject to this annexation request.

Area 3: is a 65.98 acre parcel contiguous on the south and east to the I-Industrial zoned Wasilla Airport and is also adjacent to Rural Residentially zoned land on its eastern and southern boundaries.

Area 4: is a 2.03 acre sliver of land surrounded on three sides by the City and the Commercial Zone with Cottonwood Creek adjacent to its southern boundary and Palmer Wasilla Hwy on its northern boundary.

The proposed uses and locations are compatible with the character of the City of Wasilla pursuant to 3 AAC 110.100.

Resources, Population, & Boundaries: Pursuant to 3 AAC 110.110, the territory proposed for annexation contains the human and financial resources necessary to provide essential city services on an efficient cost-effective level. Based upon current uses of the subject properties, there are less than 25 persons residing on these 134.50 acres now proposed for annexation in Areas 1 – 4.

Area 1: 36.55 acres consists of the 43 lot Meadow Ridge Subdivision plus 3 other lots. If we assume 2.76 persons per household then with 46 total lots and households in Area 1 proposed for annexation, there exists the potential for approximately 127 persons that area now proposed for annexation.

Area 2: 29.94 acres consists of the Maney Acres Subdivision which is now being replatted. The Creekside Town Square development on 29.94 acres in Area 2 has projected Wasilla Sales Tax revenue of \$2,430,000 per year when annexed and built out in retail commercial use within the City. This development will generate sufficient revenue through the 2.50% sales taxes to provide necessary city services to the area once annexation becomes effective.

Area 3: 65.98 acres due south of the Wasilla Airport in an area currently difficult to access being generally located at the most northern projection of Clapp Road.

Area 4: 2.03 acres is a long sliver of land having its southern boundary fronting Cottonwood Creek and its northern boundary fronting the Palmer Wasilla Highway.

The subject property does not include large, unpopulated, geographical regions pursuant to 3 AAC 110.130(d). The areas proposed for annexation are contiguous to the city boundaries as shown in Exhibits C and K, and will not create enclaves in the expanded boundaries of the City pursuant to 3 AAC 110.130(b).

Unanimous Consent of the Property Owner: In accordance with AS 29.06.040 and 3 AAC 110.150(2), the annexation of the proposed territory is with unanimous consent of the property owners proposed for annexation and all registered voters residing on the property and approval by the Wasilla City Council, see Exhibit I.

Civil Rights: The proposed annexation 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. As stated previously in this petition, the proposed area of annexation contains 6 registered voters. Should the population of the area increase to include more resident registered voters following annexation, then those individuals will receive the benefit of participating in city elections, nor will they be denied the enjoyment of any other civil or political right because of race, color, creed, sex, or national origin.

Best Interests: This annexation is in the best interests of the state pursuant to Article 10 of the Alaska Constitution and AS 29.06.040(a) by promoting a minimum number of local government units on the property and maximizes local self-government based on the reasons stated throughout this petition and summary brief. As discussed above, two of the territories Area 1 has been subdivided for single-family residential development and Area 2 is in process of being re-platted to facilitate retail and commercial development.

If annexation is not approved, then the property will be divided between the City of Wasilla and the Matanuska-Susitna Borough, which will increase the number of local government units regulating the territory proposed for annexation.

SECTION 19. AUTHORIZATION TO FILE THE PETITION.

A certified copy of the ordinance enacted by the City Council to authorize the filing of this Petition is provided as **Exhibit I**. Also included as Exhibit I is a certified copy of each petition received from all property owners and resident registered voters consenting to annexation.

SECTION 20. PETITIONER'S AFFIDAVIT.

Exhibit J consists of an affidavit of the Petitioner's Representative swearing or affirming that, to the best of the Representative's knowledge, information, and belief, formed after reasonable inquiry, the information in the Petition is true and accurate.

DATED this _____ day of _____, _____.

By: _____
Petitioner's Representative

EXHIBIT A
LEGAL DESCRIPTION OF THE TERRITORY PROPOSED FOR
ANNEXATION.

Area 1:

Meadow Ridge Subdivision, Phase I, according to Recorded Plat #2005-147, Tract A. Meadow Ridge Subdivision, Phase II, according to Recorded Plat #2006-167, Block 1, Lots 1-8; Block 2, Lots 1-13; Block 3, Lot 1-22 N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Township 17 North, Range 01 West, Section 6, Seward Meridian, AK N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, Township 17 North, Range 01 West, Section 6, Seward Meridian, AK (all w/in Section 6, T17N, R01W, Seward Meridian, AK, located in Palmer Recording District, Third Judicial District, State of Alaska)

Area 2:

Maney Acres, Lot 1, according to Recorded Plat #83-255, (Recorded 11/15/83) Palmer Recording District, Third Judicial District, State of Alaska. Maney Acres No. 2, Block 1, Lots 1-7; Block 2, Lots 1-13; Block 3, Lot 5, according to Recorded Plat #85-6, (Recorded 01/14/85) Palmer Recording District, Third Judicial District, State of Alaska. (All w/in Section 11, Township 17 North, Range 01 West, Seward Meridian, Alaska.)

Area 3:

The South one-half of the Northeast one-quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), of Section 13, Township 17 North, Range 02 West, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska. Excepting therefrom that portion conveyed to the State of Alaska Department of Transportation and Public Facilities, by Warranty Deed recorded December 29, 1989 in Book 605 at Page 937; and Excepting therefrom that portion conveyed to the State of Alaska Department of Transportation and Public Facilities, by Warranty Deed recorded December 29, 1989 in Book 605 at Page 941.

Area 4

That portion of Tract 6 (six), Lakebrook Subdivision, lying southerly of the right-of-way of the Palmer Wasilla Highway, according to Plat No. W-27, located in the Palmer Recording District, Third Judicial District, State of Alaska; Excepting therefrom that portion of said land conveyed to the State of Alaska, Department of Transportation and Public Facilities by Warranty Deed recorded March 25, 1981 in Book 230 at Page 317.
(recorded Book 1057, Pg 214)

EXHIBIT B
LEGAL DESCRIPTION OF THE PROPOSED POST-ANNEXATION
BOUNDARIES OF THE CITY

1.16.010 City limits.

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 S. 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 S. 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 SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center north $\frac{1}{16}$ corner,

thence westerly along the north boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the northwest $\frac{1}{16}$ corner,

thence southerly along the west boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center west $\frac{1}{16}$ corner,

thence easterly along the south boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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 S. Hermon Road,

thence northerly on the west right-of-way to the northern corner of Lot 5, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,

thence westerly and southerly on the boundary of Lot 5 to its southwest corner common with the north right-of-way of S. Maney Drive,

thence westerly and southwesterly on the north right-of-way line of S. Maney Drive to the southwest corner of Lot 1, Block 3, Maney Acres No. 2,

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 E. Palmer-Wasilla Highway,

thence westerly across the E. Palmer-Wasilla Highway to the southeast corner of Lot 3A, Lakebrook Subdivision, Plat No. 89-13, 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 Tract 6-A, Lakebrook Subdivision, Plat No. 2005-91,

thence southerly along the west boundary of Tract 6-A, Lakebrook Subdivision to southwest corner of said lot tract,

thence southeasterly across the E. Palmer-Wasilla Highway to the northwest corner of Lot 6-1, Lakebrook Subdivision,

thence southerly 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 E. Palmer-Wasilla Highway,

thence northwesterly across the E. Palmer-Wasilla Highway to the southeast corner of Lot 10, Olson Subdivision Extension, Plat No. 62-9, 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. 60-23, Palmer Recording District,

thence northwesterly across Wasilla Lake to the southwest corner of Lot 1, Block 5, Lakeshore Subdivision, Plat No. W-41, Palmer Recording District,

thence northerly along the east right-of-way to an intersection point with the easterly limits of that Permanent Public Use and Right-of-Way Easement as described in the City of Wasilla Peck Street Upgrade documents recorded in Book 784 at Pages 338 through 341, Palmer Recording District,

Thence leaving the easterly limit of Peck Street right-of-way, running northerly on the east boundary of aforesaid Permanent Public Use and Right-of-Way Easement to a point where said easement line intersects the section line

common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence continuing northerly along the section line to the section corner common to Sections 2 and 3, Township 17 North, Range 1 West and Sections 34 and 35, Township 18 North, Range 1 West, Seward Meridian, Alaska,

thence westerly along the section line common to 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 N. Wasilla Fishhook Road,

thence northeasterly along the westerly right-of-way line of N. 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 W. 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 Lot 10, Block 3, Silverleaf Estates Subdivision Phase 5, Plat No. 2006-60, Palmer Recording District,

thence westerly to the northwest corner of Lot 1, Block 2, Silverleaf Estates Subdivision Phase 3, Plat No. 2003-26, Palmer Recording District,

thence southerly along the east right-of-way line of N. 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 W. 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 W. 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 W. Ridgewood Drive to the northwest corner of Lot 8, Block 1, Silverleaf Estates Subdivision Phase 2,

thence southeasterly to the southwest 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 A6, 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 on the section line common with Section 5 and 6, Township 17 North, Range 1 West, Seward Meridian, to the south 1/16 corner common with Sections 5 and 6,

thence westerly to the southeast corner of Mission Hills Subdivision Phase 3, Plat No. 84-110, Palmer Recording District,

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, Plat No. 84-2, Palmer Recording District,

thence southerly to the southwest corner of Mission Hills Subdivision Phase 2, Plat No. 84-69, Palmer Recording District,

thence westerly to the southwest corner of Lot 8, Block 1, Wintergreen Acres Subdivision, Plat No. 79-25, 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 $\frac{1}{4}$ corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence westerly to the $\frac{1}{4}$ 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. 406, New Wasilla Airport Add. 2, Plat No. 2006-124, Palmer Recording District,

thence following the perimeter of the New Wasilla Airport Add. 2 to the center ¼, Section 13, Township 17 North, Range 2 West,

thence easterly to the ¼ corner common with Section 13, Township 17 North, Range 2 West, and Section 18, Township 17 North, Range 1 West,

thence northerly to the north 1/16 corner common with said Sections 13 and 18,

thence easterly along the south boundary of the N ½ NW ¼ of Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west right-of-way line of S. Mack Road,

thence southerly along the west right-of-way line of S. Mack Road to the point of intersection with the south right-of-way line of S. Knik-Goose Bay Road,

thence easterly along the south right-of-way line of S. 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 S. Fern Street,

thence southerly along the west right-of-way line of S. Fern Street to a point along the center line of W. 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 S. Togiak Avenue,

thence northerly along the east right-of-way line of S. Togiak Avenue and an extension of said right-of-way line, to the east-west ¼ line of Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence easterly along the east-west ¼ line of Sections 14 and 13, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the ¼ 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 line to the north 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 1 Carefree Acres Subdivision Addition No. 1, Plat No. 2006-233, Palmer Recording District, to the southerly right-of-way line of the E. George Parks Highway,

thence northerly across the E. George Parks Highway on a line perpendicular to the alignment, to the northerly right-of-way line of said highway,

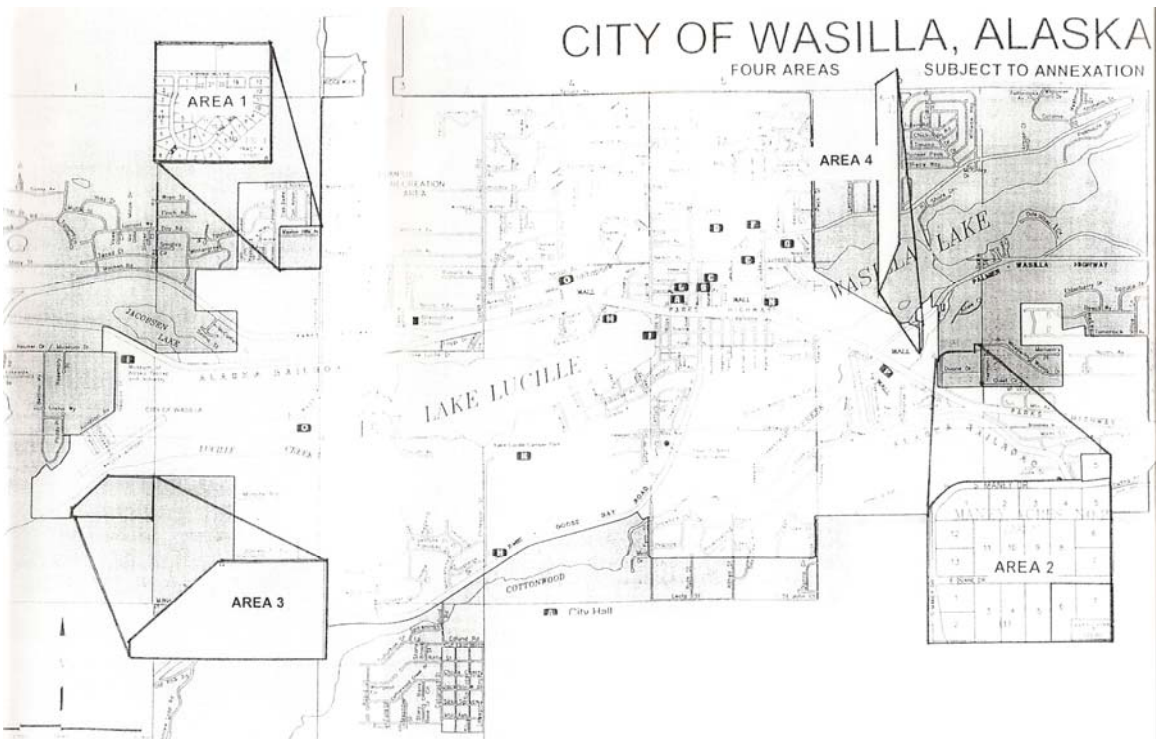
thence westerly along the northerly right-of-way line of the E. George Parks Highway to the intersection with the Seward Meridian line,

thence northerly along the Seward Meridian line 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,

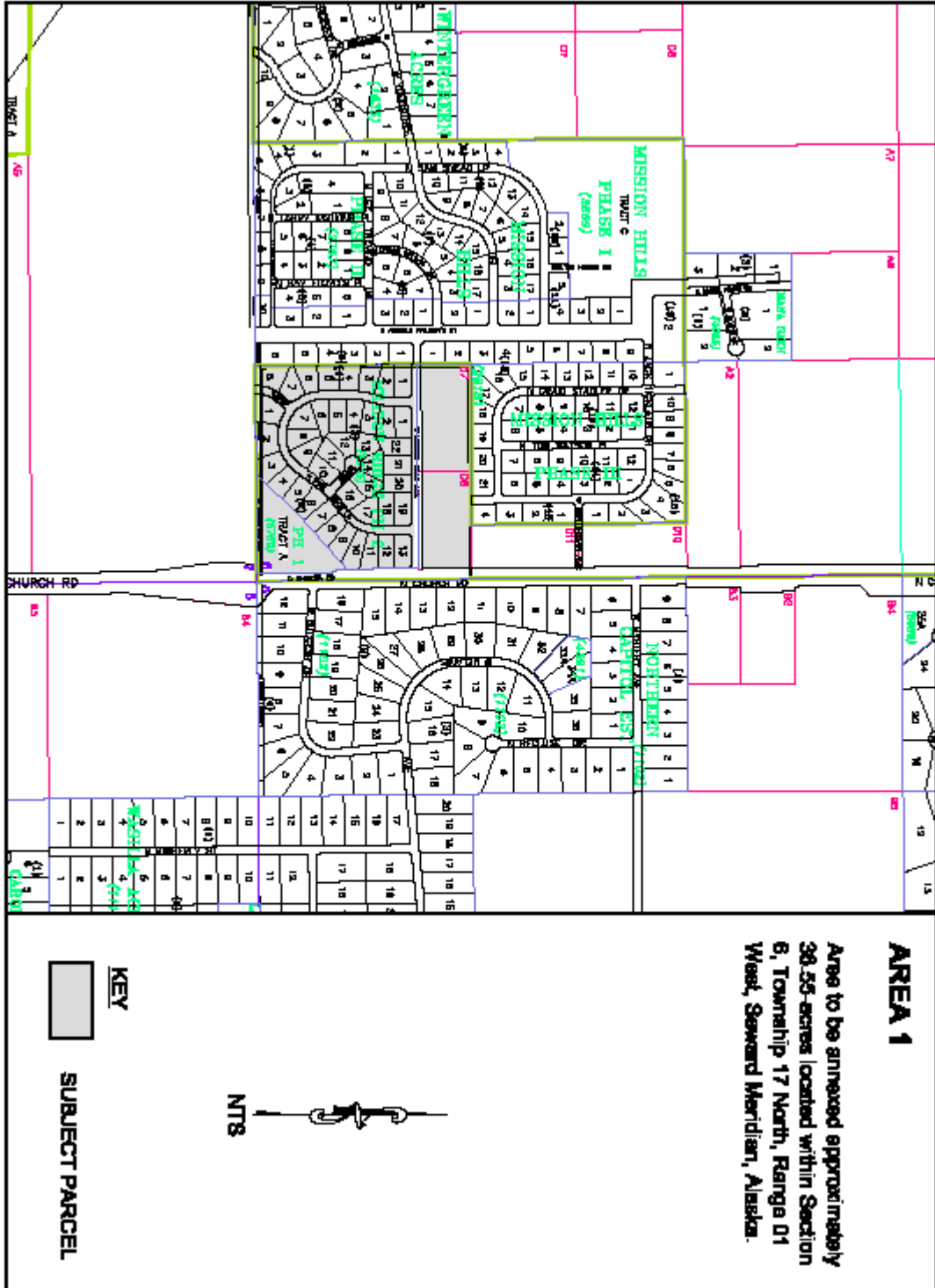
thence westerly to the southeast corner of Lot 16, Block 4, Happy Mountain Estates Subdivision, which is the true point of beginning of this description. Containing 8,593 acres more or less.

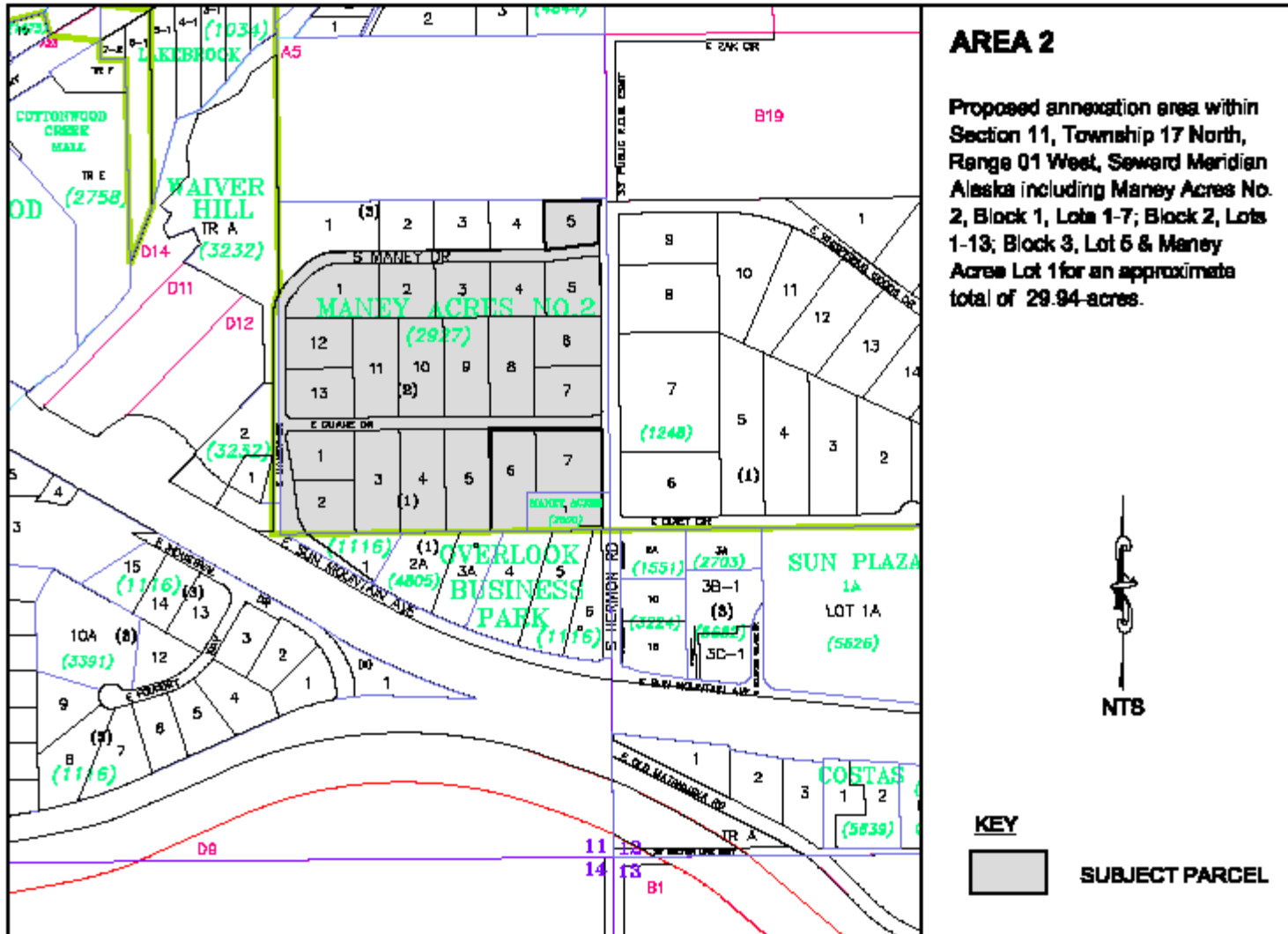
EXHIBIT C MAPS AND PLATS

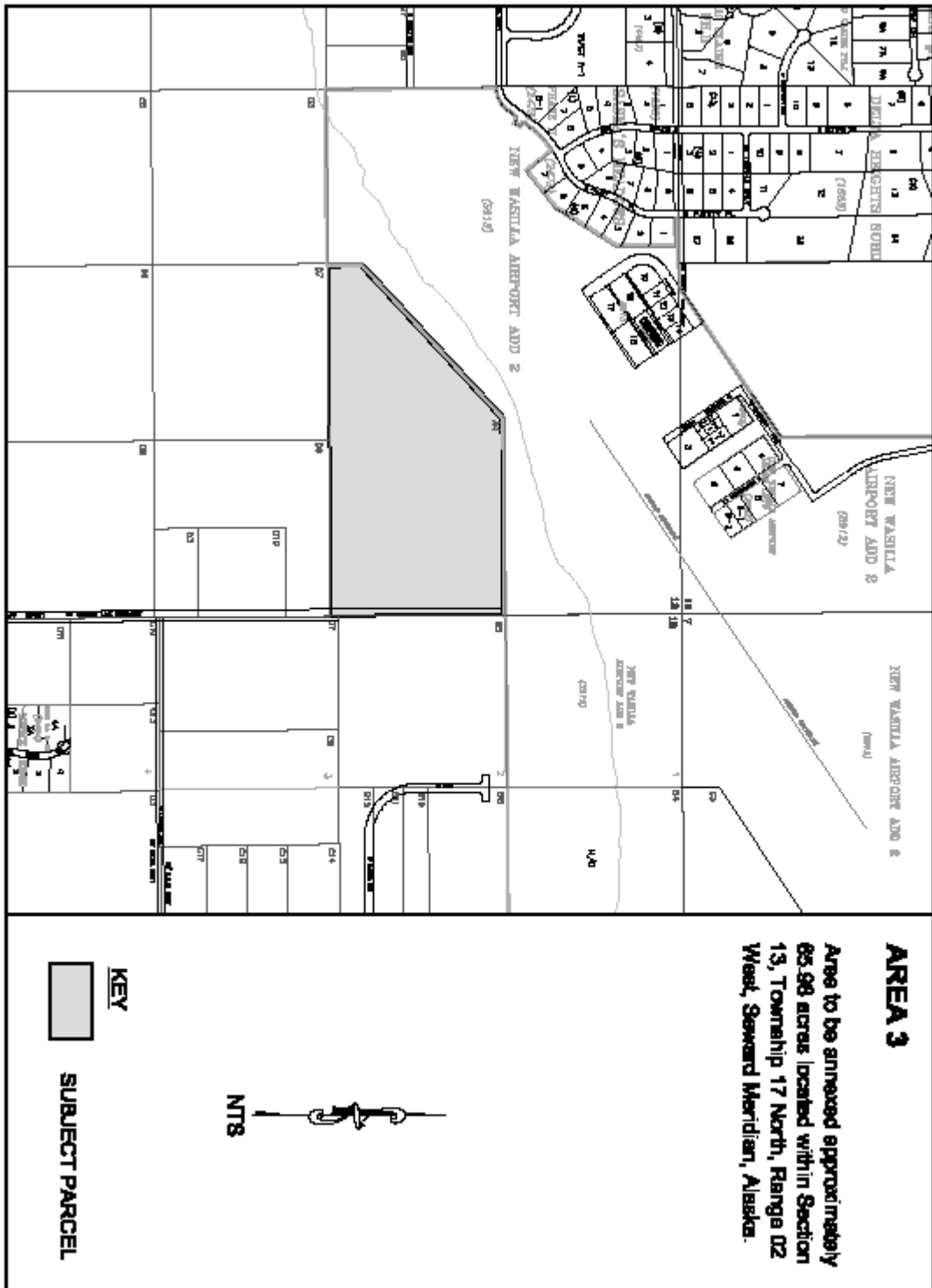
A map showing the existing boundaries of the City and the boundaries of the territory proposed for annexation are presented in this Exhibit. Any plats required by the Alaska Department of Commerce, Community, and Economic Development to demonstrate the accuracy of the legal descriptions in Exhibit A or Exhibit B are also included in this Exhibit. During a hearing before the Local Boundary Commission the commission approved a request from the City of Wasilla to relax provisions in 3 ACC 11.420(b)(6) to require only legal descriptions and maps but not plats.

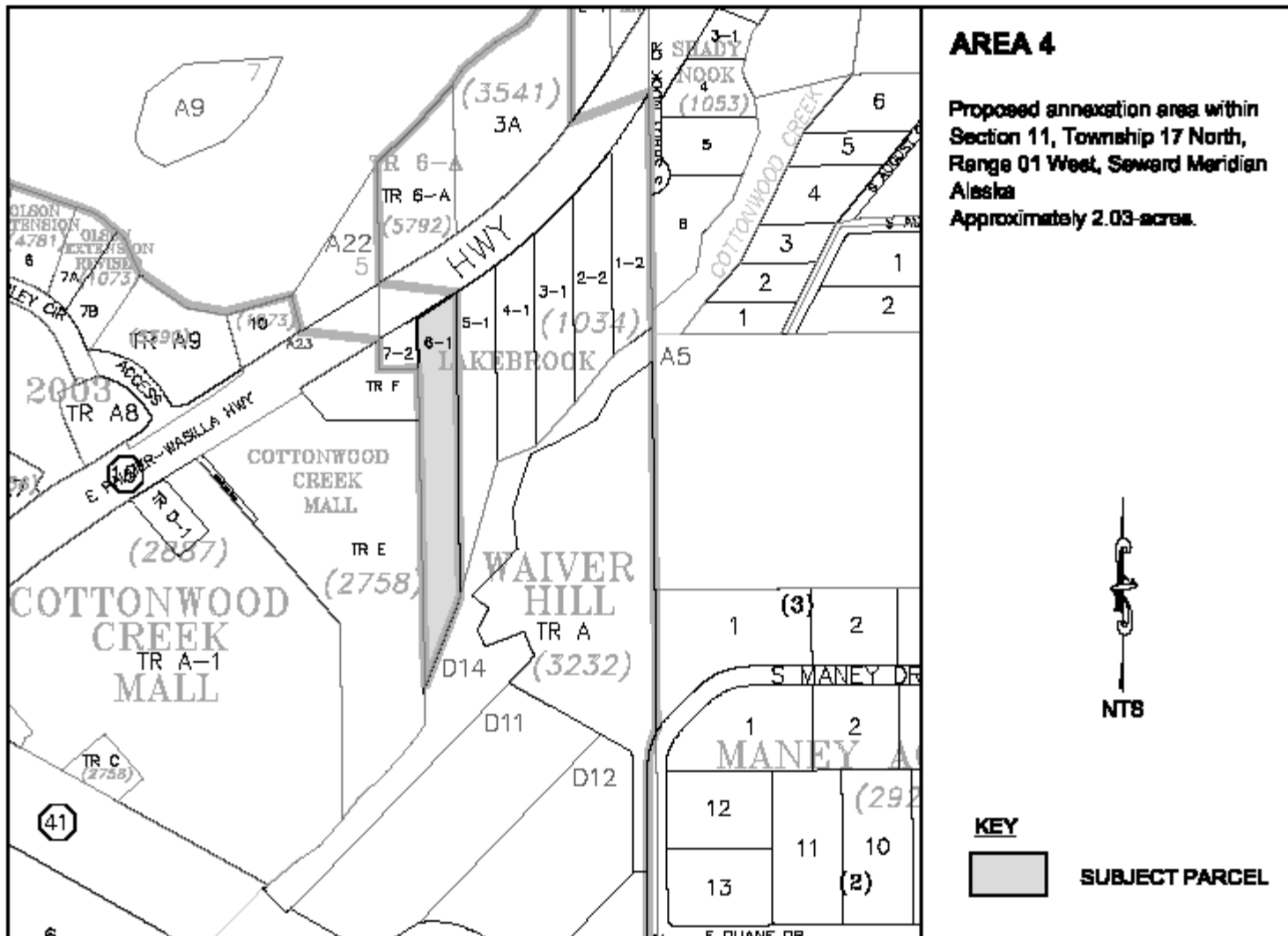


AREAS 1, 2, 3, 4 PROPOSED FOR ANNEXATION









**EXHIBIT D
INFORMATION RELATING TO PUBLIC NOTICE
AND SERVICE OF THE PETITION**

This Exhibit provides information relevant to public notice of this annexation proceeding. The information includes specifics about local media; adjacent municipal governments; places recommended for posting notices; location(s) where the Petition may be viewed; and parties who, because of their interest in this matter, may warrant the courtesy of individual notice of the annexation proceedings.

LOCAL MEDIA

The following is a list of the principal news media serving the territory within the current and proposed boundaries of the City:

Newspaper(s)

Name: **Anchorage Daily News**
Address: 4851 E. Blue Lupine, Suite D
 Wasilla, AK 99654
Telephone: 907-352-6704
Fax: 907-352-6733

Name: **Matanuska-Susitna Valley Frontiersman**
Address 5751 E. Mayflower Ct.
 Wasilla, AK 99654
Telephone 907-352-2250
Fax: 907-352-2277

Radio station(s)

Name: **KMBQ Corporation**
Address: 2200 E. Parks Highway
 Wasilla, AK 99654
Telephone 907-373-0222
Fax: 907-376-1575

ADJACENT MUNICIPAL GOVERNMENTS

The following is a list of city governments and organized boroughs whose boundaries extend within 20 miles of the current or proposed boundaries of the City.

- Matanuska-Susitna Borough
- City of Palmer
- City of Houston
- Municipality of Anchorage

PLACES RECOMMENDED FOR POSTING OF OFFICIAL NOTICES RELATING TO ANNEXATION

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

- Area 1: Notices posted in ROWs of W. Mission Hills Ave.; N. Pine Ridge Loop.
- Area 2: Notices posted in ROWs at intersection of S. Maney Dr. & S. Hermon Rd.; S. Hermon Rd; E. Duane Dr.
- Area 3: Notices posted in ROW of S. Clapp Rd. and two sides of Property
- Area 4: Notices posted in ROWs of E. Palmer Wasilla Highway

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

1. Wasilla City Hall, Clerks Office & Economic and Community Development Department,
2. Wasilla Public Library,
3. Wasilla Multi Use Sports Complex (MUSC),
4. Wasilla Alaska Club,
5. Wells Fargo Bank, Cottonwood Creek Mall,
6. Wasilla Carr’s Safeway,
7. Central Matanuska-Susitna Public Safety Bldg Station #61,
8. Cottonwood Public Safety Bldg. Station #65.

LOCATION(S) WHERE THE PETITION MATERIALS WILL BE AVAILABLE FOR PUBLIC REVIEW

The Petitioner proposes to comply with 3 AAC 110.460(b) by providing a full set of Petition documents for public review at the location(s) listed below which are open to the public on the days and times listed below.

Location	Days and Times Open to the Public
Wasilla City Hall, Clerk’s Office	8:00 am to 5:00 pm Mon. thru Fri.
Wasilla City Hall, Planning Department	8:00 am to 5:00 pm Mon. thru Fri.
Wasilla Public Library	2:00 p.m. - 6:00 p.m. Mon., 10:00 a.m. - 8:00 p.m. Tues. & Thurs., 10:00 a.m. - 6:00 p.m. Weds. & Fri., 1:00 p.m. - 5:00 p.m. Sat..

INDIVIDUALS AND ORGANIZATIONS THAT MAY WARRANT THE COURTESY OF INDIVIDUAL NOTICE OF THE FILING OF THE ANNEXATION PETITION

The following is a list of names and addresses of individuals and organizations whose potential interest in the annexation proceedings may warrant the courtesy of individual notice of the filing of the petition.

1. Wasilla Chamber of Commerce,
2. Board of Realtors

EXHIBIT E TRANSITION PLAN

This Exhibit presents the transition plan of the City required under 3 AAC 110.900. The transition plan includes the following:

- A. a practical plan that demonstrates the capability of the City to extend essential city services (as determined under 3 AAC 110.970) into the territory proposed for annexation in the shortest practical time after the effective date of annexation (not to exceed two years);
- B. a practical plan for the assumption of all relevant and appropriate powers, duties, rights, and functions presently exercised by an existing borough, city, unorganized borough service area, or other appropriate entity in the territory *proposed for annexation*;
- C. a practical plan for the transfer and integration of all relevant and appropriate assets and liabilities of an existing borough, city, unorganized borough service area, and other entity located in the territory proposed for annexation. As required by 3 AAC 110.900, the plan for transfer and integration of all relevant and appropriate assets and liabilities has been prepared in consultation with the officials of each existing borough, city, and unorganized borough service area wholly or partially included in the territory proposed for annexation. The plan has also been designed to affect an orderly, efficient, and economical transfer within the shortest practicable time, not to exceed two years after annexation. The plan specifically addresses procedures that ensure that the transfer and integration occur without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities. Additionally, this Exhibit lists the individuals consulted by the City in the development of the transition plan and notes the dates on which such consultations occurred.

Transition Plan:

The territories proposed for annexation are contiguous to the current boundaries of the City and are at present located within the unincorporated area of the Matanuska-Susitna Borough. Currently, the areas inside the city adjacent to the territory proposed for annexation receive city services including: road maintenance in summer and winter, city police protection, and land use regulation. Due to the smaller sizes of the territories proposed for annexation, the transition and extension of city services to these areas will have a very small impact on both the territories and the City and extension of current city services to these areas will not be difficult when available. All City departments and all necessary agencies, both state and borough, will be notified of the new properties being added within the Wasilla Municipal Boundary.

Planning/Land Use/Zoning: The areas inside city limits adjacent to the territories proposed for annexation are currently zoned as R-1, Single-Family Residential and RR-Rural Residential for Area 1; C-Commercial for Area 2; I-Industrial for Area 3; and C-Commercial for Area 4. The four areas subject to this annexation will fit reasonably within the City zoning which they are adjacent to or surrounded by. Once annexed, a recommendation will be made to the Wasilla Planning Commission to zone the territory similar to the surrounding properties within thirty days following the effective date of annexation. Wasilla Municipal Code, section 16.08.140, states “All territory which may hereinafter be annexed to the city shall be placed in an appropriate zoning district(s) by recommendation of the commission based upon existing and proposed land use and the comprehensive plan.” Therefore, once annexed, the territory will be zoned in accordance with the zoning plan of the Wasilla Planning Commission shortly following the effective date of annexation.

Road Maintenance: City road maintenance will be extended without difficulty due to the close proximity and small size of the territories to be annexed. City maintenance crews will be informed of the new area to be serviced once annexation of the area is effective.

Water/ Sewer Utilities: The City of Wasilla does not intend to extend sewer and water services to Areas 1, 3, and 4 proposed for annexation as they are not included in the City’s 2000-2015 Water System Facility Master Plan service area or the Wasilla Sewer Master Plan service area. The City is currently working with the developer of Area 2 who is participating in the cost of providing water and sewer services to this area.

The approximate distances to City water and sewer services are as follows:

- *Area 1* has a City water line running through it and City water is available but City sewer is approximately 5,000’ distant.
- *Area 2* has both City water and sewer to the property line in two locations and the City is now working with the developer to provide water and sewer to this property.
- *Area 3* is approximately 5,000’ from the City water and sewer lines serving the Multi-Use Sports Complex.
- *Area 4* has water and sewer approximately 300’ to 400’ feet from the property line on the Palmer-Wasilla Hwy.

The Matanuska-Susitna Borough does not provide these utilities to borough residents within the territory proposed for annexation. Many properties surrounding the four areas of this annexation proposal are serviced by their own water wells and septic systems.

Property Tax: The City of Wasilla currently has a “zero” (0.0) mil rate for properties inside the City Municipal Boundaries. The Matanuska-Susitna Borough currently assesses and collects property taxes for properties inside and outside organized cities in the borough. This system will not change; however, the Matanuska-Susitna Borough Assessing Department will be notified of the new property in the city to make sure that the property receives the proper assessment because property tax rates differ depending on whether the property is located in the Borough or within city limits. A process is in place to transition the parcel to the correct tax code area so that it is within the proper tax code area for Wasilla, which will begin at the beginning of the next calendar year following the effective date of annexation.

Sales Tax: The Matanuska-Susitna Borough currently does not have a sales tax. The City of Wasilla currently has a sales tax in the amount of 2.5%. Once annexed and developed, sales in the subject property will be subject to a 2.5% sales tax. The developers of Area 2 project an estimated \$2,430,000 in sales tax revenue that will be paid to the City of Wasilla per year for their proposed development.

Law Enforcement: The territory proposed for annexation currently lies within the law enforcement protection area of the Alaska State Troopers and when annexed will have City of Wasilla Police Protection. The four areas proposed for annexation are also within the Matanuska-Susitna Borough Central Emergency Services (CES) area for fire and paramedic response. Once annexation becomes final, the City will notify the Alaska State Troopers and the Wasilla Police Department that the subject property lies inside city jurisdiction. Central Emergency Services currently serves the City of Wasilla as well as borough areas outside the City. This service arrangement will not change and the territory will continue to lie within the CES service area.

The City will assume no assets or liabilities as a result of annexation. The territories proposed for annexation are privately-owned and contain no public infrastructure for which Petitioner may gain as either an asset or liability. The City intends to adopt a zoning designation for each of the 4 areas per the provisions of WMC 16.08.140. The following individuals were consulted regarding the transition needs for the territory proposed for annexation: the Matanuska-Susitna Borough Planning Director and the Matanuska-Susitna Borough Platting Officer were consulted regarding planning, platting, legal descriptions, and land use needs; Matanuska-Susitna Borough Roads Department Director, regarding Borough road service area and transfer of service area to the City; Matanuska-Susitna Borough Assessing Department and Matanuska-Susitna Borough Clerk. These consultations occurred during October 2006 through May 2007. This transition process is estimated to be complete within a few months of the effective date of annexation and following pre-clearance by the U.S. Department of Justice.

Once annexation is effective, the City will work with the Matanuska-Susitna Borough to ensure that all affected departments are made aware of the boundary change. This includes the Borough Assessing Department, Planning Department, GIS Department, Borough Roads Department, the Borough Clerk's Office, and others as necessary.

**EXHIBIT F
COMPOSITION AND APPORTIONMENT
OF THE CITY COUNCIL**

This Exhibit presents information about the current composition and apportionment of the City Council. It also describes any change to the composition and apportionment of the City Council contemplated following annexation.

The Wasilla City Council is comprised of 6 members elected at-large. The City Council members are:

Seat Designation	Name	Term of Office
A	Greg Koskela	10/06 to 10/09
B	Douglas Holler	10/06 to 10/09
C	Steve Menard	10/05 to 10/08
D	Marty Metiva	10/05 to 10/08
E	Ron Cox, Deputy Mayor	10/01 to 10/07
F	Mark Ewing	10/04 to 10/07
Mayor	Diane Keller	10/02 to 10/08

The City does not anticipate any change to the composition or apportionment of City Council members as a result of these annexations.

**EXHIBIT G
FEDERAL VOTING RIGHTS ACT INFORMATION**

This Exhibit provides Information regarding any effects of the proposed annexation upon civil and political rights for purposes of the federal Voting Rights Act. This information includes the following:

- A. the purpose and effect of annexation as it pertains to voting;
- B. the extent to which the annexation excludes minorities while including other similarly situated persons;
- C. the extent to which annexation reduces the City’s minority population percentage;
- D. whether the electoral system of the City fails fairly to reflect minority-voting strength;
- E. participation by minorities in the development of the annexation proposal;
- F. designation of an Alaska Native for U.S. Department of Justice contact regarding the proposed annexation;
- G. statement concerning the understanding of English in written and spoken forms among minority residents of the City and the territory proposed for annexation.

ALL ADDRESSES AND REGISTERED VOTERS WITHIN AREAS 1 – 4

**Annex Area
1 Addresses**

Tax Account	Number	Dir	Road Name	Type	No. Voters	Information
5760000T00A	600	N	CHURCH	RD	0	
5760000T00A	620	N	CHURCH	RD	4	
5945B01L001	790	N	PINE RIDGE	LOOP	0	This street is not in DoE’s voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B01L002	762	N	PINE RIDGE	LOOP	0	This street is not in DoE’s voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B01L003	738	N	PINE RIDGE	LOOP	0	This street is not in DoE’s voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B01L004	716	N	PINE RIDGE	LOOP	0	This street is not in DoE’s voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B01L005	688	N	PINE RIDGE	LOOP	0	This street is not in DoE’s voter registration system under city Wasilla. Therefore, no voters assigned to street.

5945B01L006	664	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B01L007	648	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B01L008	588	N	AUTUMN MIST	LN	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L001	605	N	AUTUMN MIST	LN	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L002	586	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L003	560	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L004	540	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L005	516	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L006	490	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L007	460	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L008	440	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L009	426	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L010	412	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L011	396	N	PINE RIDGE	LOOP	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.

							assigned to street.
5945B02L012	380	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B02L013	360	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L001	791	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L002	771	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L003	753	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L004	723	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L005	701	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L006	677	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L007	633	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L008	583	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L009	543	N	PINE RIDGE	LOOP	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L010	2538	W	SHADOW LEAF	CIR	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L011	2558	W	SHADOW LEAF	CIR	0		This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.

5945B03L012	2568	W	SHADOW LEAF	CIR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L013	2576	W	SHADOW LEAF	CIR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L014	2573	W	SHADOW LEAF	CIR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L015	2559	W	SHADOW LEAF	CIR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L016	2535	W	SHADOW LEAF	CIR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L017	415	N	PINE RIDGE LOOP		0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L018	383	N	PINE RIDGE LOOP		0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L019	361	N	PINE RIDGE LOOP		0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
5945B03L020	2538	W	MISSION HILLS AVE		0	
5945B03L021	2578	W	MISSION HILLS AVE		0	
5945B03L022	2616	W	MISSION HILLS AVE		0	
17N01W06D007	2623	W	MISSION HILLS AVE		0	
17N01W06D008	2451	W	MISSION HILLS AVE		2	
					6	Total Voters in Area

Annex Area 2
Addresses

Tax Account	Number	Dir	Road Name	Type	No. Voters	Information
2927B01L001	2100	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B01L002	881	S	MANEY	DR	0	
2927B01L003	2150	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.

2927B01L004	2200	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B01L005	2250	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B01L006	2300	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B01L007	2350	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B02L001	701	S	MANEY	DR	0	
2927B02L002	661	S	MANEY	DR	0	
2927B02L003	641	S	MANEY	DR	0	
2927B02L004	621	S	MANEY	DR	0	
2927B02L005	700	S	HERMON	RD	0	
2927B02L006	750	S	HERMON	RD	0	
2927B02L007	2351	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B02L008	2301	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B02L009	2251	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B02L010	2201	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B02L011	2151	E	DUANE	DR	0	This street is not in DoE's voter registration system under city Wasilla. Therefore, no voters assigned to street.
2927B02L012	751	S	MANEY	DR	0	
2927B02L013	801	S	MANEY	DR	0	
2927B03L005	600	S	MANEY	DR	0	
2600000L001	900	S	HERMON	RD	0	

0 Total Voters in Area

**Annex Area
3 Addresses**

Tax Account	Number	Dir	Road Name	Type	No. Voters	Information
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17N02W13A004	1614	S	CLAPP	ST	0	
					0	Total Voters in Area

**Annex Area
4 Addresses**

Tax Account	Number	Dir	Road Name	Type	No. Voters	Information
1034000T006-1	1980	E	PALMER- WASILLA	HWY	0	
					0	Total Voters in Area

EXHIBIT H SUPPORTING BRIEF

This Exhibit consists of a supporting brief that provides a detailed explanation of how the proposed annexation satisfies each constitutional, statutory, and regulatory standard that is relevant to the proposed annexation. The brief demonstrates with detailed facts and analysis that:

- A. Based on relevant factors listed in 3 AAC 110.090(a), plus other relevant factors, the territory proposed for annexation exhibits a reasonable need for city government.
- B. In accordance with 3 AAC 110.090(b), services determined to be essential city services under 3 AAC 110.970 can be provided more efficiently and more effectively by the City (Petitioner) than by another existing city or by an organized borough on an areawide basis or non-areawide basis, or through an existing borough service area.
- C. Based on relevant factors listed in 3 AAC 110.100, plus other relevant factors, the territory proposed for annexation is compatible in character with the annexing city.
- D. Based on relevant factors listed in 3 AAC 110.110, plus other relevant factors, the economy within the proposed expanded boundaries of the City include the human and financial resources necessary to provide services determined to be essential city services under 3 AAC 110.970 on an efficient, cost-effective level.
- E. Based on relevant factors listed in 3 AAC 110.120, plus other relevant factors, the population within the proposed expanded boundaries of the City are sufficiently large and stable to support the extension of city government.
- F. Based on relevant factors listed in 3 AAC 110.130(a), plus other relevant factors, the proposed expanded boundaries of the city include all land and water necessary to provide the full development of services determined to be essential city services under 3 AAC 110.970 on an efficient, cost-effective level.
- G. The territory proposed for annexation is contiguous to the existing boundaries of the City and would not create enclaves in the expanded boundaries of the City. Alternatively, under 3 AAC 110.130(b), a specific and persuasive showing is made that annexation of noncontiguous territory or territory that would create enclaves includes all land and water necessary to allow, on an efficient, cost-effective level, the full development of services determined to be essential city services under 3 AAC 110.970.
- H. Under 3 AAC 110.130©, the proposed expanded boundaries of the City include only that territory comprising an existing local community, plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation.

- I. Under 3 AAC 110.130(d), the proposed expanded boundaries of the City do not include entire geographical regions or large unpopulated areas, except where justified by the application of the standards in 3 AAC 110.090 - 3 AAC 110.135.
- J. If the Petition describes boundaries overlapping the boundaries of an existing organized borough, the Petition addresses the procedures and the brief addresses the standards for either annexation of the enlarged city to the existing organized borough or detachment of the enlarged city from the existing organized borough. If the Petition describes boundaries overlapping the boundaries of another existing city, the Petition addresses the procedures and the brief addresses the standards for detachment of territory from a city, merger of cities, or consolidation of cities.
- K. Based on relevant factors listed in 3 AAC 110.135, plus other relevant factors, annexation to the City is in the best interests of the state under AS 29.06.040(a) and 3 AAC 110.980.
- L. The territory proposed for annexation meets the annexation standards specified in 3 AAC 110.090 - 3 AAC 110.135. Although not subject to the legislative-review annexation standard set out in 3 AAC 110.140, the brief also demonstrates with detailed facts and analysis any of the circumstances outlined in 3 AAC 110.140(1) – (9) that exist with respect to the annexation proposal.
- M. Annexation of the adjoining territory is proposed with the unanimous consent of all owners of the property proposed for annexation and all registered voters residing on that property in accordance with AS 29.06.040.
- N. In accordance with 3 AAC 110.910, 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.
- O. The Petitioner has prepared a proper transition plan under 3 AAC 110.900.

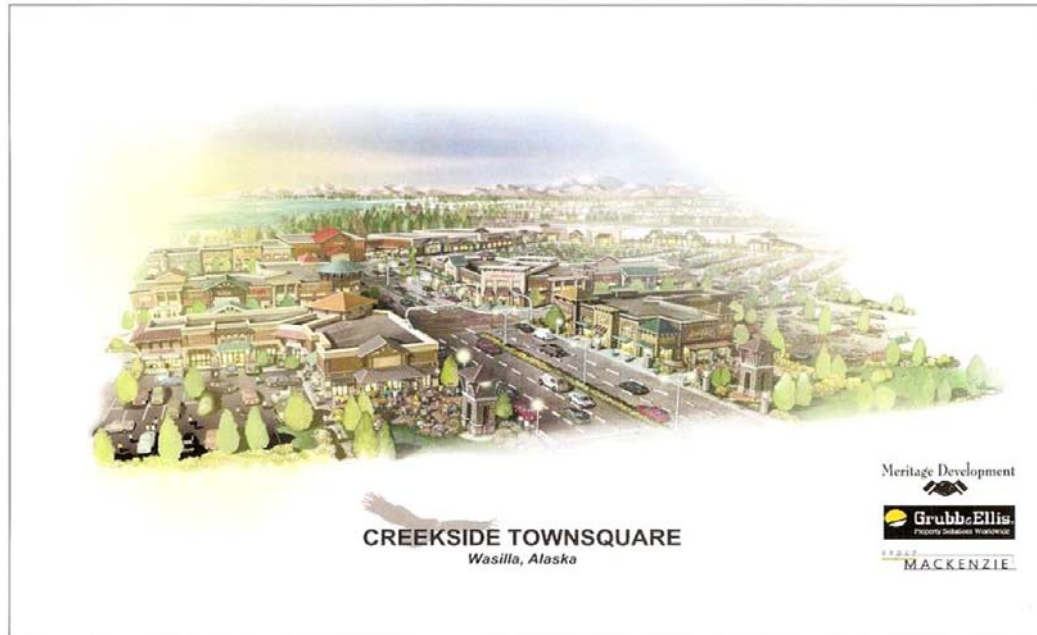
Other constitutional principles served by the annexation proposal, such as the equal-protection clause and the equal-responsibility clause of Article I, section 1, of the Constitution of the State of Alaska and the maximum local self-government clause and minimum of local government units clause of Article X, section 1, of the Constitution of the State of Alaska are also addressed in the supporting brief.

**EXHIBIT I
AUTHORIZATION**

**PETITION BY PROPERTY OWNERS AND RESIDENT REGISTERED FOR
ANNEXATION TO THE CITY OF WASILLA**

**EXHIBIT J
AFFIDAVIT CONCERNING THE SOURCE
AND ACCURACY OF THE INFORMATION IN THE PETITION**

EXHIBIT K AREA 2 PROPOSED FOR ANNEXATION



The developer has stated the Community Impact for both the Creekside Town Center in Area 2 now proposed for annexation, and Gateway Crossing, already within the city. Staff have estimated the impacts to be generated by the property in Area 2 assuming that impacts generated are one-half the total impacts stated, since both projects are more or less the same size and scale of development.

The impacts are as follows:

Jobs Created	1125
Total Salaries Paid	\$2,250,000
Estimated Annual Sales (\$)	\$97,200,000
Wasilla Sales Tax (2.5%)	\$2,430,000
Estimated Value of Project	\$67,500,000

Staff Assumption: The developer, Meritage Development, submitted figures for marketing and economic development purposes. The ‘Community Impact’ was stated for both Creekside Town Square and Gateway Crossing together. Staff estimates impacts based upon the assumption that both projects are more or less the same size and scale of development therefore one-half of the total resulted in the above approximation of impacts.

**EXHIBIT L
VARIOUS OTHER PHOTOS OF WASILLA LOCATIONS**



AREA 1: Meadow Ridge Home Construction



AREA 2: Maney Acres Looking towards the Sportsman's Warehouse site



WASILLA POLICE DEPARTMENT ON THE PARKS HIGHWAY



AREA 4: LUNDGREN PROPERTY FRONTING ON PALMER WASILLA HWY.