



PETITION

To the Local Boundary Commission
For

ANNEXATION

To

the City of Wasilla

A FIRST CLASS CITY

Within

The MATANUSKA-SUSITNA BOROUGH

Using the Local Option Method by

Unanimous Consent

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)(4). All Exhibits attached to this Petition are incorporated by reference.

Pursuant to AS 29.06.040(c)(4) for annexation of adjacent property by consent of voters and property owners, the Petitioner has requested that the Local Boundary Commission relax and suspend certain procedural requirements in 3 AAC 110.400 – 3 AAC 110.700. Therefore, this petition has been modified from the regular procedural requirements as follows: 3 AAC 11.420(b)(6) legal descriptions and maps, but not plats; 3 AAC 110.420(b)(12) three-year revenue, operating and capital budgets; and 3 AAC 110.420(b)(18) a summary brief in lieu of a detailed brief.

SECTION 1. PETITIONER’S NAME. 3 AAC 110.420(b)(1)

The name of the petitioner is the City of Wasilla (hereafter “Petitioner” or “City”). This city is located within the organized borough known as the Matanuska-Susitna Borough.

SECTION 2. THE PETITIONER’S REPRESENTATIVE. 3 AAC 110.420(b)(2).

The petitioner designates the following individual to act as representative in matters regarding the proposed municipal annexation:

Name: Verne E. Rupright, Mayor
Physical address: 290 E. Herning Avenue, Wasilla, AK 99654
Mailing Address: 290 E. Herning Avenue, Wasilla, AK 99654
Telephone number: 907-373-9055
Fax number: 907-373-9096
Email address: mayor@ci.wasilla.ak.us

ALTERNATIVE REPRESENTATIVE DESIGNATED BY THE PETITIONER.

The petitioner designates the following person to act as alternate representative in matters regarding the proposed annexation, in the event that the primary representative is absent, resigns, or fails to perform her duties:

Name: Bert Cottle, Deputy Administrator
Physical address: 290 E. Herning Avenue, Wasilla, AK 99654
Mailing Address: 290 E. Herning Avenue, Wasilla, AK 99654
Telephone number: 907-373-9033
Fax number: 907-373-9096
Email address: bcottle@ci.wasilla.ak.us

SECTION 3. NAME AND CLASS OF THE EXISTING MUNICIPAL GOVERNMENTS FOR WHICH A CHANGE IS PROPOSED. 3 AAC 110.420(b)(3).

Name of city: City of Wasilla
Class: First
Name of organized borough: Matanuska-Susitna Borough
Class: Second

SECTION 4. GENERAL DESCRIPTION OF THE NATURE OF THE PROPOSED COMMISSION ACTION. 3 AAC 110.420(b)(4).

This petition, initiated by the City under the authority of 3 AAC 110.410(a)(4), requests the Local Boundary Commission authorize the following boundary change: annexation of territory generally described as Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86; Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-83; Waiver Parcel No. 2 as described in the Refile Waiver 94-5W; and the portion of Jacobson Lake as shown on Olympic Subdivision plats to the City under the local option method provided for in AS 29.06.040(a) and (c)(4), and 3 AAC 110.150(2). Annexation under AS 29.06.040(c)(4) allows for territory adjoining a municipality to be annexed by ordinance, without an election, if all property owners and voters in the territory proposed to be annexed petition the governing body. 3 AAC 110.990(12) defines “property owner” as “a legal person holding a vested fee simple interest in the surface estate of any real property including submerged lands.”

SECTION 5. GENERAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION. 3 AAC 110.420(b)(5).

The area to be annexed contains approximately 76.60 acres, not including the portion of Jacobson Lake. All of the parcels are vacant with the exception of Lot 3B-2, located on the northeast corner of Lamont Circle and the Parks Highway, which currently has a restaurant on site. The intended use of the property is as a tourism/retail destination that will include a hotel, additional restaurants, gas station, and supporting retail uses. Additional land will also be available for additional hotel/motel rooms, as needed.

SECTION 6. REASONS FOR THE PROPOSED BOUNDARY CHANGES. 3 AAC 110.420 (b)(6).

The Petitioner seeks annexation of the territory generally described in Section 4 for the following reasons:

- The City of Wasilla is petitioning the LBC to annex this area on behalf of the property owners. The City received a signed petition from 100% of the property owners requesting annexation to the City of Wasilla. The property owners have expressed interest in annexing into the City over the last several years and have been previously considered by the City Council as part of a larger annexation request that was not approved. However, the property owners are now submitting a separate annexation request that only includes their properties. The subject properties adjoin the city limits and are presently located in the Matanuska-Susitna Borough.
- Annexation will allow future residents, if any, 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.
- 100% of the property owners requesting annexation of these properties want the land zoned for commercial use. The current City property tax mill rate is zero (0) and there is no road service area tax for property within the City limits.

SECTION 7. LEGAL METES AND BOUNDS DESCRIPTIONS, MAPS, AND PLATS. 3 AAC 110.420(b)(7).

- a) **Legal Description of the Territory Proposed for Annexation.** Exhibit A-1 provides a written metes and bounds legal description of the territory proposed for annexation.
- b) **Legal Description of Existing City's Boundaries.** Exhibit A-2 provides a legal metes and bounds description of the existing city's boundaries.
- c) **Legal Description of Proposed Post-Annexation Boundaries.** Exhibit A-3 provides a legal metes and bounds description of the proposed post-annexation boundaries of the city.
- d) **Maps and Plats.** Exhibit A-4 provides a map showing the existing boundaries of the city and the boundaries of the territory proposed for annexation. The City of Wasilla has requested a modification to 3 AAC 110.420(b) to submit legal descriptions and maps, but not plats, for purposes of this petition.

SECTION 8. SIZE OF THE TERRITORY PROPOSED FOR ANNEXATION. 3 AAC 110.420(b)(8).

- a) The existing city proposing annexation encompasses 13.43± square miles.
- b) The territory proposed for annexation encompasses 0.12± square miles.
- c) The existing city after the proposed annexation encompasses 13.55± square miles.

SECTION 9. DATA ESTIMATING THE POPULATION OF THE TERRITORY PROPOSED FOR ANNEXATION. 3 AAC 110.420(b)(9).

- a) The population of the territory proposed for annexation is estimated to be 0.
- b) According to the U.S. Census Bureau's 2010 Decennial Census, the population within the current boundaries of the city is estimated to be 7,831.
- c) The population of the existing city after the proposed annexation is estimated to be the same since no residential uses are currently located on or proposed for the subject parcels.

SECTION 10. INFORMATION RELATING TO PUBLIC NOTICE AND SERVICE OF THE PETITION. 3 AAC 110.420(b)(10).

As provided for in 3 AAC 110.450(a), among other publication requirements, no later than 45 days after receipt of the department's written notice of acceptance of the petition for filing, the petitioner shall publish public notice of the filing of the petition in a display ad format of no less than six inches long by two columns wide at least once each week for three consecutive weeks in one or more newspapers of general circulation designated by the department.

Exhibit B provides additional information relevant to the providing public notice of this annexation proceeding.

SECTION 11. TAX DATA. 3 AAC 110.420(b)(12).

This section lists estimates or actual figures concerning the value of taxable real and personal property within the boundaries of the municipality and the proposed annexation. Figures are provided for the territory within the boundaries of the city government, the nonareawide portion of the borough (i.e., the area outside of all cities), and the borough areawide (i.e., throughout the entire borough).

- a) **The assessed or estimated value of taxable property in the territory proposed for change.** This only applies for any proposed or existing municipal government for which a change is proposed that currently levies or proposes to levy property taxes. **THIS IS NOT APPLICABLE SINCE CITY DOES NOT COLLECT PERSONAL OR PROPERTY TAX WITHIN THE CITY LIMITS.**

- 1) (a) This subsection lists estimates or actual figures concerning the value of taxable real property in the existing city.

ASSESSED OR ESTIMATED VALUE OF TAXABLE REAL PROPERTY WITHIN THE EXISTING CITY		
Borough, City, or Service Area	Estimated or Locally Assessed Value	Estimated or Actual Full and True Value
NOT APPLICABLE	\$	\$
Total (areawide)	\$	\$

- (b) This subsection lists estimates or actual figures concerning the value of taxable personal property in the existing city.

ASSESSED OR ESTIMATED VALUE OF TAXABLE PERSONAL PROPERTY WITHIN THE EXISTING CITY		
Borough, City, or Service Area	Estimated or Locally Assessed Value	Estimated or Actual Full and True Value
NOT APPLICABLE	\$	\$
Total (areawide)	\$	\$

- 2) (a) This subsection lists estimates or actual figures concerning the value of taxable real property in the territory proposed for annexation.

ASSESSED OR ESTIMATED VALUE OF TAXABLE REAL PROPERTY WITHIN THE TERRITORY PROPOSED FOR ANNEXATION		
Borough, City, or Service Area	Estimated or Locally Assessed Value	Estimated or Actual Full and True Value
NOT APPLICABLE	\$	\$
Total (areawide)	\$	\$

- (b) This subsection lists estimates or actual figures concerning the value of taxable personal property in the territory proposed for annexation.

ASSESSED OR ESTIMATED VALUE OF TAXABLE PERSONAL PROPERTY WITHIN THE TERRITORY PROPOSED FOR ANNEXATION		
Borough, City, or Service Area	Estimated or Locally Assessed Value	Estimated or Actual Full and True Value
NOT APPLICABLE	\$	\$
Total (areawide)	\$	\$

- 3) (a) This subsection lists estimates or actual figures concerning the value of taxable real property within existing city after the proposed annexation.

ASSESSED OR ESTIMATED VALUE OF TAXABLE REAL PROPERTY WITHIN THE EXISTING CITY AFTER THE PROPOSED ANNEXATION		
Borough, City, or Service Area	Estimated or Locally Assessed Value	Estimated or Actual Full and True Value
NOT APPLICABLE	\$	\$
Total (areawide)	\$	\$

- (b) This subsection lists estimates or actual figures concerning the value of taxable personal property in the existing city after the proposed annexation.

ASSESSED OR ESTIMATED VALUE OF TAXABLE PERSONAL PROPERTY WITHIN THE EXISTING CITY AFTER THE PROPOSED ANNEXATION		
Borough, City, or Service Area	Estimated or Locally Assessed Value	Estimated or Actual Full and True Value
NOT APPLICABLE	\$	\$
Total (areawide)	\$	\$

- b) **Projected taxable sales in the territory proposed for change.** This only applies for any proposed or existing municipal government for which a change is proposed that currently levies or proposes to levy property taxes.

- 1) The projected value of taxable sales within the existing city is estimated to be \$582,224,900.00. At the sales tax rate of two percent (2%), it is projected that sales tax revenues of the existing city will equal \$11,644,498.00 each year.
- 2) The projected value of taxable sales within the territory proposed for annexation is estimated to be \$1,779,000.00. At the sales tax rate of two percent (2%), it is projected that sales tax revenues of the annexed territory will equal \$35,580.00 each year.
- 3) The projected value of taxable sales within the existing city after the proposed annexation is estimated to be \$584,003,900.00. At the sales tax rate of two percent (2%), it is projected that sales tax revenues of the existing city after the proposed annexation will equal \$11,680,078.00 each year.

c) Taxes currently levied by municipal governments within the territory proposed for annexation.

- 1) The type and rate of each tax currently levied by municipal governments within the territory proposed for annexation is listed below:

Borough, City, or Service Area	2012 Property tax (mills)	Sales Tax (%)
Matanuska-Susitna Borough	15.63	n/a
City of Wasilla	n/a	2%

SECTION 12. BUDGET INFORMATION. 3 AAC 110.420(b)(13).

Pursuant to the City of Wasilla's request to relax and suspend certain procedural requirements of 3 AAC 110.420(b) and the relatively small area proposed for annexation, this information is not included for purposes of this petition;

SECTION 13. EXISTING LONG-TERM MUNICIPAL DEBT. 3 AAC 110.420(b)(14).

Information regarding existing long term municipal debt is in Exhibit D.

SECTION 14. MUNICIPAL POWERS AND FUNCTIONS. 3 AAC 110.420(b)(15).

Exhibit E provides a list of powers and functions of:

- a) Any existing municipality for which a change is proposed, before and after the proposed change.
- b) Alternate service providers within the territory proposed for city boundary change.

SECTION 15. THE TRANSITION PLAN. 3 AAC 110.420(b)(16).

As provided for in 3 AAC 100.900, Exhibit F presents a practical plan for the transfer and integration of all relevant and appropriate assets and liabilities in the territory proposed for annexation to the existing city:

- a) A practical plan that demonstrates the capability of the existing city to extend essential municipal services (as determined under 3 AAC 110.970) into the territory proposed for annexation within the shortest practical time after the effective date of the proposed change.

- b)** A practical plan to assume all relevant and appropriate powers, duties, rights, and functions presently exercised by an existing borough, city, unorganized borough service area, or other appropriate entity located in the territory proposed for annexation. The plan must be prepared in consultation with the officials of each existing borough, city, and unorganized borough service area and must be designed to effect an orderly, efficient, and economical transfer within the shortest practical time, not to exceed two years after the effective date of the proposed change.
- c)** A practical plan to transfer and integrate all relevant and appropriate assets and liabilities of an existing borough, city, unorganized borough service area, and other entity located within the boundaries proposed for change. The plan must be prepared in consultation with the officials of each existing borough, city, and unorganized borough service area and must be designed to effect an orderly, efficient, and economical transfer within the shortest practical time, not to exceed two years after the effective date of the proposed change. The plan must specifically address 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.
- d)** The transition plan must state the names and titles of all officials of each existing borough, city, and unorganized borough service area that the Petitioner consulted. The dates on which that consultation occurred and the subject addressed during that consultation must also be listed.

OFFICIALS CONSULTED FOR THE TRANSITION PLAN			
Name	Title & Organization	Date Consulted	Subject Discussed
John Moosey	Matanuska-Susitna Borough Manager	8/7/12	Annexation of Borough land into the City of Wasilla

If a prospective Petitioner has been unable to consult with officials of an existing borough, city, or unorganized borough service area because those officials have chosen not to consult or were unavailable during reasonable times to consult with a prospective Petitioner, the prospective Petitioner may request that the commission waive the requirement to consult those officials. The request for a waiver must document all attempts by the prospective Petitioner to consult with officials of each existing borough, city, or unorganized borough service area. If the commission determines that the prospective Petitioner acted in good faith and that further efforts to consult with the officials would not be productive in a reasonable period of time, the commission may waive the requirement to consult.

**SECTION 16. COMPOSITION AND APPORTIONMENT OF THE CITY COUNCIL.
3 AAC 110.420(b)(17).**

Information about the composition and apportionment of the existing city council proposing annexation is provided in Exhibit G.

**SECTION 17. CIVIL AND POLITICAL RIGHTS INFORMATION.
3 AAC 110.420(b)(18).**

Information regarding any effect of the proposed annexation upon civil and political rights for purposes of the federal Voting Rights Act of 1965 (42.U.S.C. 1971 - 1974) is provided in Exhibit H.

SECTION 18. SUPPORTING BRIEF. 3 AAC 110.420(b)(19).

Pursuant to the City of Wasilla's request to relax and suspend certain procedural requirements of 3 AAC 110.420(b)(18), Exhibit I presents a summary brief that describes how the proposed annexation satisfies each constitutional, statutory, and regulatory standard that is relevant to the proposed annexation.

SECTION 19. DOCUMENTATION DEMONSTRATING THAT THE PETITIONER IS AUTHORIZED TO FILE THE PETITION UNDER 3 AAC 110.410. 3 AAC 110.420(b)(20).

A certified copy of the ordinance or resolution adopted by the City Council to authorize the filing of this Petition is provided as Exhibit J-1. A copy of a petition signed and/or letters from each property owner and registered voter of the territory proposed for annexation is provided as Exhibit J-2.

SECTION 20. DOCUMENTATION REGARDING PRE-ORDINANCE NOTICE.

Streamlined procedures for public notice and service of the petition for annexation of adjacent property by unanimous consent of all registered voters and all property owners provided for in AS 29.06.040(c)(4) are set out in 3 AAC 110.590(a)(3). The commission may require the standard procedures under 3 AAC 110.590(b), instead of the streamlined procedures, and may convert this local action petition to a legislative review petition under 3 AAC 110.590(e). Under this regulation, in lieu of notice and service of the petition under 3 AAC 110.450 – 470, the petitioning municipality, at least 30 days before passage of its authorizing ordinance under AS 29.06.040(c)(4) by the city council, may publish notice of the annexation proposal in a newspaper of general circulation in the area or territory proposed for annexation, and provide the notice to each owner of property abutting the boundaries proposed for annexation. If the petitioning municipality elects to publish, serve and post a pre-ordinance notice under 3 AAC 110.590(a)(3), proof of compliance with the notice and service requirements of 3 AAC 110.590(a)(3) and (f) must be filed with the department.

If the petitioning municipality publishes a pre-ordinance notice as provided under 3 AAC 110.590(a)(3), the municipality shall file with the department a copy of (1) the publisher's affidavit of publication of the notice; (2) written comments submitted to the municipality regarding the annexation proposal; and (3) the minutes of all council or assembly meetings at which the proposal was addressed by the petitioning municipality.

The petitioning municipality must also provide notice of the annexation to each owner of property abutting the boundaries proposed for annexation, and proof that each owner was contacted should be filed with the department. These documents are required by 3 AAC 110.590(f) and are presented as **Exhibit K**.

SECTION 21. PETITIONER'S AFFIDAVIT. 3 AAC 110.420(b)(22).

An affidavit from the Petitioner's representative 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 is provided in **Exhibit L**.

SECTION 22. ADDITIONAL INFORMATION REQUIRED FOR PETITION.

3 AAC 110.420(b)(23).

- a) An affidavit from the Petitioner's representative that details who provided the information in each section of this Petition is provided in **Exhibit M**.
- b) Other information or supporting material that the department believes the Petitioner must provide for an adequate review of the proposal.

SECTION 23. ELECTRONIC FORMAT. 3 AAC 110.420(c).

- a) The petitioner shall provide the department with a copy of the petition and supporting materials in an electronic format, unless the department waives this requirement because the petitioner lacks a readily accessible means or the capability to provide items in an electronic format.

EXHIBIT A-1

**LEGAL METES AND BOUNDS DESCRIPTION OF THE TERRITORY
PROPOSED FOR ANNEXATION**

Metes and Bounds Description

This is a metes and bounds description for annexation into the City of Wasilla, State of Alaska. This description includes the following parcels: Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-82, and Waiver Parcel No. 2 as described in the Refile Waiver 94-5W. Described by metes and bounds as follows:

A parcel of land located in the Northeast Quarter (NE¼) of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska. More particularly described as follows:

Commencing at the Section Corner common to Section 1, 6, 7, and 12 marked with a 3" BLM aluminum cap monument;
Thence S 00° 03' 00" E along the Section Line Common to Section 12 and 7 a distance of 392.62 ft. to the south right-of-way line for the W. Parks Highway;
Thence along a curve to the left for the south right-of-way line of the W. Parks Highway, whose chord bears N 84° 57' 20" W, a chord distance of 1083.87 ft., a delta angle of 22° 20' 45", a radius of 2796.79 ft., and a curve length of 1090.77 ft. to the northeast corner of Parcel 2 and the True Point of Beginning;
Thence S 00° 03' 00" E along the lot line common to Parcels 1 and 2, a distance of 282.55 ft.;
Thence S 14° 01' 55" E a distance of 457.65 ft. to the north meander line for Jacobson Lake;
Thence along the north meander line S 80° 30' 09" E a distance of 156.76 ft.;
Thence S 80° 14' 20" E a distance of 134.95 ft.;
Thence N 89° 23' 36" E a distance of 59.07 ft.;
Thence S 66° 44' 04" E a distance of 188.71 ft.;
Thence S 64° 14' 15" E a distance of 187.78 ft.;
Thence S 81° 28' 39" E a distance of 87.13 ft.;
Thence S 73° 57' 44" E a distance of 101.03 ft.;
Thence S 57° 15' 23" E a distance of 67.97 ft.;
Thence S 52° 42' 08" E a distance of 49.98 ft. to the section line common to Sections 12 and 7;
Thence S 00° 03' 00" E along said Section line a distance of 1272.02 ft. to the North right-of-way line of the Alaska Railroad;
Thence along the Alaska Railroad right-of-way N 63° 22' 00" W a distance of 1354.03 ft. to a point of curve;
Thence continuing on said railroad right-of-way on a curve to the left, whose chord bears N 74° 00' 30" W, a chord distance of 777.35 ft., a delta angle of 21° 17' 00", a radius of 2104.75 ft., and a curve length of 781.84 ft. to a point of curve;
Thence continuing along said railroad right-of-way N 84° 39' 00" W a distance of 681.42 ft. to the center quarter line of Section 12 and also the southwest corner of Lot 3C of Olympic Subdivision, Plat No. 2006-86;
Thence along the west line of said Lot 3C N 00° 00' 58" W a distance of 871.66 ft. to the westerly corner of Lot 3D of Olympic Subdivision, Plat No. 2006-86 common with the southwest corner of Tract 2 of Naomi Subdivision, Plat No. 73-86;
Thence N 89° 58' 32" E along the line common to said Tract 2 and Lot 3D a distance of 634.72 ft.;

Thence N 40° 10' 03" W along common line between said Tract 2 and Lot 3D a distance of 426.00 ft. to the northwesterly corner of said Lot 3D and the south right-of-way line of the W. Parks Highway;

Thence N 78° 37' 04" E along the right-of-way a distance of 637.00 ft. to the northwest corner of Waiver Parcel 2 of Refiled Waiver No. 94-5W;

Thence continuing along the right-of-way N 78° 37' 04" E a distance of 323.30 ft. to a point of curve;

Thence continuing along the south right-of-way line on a curve to the right, whose chord bears N 81° 14' 41" E, a chord distance of 256.36 ft., a delta angle of 5° 15' 13", a radius of 2796.79 ft., and a curve length of 256.44 ft. to the True Point of Beginning. Also being the northeast corner of Waiver Parcel No. 2 of Refiled Waiver 94-5W. Containing 76.60 acres more or less.

NOTE: This legal also includes a portion of Jacobson Lake as shown on the Olympic Subdivision plats. The basis of bearing is the same as the Olympic plats.



EXHIBIT A-2
LEGAL METES AND BOUNDS DESCRIPTION OF THE EXISTING CITY

The boundaries of the city of Wasilla are described as follows:

Beginning at the southeast corner of Lot 16, Block 4, 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, Plat No. 77-107, Palmer Recording District,

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, Plat No. 77-107, Palmer Recording District,

thence westerly to the northwest corner of Lot 1, Block 1, Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District,

thence northerly along the east boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center north 1/16 corner,

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

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

thence easterly along the south boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west boundary of Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District,

thence southerly to the southwest corner of Lot 1, Block 4, Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District,

thence westerly to the west right-of-way line of S. Hermon Road,

thence northerly along the west right-of-way line of S. Hermon Road to the northeast corner of Lot 5, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,

thence westerly and southerly along the boundary of Lot 5, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District, to its southwest corner common with the north right-of-way line of S. Maney Drive,

thence westerly and southwesterly along the north right-of-way line of S. Maney Drive to the southwest corner of Lot 1, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,

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 Tract 3A, Lakebrook Subdivision, Plat No. 89-013, Palmer Recording District,

thence northerly along the east boundary of Tract 3A, Lakebrook Subdivision to the ordinary high water line of Wasilla Lake,

thence southwesterly along the meanders of the ordinary high water line of Wasilla Lake to the northwest corner of Tract 6-A, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District,

thence southerly along the west boundary of Tract 6-A, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District, to the southwest corner of said tract,

thence southeasterly across the E. Palmer-Wasilla Highway to northwest corner of Tract 6-1, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District,

thence southerly along the west boundary of Tract 6-1, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District, 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, Plat No 84-116, Palmer Recording District, to the northwest corner of Tract 7-2, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District, 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 6A, Olson Subdivision Extension, Plat No. 60-023, Palmer Recording District,

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

thence northerly along the east right-of-way line of Peck Street, to a point where said right-of-way line intersects the easterly limit 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 northerly along the east boundary of said Permanent Public Use and Right-of-Way Easement to a point where said boundary intersects the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence northerly along the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, 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 across 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 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, Plat No. 2000-136, Palmer Recording District,
thence northerly to the northwest corner of Tract B, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,
thence easterly to the northeast corner of Tract B, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,
thence northerly to the northeast corner of 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 1, Silver Hills View Subdivision Addition No. 1, Plat No. 2007-58, Palmer Recording District,
thence easterly to the northwest corner of Lot 8, Block 2, Silverleaf Estates Subdivision, Phase I, Plat No. 85-053, Palmer Recording District,
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, Plat No. 85-053, Palmer Recording District,
thence easterly along the north right-of-way line of W. Ridgewood Drive to the southeast corner of Lot 10A, Block 2, Silverleaf Estates Subdivision, Phase 5, Plat No. 2006-226, Palmer Recording District,
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, Plat No. 2000-136, Palmer Recording District
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, Plat No. 2000-136, Palmer Recording District
thence southeasterly to the southwest corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,
thence southwesterly to the northwest corner of Lot 5, Silver Tree Subdivision, Addition No. 1, Plat No. 2009-37, Palmer Recording District,
thence southerly to the southwest corner of Lot 1, Silver Tree Subdivision, Plat No. 2007-20, Palmer Recording District,
thence westerly along the north right-of-way line of W. Spruce Avenue to the west side of the right-of-way line of N. Silver Pond Circle,
thence westerly along the 33' section line easement on the south boundary of Section 32, Township 18 North, Range 1 West, Seward Meridian, Alaska to the section line common to Sections 31 and 32, Township 18 North, Range 1 West, Seward Meridian, Alaska,
thence southerly to the common section corner of Sections 31 and 32, Township 18 North, Range 1 West and Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence southerly on the common section line of Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, to the south 1/16 corner common to Sections 5 and 6,

thence westerly to the southeast corner of Mission Hills, Subdivision, Phase 3, Plat No. 84-192, Palmer Recording District,
thence northerly to the northeast corner of Mission Hills Subdivision, Phase 3, Plat No. 84-192, Palmer Recording District,
thence westerly to the northwest corner of Lot 7, Block 2, Mission Hills North Subdivision, Plat No. 2008-24, Palmer Recording District,
thence southerly to the southwest corner of Mission Hills Subdivision, Phase 2, Plat No. 84-124, Palmer Recording District,
thence westerly to the southwest corner of Lot 8, Block 1, Wintergreen Acres Subdivision, Plat No. 79-307, Palmer Recording District,
thence southerly to the northwest 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence easterly to the center north 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence southerly to the center 1/4 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence westerly to the 1/4 corner common to Section 7, Township 17 North, Range 1 West and Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,
thence northerly to the Corner No. 4 Lot 1, U.S. Survey No. 9207,
thence northwesterly along the northerly easement line for the Alaska Railroad to the northwest corner of Lot 3, Matanuska-Susitna Borough Waiver No. 93-105W, 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. 408, 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 1/4, Section 13, Township 17 North, Range 2 West, Seward Meridian, Alaska,
thence easterly to the 1/4 corner common with Section 13, Township 17 North, Range 2 West, and Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence northerly to the north 1/16 corner common to said Sections 13 and 18,
thence easterly along the south boundary of the N 1/2 NW 1/4 of Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west right-of-way line of S. Mack Drive,
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 2, Fern Plaza Subdivision, Plat No. 2009-71, Palmer Recording District,
thence southeasterly to the southwest corner of Lot 3, Fern Plaza Subdivision, Plat No. 2009-71

thence easterly along the southerly property line of Lot 3, Fern Plaza Subdivision, Plat No. 2009-71, 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 1/4 line of Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence easterly along the east-west 1/4 line of Sections 14 and 13, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the 1/4 corner common to Section 13, Township 17 North, Range 1 West, and Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska,
thence northerly along the Seward Meridian 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 Seward Meridian Commercial Condos, Plat No. 2011-48, Palmer Recording District,
thence northeasterly along the easterly boundary of Seward Meridian Commercial Condos, Plat No. 2011-48, 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 A-3

**LEGAL METES AND BOUNDS DESCRIPTION OF THE EXISTING
CITY POST-ANNEXATION**

The boundaries of the city of Wasilla are described as follows:

Beginning at the southeast corner of Lot 16, Block 4, 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, Plat No. 77-107, Palmer Recording District,

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, Plat No. 77-107, Palmer Recording District,

thence westerly to the northwest corner of Lot 1, Block 1, Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District,

thence northerly along the east boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the center north 1/16 corner,

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

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

thence easterly along the south boundary of the SE 1/4 NW 1/4 Section 12, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west boundary of Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District,

thence southerly to the southwest corner of Lot 1, Block 4, Happy Mountain Estates Subdivision, Plat No. 77-107, Palmer Recording District,

thence westerly to the west right-of-way line of S. Hermon Road,

thence northerly along the west right-of-way line of S. Hermon Road to the northeast corner of Lot 5, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,

thence westerly and southerly along the boundary of Lot 5, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District, to its southwest corner common with the north right-of-way line of S. Maney Drive,

thence westerly and southwesterly along the north right-of-way line of S. Maney Drive to the southwest corner of Lot 1, Block 3, Maney Acres No. 2, Plat No. 85-6, Palmer Recording District,

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 Tract 3A, Lakebrook Subdivision, Plat No. 89-013, Palmer Recording District,

thence northerly along the east boundary of Tract 3A, Lakebrook Subdivision to the ordinary high water line of Wasilla Lake,

thence southwesterly along the meanders of the ordinary high water line of Wasilla Lake to the northwest corner of Tract 6-A, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District,

thence southerly along the west boundary of Tract 6-A, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District, to the southwest corner of said tract,

thence southeasterly across the E. Palmer-Wasilla Highway to northwest corner of Tract 6-1, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District,

thence southerly along the west boundary of Tract 6-1, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District, 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, Plat No 84-116, Palmer Recording District, to the northwest corner of Tract 7-2, Lakebrook Subdivision, Plat No. 2005-191, Palmer Recording District, 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 6A, Olson Subdivision Extension, Plat No. 60-023, Palmer Recording District,

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

thence northerly along the east right-of-way line of Peck Street, to a point where said right-of-way line intersects the easterly limit 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 northerly along the east boundary of said Permanent Public Use and Right-of-Way Easement to a point where said boundary intersects the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence northerly along the section line common to Sections 2 and 3, Township 17 North, Range 1 West, Seward Meridian, Alaska, 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 across 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 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, Plat No. 2000-136, Palmer Recording District,
thence northerly to the northwest corner of Tract B, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,
thence easterly to the northeast corner of Tract B, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,
thence northerly to the northeast corner of 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 1, Silver Hills View Subdivision Addition No. 1, Plat No. 2007-58, Palmer Recording District,
thence easterly to the northwest corner of Lot 8, Block 2, Silverleaf Estates Subdivision, Phase I, Plat No. 85-053, Palmer Recording District,
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, Plat No. 85-053, Palmer Recording District,
thence easterly along the north right-of-way line of W. Ridgewood Drive to the southeast corner of Lot 10A, Block 2, Silverleaf Estates Subdivision, Phase 5, Plat No. 2006-226, Palmer Recording District,
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, Plat No. 2000-136, Palmer Recording District
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, Plat No. 2000-136, Palmer Recording District
thence southeasterly to the southwest corner of Lot 8, Block 1, Silverleaf Estates Subdivision, Phase 2, Plat No. 2000-136, Palmer Recording District,
thence southwesterly to the northwest corner of Lot 5, Silver Tree Subdivision, Addition No. 1, Plat No. 2009-37, Palmer Recording District,
thence southerly to the southwest corner of Lot 1, Silver Tree Subdivision, Plat No. 2007-20, Palmer Recording District,
thence westerly along the north right-of-way line of W. Spruce Avenue to the west side of the right-of-way line of N. Silver Pond Circle,
thence westerly along the 33' section line easement on the south boundary of Section 32, Township 18 North, Range 1 West, Seward Meridian, Alaska to the section line common to Sections 31 and 32, Township 18 North, Range 1 West, Seward Meridian, Alaska,
thence southerly to the common section corner of Sections 31 and 32, Township 18 North, Range 1 West and Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence southerly on the common section line of Sections 5 and 6, Township 17 North, Range 1 West, Seward Meridian, to the south 1/16 corner common to Sections 5 and 6,

thence westerly to the southeast corner of Mission Hills, Subdivision, Phase 3, Plat No. 84-192, Palmer Recording District,
thence northerly to the northeast corner of Mission Hills Subdivision, Phase 3, Plat No. 84-192, Palmer Recording District,
thence westerly to the northwest corner of Lot 7, Block 2, Mission Hills North Subdivision, Plat No. 2008-24, Palmer Recording District,
thence southerly to the southwest corner of Mission Hills Subdivision, Phase 2, Plat No. 84-124, Palmer Recording District,
thence westerly to the southwest corner of Lot 8, Block 1, Wintergreen Acres Subdivision, Plat No. 79-307, Palmer Recording District,
thence southerly to the northwest 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence easterly to the center north 1/16 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence southerly to the center 1/4 corner of Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska,
thence westerly to the 1/4 corner common to Section 7, Township 17 North, Range 1 West and Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska,
thence northerly to the southwest corner of Parcel 1, MSB Waiver No. 80-137W, Palmer Recording District,
thence westerly along the north meander line for Jacobson Lake to the southeast corner of Lot 2, MSB Waiver No. 94-5W refiled, Palmer Recording District,
thence northerly to the northeast corner of Lot 2, MSB Waiver No. 94-5W refiled, Palmer Recording District,
Thence westerly along the south right-of-way line of the W. Parks Highway northeast corner of Tract 2, Naomi Subdivision, Plat No. 73-86, Palmer Recording District,
thence southerly to the southeast corner of Tract 2, Naomi Subdivision, Plat No. 73-86, Palmer Recording District,
thence westerly to the northwest corner of Lot 3D, Olympic Subdivision, Plat No. 2006-86, Palmer Recording District,
Thence southerly to the southwest corner of Lot 3C, Olympic Subdivision, Plat No. 2006-86, Palmer Recording District,
thence easterly along the north right-of-way line of the Alaska Railroad to the northwest corner of Lot 3, Matanuska-Susitna Borough Waiver No. 93-105W, 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. 408, 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 1/4, Section 13, Township 17 North, Range 2 West, Seward Meridian, Alaska,

thence easterly to the 1/4 corner common with Section 13, Township 17 North, Range 2 West, and Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska,

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

thence easterly along the south boundary of the N 1/2 NW 1/4 of Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the west right-of-way line of S. Mack Drive,

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 2, Fern Plaza Subdivision, Plat No. 2009-71, Palmer Recording District,

thence southeasterly to the southwest corner of Lot 3, Fern Plaza Subdivision, Plat No. 2009-71

thence easterly along the southerly property line of Lot 3, Fern Plaza Subdivision, Plat No. 2009-71, 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 1/4 line of Section 14, Township 17 North, Range 1 West, Seward Meridian, Alaska,

thence easterly along the east-west 1/4 line of Sections 14 and 13, Township 17 North, Range 1 West, Seward Meridian, Alaska, to the 1/4 corner common to Section 13, Township 17 North, Range 1 West, and Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska,

thence northerly along the Seward Meridian 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 Seward Meridian Commercial Condos, Plat No. 2011-48, Palmer Recording District,

thence northeasterly along the easterly boundary of Seward Meridian Commercial Condos, Plat No. 2011-48, 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 8,669.6 acres more or less.

EXHIBIT A-4
MAPS AND PLATS

A map showing the existing boundaries of the City and the boundaries of the territory proposed for annexation is presented in this exhibit. Pursuant to the City of Wasilla's request to relax and suspend certain procedural requirements of 3 AAC 110.420(b), copies of plats are not included in this petition.

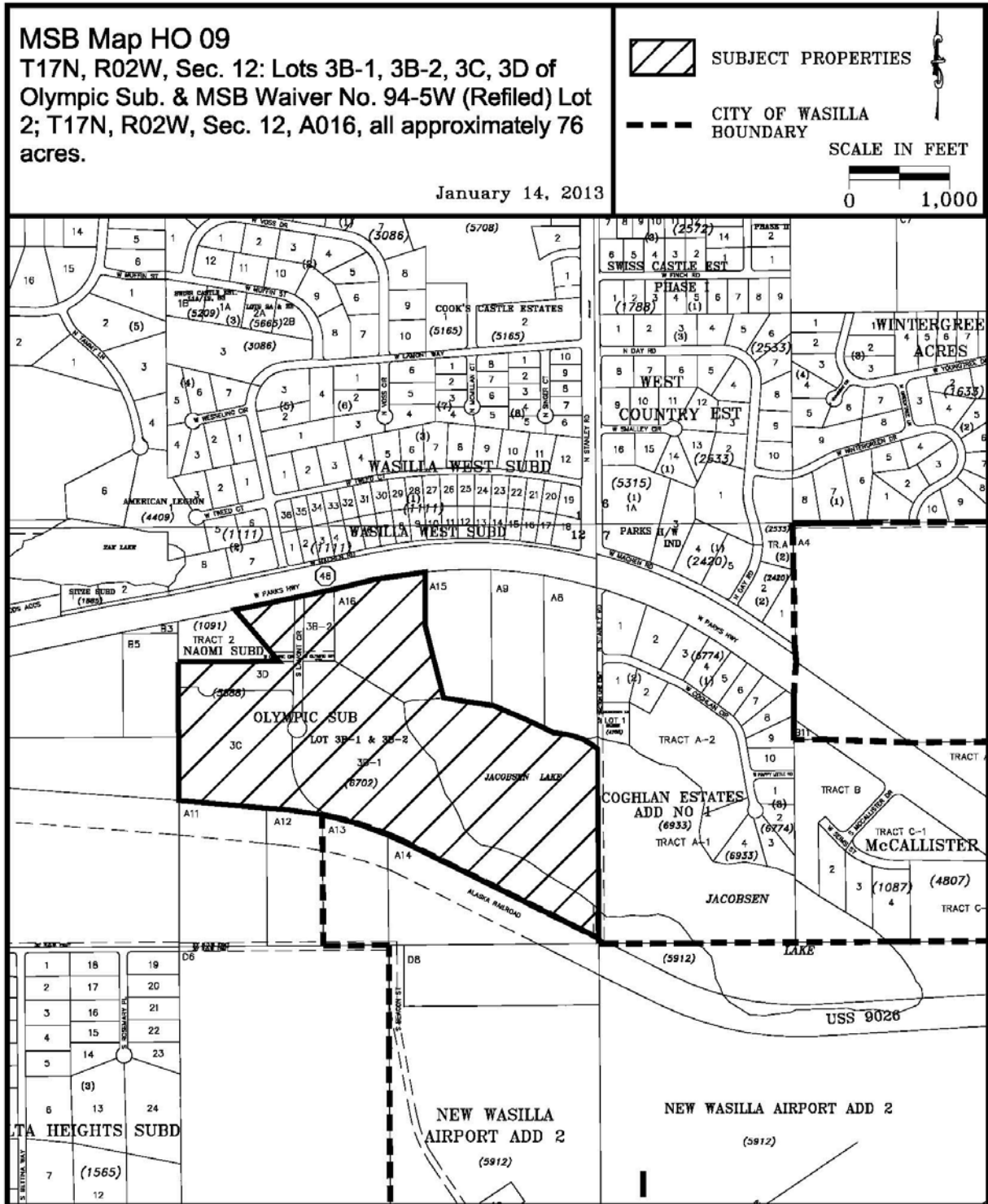


EXHIBIT B

INFORMATION RELATING TO PUBLIC NOTICE AND SERVICE OF THE PETITION

This exhibit provides information relevant to public notice of this annexation proceeding. Included are details about local media; municipal governments adjacent to the territory proposed for annexation; places for posting public notices relating to the proposed annexation; location(s) where the petition may be viewed by the public, and persons who, because of their interest in this matter, may warrant individual notice of the annexation proceedings.

LOCAL MEDIA

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

Newspaper(s)

Name: Matanuska-Susitna Valley Frontiersman
Mailing Address: P.O. Box 873509, Wasilla, AK 99687
Telephone: 907-352-2250
Fax number: 907-352-2277
Email Address: contact@frontiersman.com

Name: Anchorage Daily News
Telephone: 907-352-6700
Fax number: 907-279-8170
Email Address: legalads@adn.com

Radio station(s)

Name: KMBQ
Physical Address: 851 E. Westpoint Drive, Suite 301, Wasilla, AK 99654
Telephone: 907-373-0222
Fax number: 907-376-1575

ADJACENT MUNICIPAL GOVERNMENTS

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

Matanuska-Susitna Borough

City of Houston

City of Palmer

Municipality of Anchorage

PLACES RECOMMENDED TO POST OFFICIAL NOTICES RELATING TO ANNEXATION

The following three or more prominent places, readily accessible to the public, within or near the boundaries proposed for change are recommended for posting of notices concerning this annexation proposal.

1. Notice posted in right-of-way at southeast corner of Parks Highway and Lamont Circle.
2. Notice posted in right-of-way at southwest corner of Parks Highway and Lamont Circle.
3. Notice posted at Denali Family Restaurant.

The following three or more prominent places, readily accessible to the public, within the current boundaries of the City are recommended to post notices concerning this annexation proposal:

1. Wasilla City Hall, City Clerk's Office, 290 E. Herning Avenue, Wasilla, AK 99654
2. Wasilla City Hall, Wasilla Planning Department, 290 E. Herning Avenue, Wasilla, AK 99654
3. Wasilla Public Library, 391 N. Main Street, Wasilla, AK 99654

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, City Clerk's Office	8 AM to 5 PM, Monday – Friday
Wasilla City Hall, Planning Department	8 AM to 5 PM, Monday – Friday
Wasilla Public Library	10 AM – 6 PM, Monday 10:30 AM – 7 PM, Tuesday & Thursday 10:30 AM – 6 PM, Wed. & Friday 1 PM – 5 PM, Saturday

INDIVIDUALS AND ENTITIES WHO MAY WARRANT INDIVIDUAL NOTICE OF THE FILING OF THE ANNEXATION PETITION

The following lists names and addresses of persons whose potential interest in the annexation proceedings may warrant individual notice of the filing of the petition:

The City of Wasilla has a current list of the names and addresses of all property owners who own land abutting the proposed annexation area. All of these property owners will be provided a written notice at least 30 days prior to the City Council passing an authorizing ordinance.

1. Greater Wasilla Chamber of Commerce, Convention & Visitors Bureau
415 E. Railroad Avenue
Wasilla, AK 99654

EXHIBIT C
PROJECTED REVENUES, OPERATING EXPENDITURES, AND CAPITAL
EXPENDITURES

Pursuant to the City of Wasilla's request to relax and suspend certain procedural requirements of 3 AAC 110.420(b) and the relatively small area proposed for annexation, a brief overview is included in this exhibit.

BUDGET SUMMARY
ALL FUNDS
For Fiscal Year 2013

	General Fund	Special Revenue Funds	Capital Project Funds	Enterprise Funds	Permanent Funds	Total
Estimated unassigned beginning fund balance, 07/01/2012	\$ 8,519,056	\$ 46,793	\$ 883,578	\$ 3,961,233	\$ 228,923	\$ 13,539,623
Sources						
Sales Taxes	\$ 11,079,498	\$ -	\$ -	\$ -	\$ -	\$ 11,079,498
Vehicle Taxes	110,000	-	-	-	-	110,000
Licenses, Permits & Fines	248,875	-	-	-	-	248,875
Intergov. Revenues	1,481,025	125,000	1,050,000	1,182,500	7,000	3,838,525
User Fees & Charges	-	6,800	-	3,345,707	-	3,352,507
Local Revenues	392,787	-	-	57,500	-	450,287
Other Revenues	1,477,394	-	-	-	-	1,477,394
Transfers In	-	-	909,000	782,215	3,273	1,694,488
Total sources	\$ 15,369,579	\$ 131,800	\$ 1,959,000	\$ 5,367,922	\$ 10,273	\$ 22,858,574
Total Available Funds	\$ 24,008,675	\$ 178,593	\$ 2,642,578	\$ 9,329,156	\$ 239,196	\$ 36,398,197
Uses						
Council/Clark	\$ 605,804	\$ -	\$ -	\$ -	\$ -	\$ 605,804
General Government	2,355,108	-	-	-	-	2,355,108
Public Safety	6,372,927	161,649	-	-	-	6,534,576
Public Works	2,169,962	-	-	1,068,825	-	3,238,787
Culture & Recreation	1,924,089	-	-	1,174,338	-	3,098,427
Non-Departmental	81,000	-	-	-	-	81,000
Debt Service	422,744	-	-	270,784	-	693,528
Capital Outlay	-	-	1,828,104	1,435,000	-	3,263,104
Transfer To Other Funds	1,653,488	-	-	41,000	-	1,694,488
Total Use of Funds	\$ 15,585,122	\$ 161,649	\$ 1,828,104	\$ 4,889,947	\$ 10,273	\$ 22,464,822
Change in unassigned fund balance	\$ (195,543)	\$ (29,849)	\$ 130,696	\$ 477,976	\$ 10,273	\$ 393,752
Estimated unassigned ending fund balance, 06/30/2013	\$ 8,423,553	\$ 16,944	\$ 814,474	\$ 4,439,208	\$ 239,196	\$ 13,933,375

BUDGET SUMMARY
ALL FUNDS
For Fiscal Year 2014

	General Fund	Special Revenue Funds	Capital Project Funds	Enterprise Funds	Permanent Funds	Total
Estimated unassigned beginning fund balance, 07/01/2013	\$ 8,423,553	\$ 16,944	\$ 814,474	\$ 4,439,208	\$ 239,196	\$ 13,933,375
Sources						
Sales Taxes	\$ 11,854,600	\$ -	\$ -	\$ -	\$ -	\$ 11,854,600
Vehicle Taxes	117,000	-	-	-	-	117,000
Licenses, Permits & Fines	264,875	-	-	-	-	264,875
Intergov. Revenues	1,303,826	50,000	10,934,815	1,950,000	-	14,238,643
User Fees & Charges	-	7,000	-	3,542,361	6,500	3,555,861
Local Revenues	413,350	-	-	58,200	-	471,550
Other Revenues	1,505,200	-	-	-	-	1,505,200
Transfers In	-	113,003	1,245,384	505,466	-	1,864,857
Total sources	\$ 15,458,943	\$ 170,005	\$ 12,180,199	\$ 6,057,049	\$ 6,500	\$ 33,872,696
Total available funds	\$ 23,882,496	\$ 186,949	\$ 12,994,673	\$ 10,496,257	\$ 245,696	\$ 47,805,071
Uses						
Council/Clark	\$ 646,212	\$ -	\$ -	\$ -	\$ -	\$ 646,212
General Government	2,444,359	-	-	-	-	2,444,359
Public Safety	6,638,590	170,005	-	-	-	6,808,595
Public Works	2,252,033	-	-	2,043,969	-	4,295,999
Culture & Recreation	1,964,519	-	-	1,225,270	-	3,189,786
Non-Departmental	81,000	-	-	-	-	81,000
Debt Service	417,744	-	-	267,325	-	685,069
Capital Outlay	-	-	12,088,799	2,170,000	-	14,258,799
Transfer To Other Funds	1,823,857	-	-	41,000	-	1,864,857
Total use of funds	\$ 16,268,311	\$ 170,005	\$ 12,088,799	\$ 5,747,561	\$ 6,500	\$ 34,274,676
Change in unassigned fund balance	\$ (909,368)	\$ -	\$ 91,400	\$ 309,408	\$ 6,500	\$ (401,960)
Estimated unassigned ending fund balance, 06/30/2014	\$ 7,614,185	\$ 16,944	\$ 905,874	\$ 4,748,696	\$ 245,696	\$ 13,531,395

Non-Code Ordinance

By: Finance
Introduced: April 9, 2012
Public Hearing: April 23, 2012
Amended: April 23, 2012
Adopted: April 23, 2012
Vote: Harris, Holler, Katkus, Sullivan-Leonard, Wall and Woodruff in favor

City of Wasilla
Ordinance Serial No. 12-12(AM)

An ordinance of the Wasilla City Council providing for the adoption of the Annual Budget for the Fiscal Year 2013 and appropriating funds to carry out said budget.

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

Section 2. Purpose. In accordance with WMC 5.04.020, the Wasilla City Council hereby adopts the Annual Budget for the Fiscal Year 2013 as presented by the Mayor and introduced on April 9, 2012.

Section 3. Federal and state grant funds. Authority to increase or decrease appropriations in response to changes in estimated grant revenues is adopted as follows:

(a) If federal or state grant funds that are received during the fiscal year ending June 30, 2013 exceed the estimates appropriated by this ordinance the affected appropriation is increased by the amount of the increase in receipts.

(b) If federal or state grant funds that are received during the fiscal year ending June 30, 2013 exceed the estimates appropriated by this ordinance the appropriation from city funds for the affected program may be reduced by the excess if the reduction is consistent with applicable federal and state statutes.

(c) If federal or state grant funds that are received during the fiscal year ending June 30, 2013 fall short of the estimates appropriated by this ordinance the affected appropriation is reduced by the amount of the shortfall in receipts.

Section 4. Appropriation. There is hereby appropriated out of the revenues of the City of Wasilla, for the fiscal year beginning July 1, 2012, the sum of \$22,464,822, which includes \$1,694,488 of transfers between funds, to be raised by taxation and otherwise, which sum is deemed by Council to be necessary to defray all expenditures of the City during said budget year to be divided and appropriated in accordance with the attached budget proposal as follows:

City of Wasilla
Page 1 of 2

Ordinance Serial No. 12-12(AM)

<u>Fiscal Year 2013</u>				
	<u>Outstanding Balance 6/30/2012</u>	<u>Principal Additions</u>	<u>Principal Reductions</u>	<u>Outstanding Balance 6/30/2013</u>
<u>Governmental Activities</u>				
General Obligation Debt	\$ 2,510,000	\$ -	\$ 310,000	\$ 2,200,000
Total	<u>\$ 2,510,000</u>	<u>\$ -</u>	<u>\$ 310,000</u>	<u>\$ 2,200,000</u>
<u>Enterprise Activities</u>				
Sewer Loan Payable	\$ 191,916	\$ -	\$ 17,248	\$ 174,668
Water Loan Payable	2,480,345	-	213,450	2,266,895
	<u>\$ 2,672,261</u>	<u>\$ -</u>	<u>\$ 230,698</u>	<u>\$ 2,441,563</u>
Total Governmental Activities and Enterprise Activities	<u>\$ 5,182,261</u>	<u>\$ -</u>	<u>\$ 540,698</u>	<u>\$ 4,641,563</u>

<u>Fiscal Year 2014</u>				
	<u>Outstanding Balance 6/30/2013</u>	<u>Principal Additions</u>	<u>Principal Reductions</u>	<u>Outstanding Balance 6/30/2014</u>
<u>Governmental Activities</u>				
General Obligation Debt	\$ 2,200,000	\$ -	\$ 320,000	\$ 1,880,000
Total	<u>\$ 2,200,000</u>	<u>\$ -</u>	<u>\$ 320,000</u>	<u>\$ 1,880,000</u>
<u>Enterprise Activities</u>				
Sewer Loan Payable	\$ 174,668	\$ -	\$ 17,248	\$ 157,420
Water Loan Payable	2,266,895	-	213,450	2,053,445
	<u>\$ 2,441,563</u>	<u>\$ -</u>	<u>\$ 230,698</u>	<u>\$ 2,210,865</u>
Total Governmental Activities and Enterprise Activities	<u>\$ 4,641,563</u>	<u>\$ -</u>	<u>\$ 550,698</u>	<u>\$ 4,090,865</u>

Debt Service Requirement:

	<u>FY2013</u>	<u>FY2014</u>
General Fund Revenue	15,389,579	15,458,943
Target Goal - less than 20%	3,077,916	3,091,789
Debt Requirement	540,698	550,698
Target Goal Met As Required	Yes	Yes

EXHIBIT D

EXISTING LONG TERM MUNICIPAL DEBT

The following lists any existing long term municipal debt in annexing city and the territory proposed for annexation.

NAME/TYPE OF BOND	PURPOSE OF BOND	DATE FULLY PAID
1998 Series A GO Bond	Paving (Remaining balance - \$2,510,000)	December 2018

EXHIBIT E

MUNICIPAL POWERS AND FUNCTIONS

MUNICIPAL POWERS AND FUNCTIONS OF ANY EXISTING MUNICIPALITY FOR WHICH CHANGE IS PROPOSED BEFORE THE PROPOSED CHANGE

The existing municipal powers and functions are listed below. There are no proposed changes to these powers at the present time.

1. Streets, roads, sidewalks, paths and trails, including related water drainage, landscaping and parking;
2. Sewers and sewage treatment;
3. Water treatment and distribution, including fire hydrants;
4. Utility easements;
5. Police protection and jails;
6. Parks, playgrounds, sports fields and recreation;
7. Community centers, libraries, museums, and all other public buildings and grounds;
8. Airports and aviation;
9. Public transportation;
10. Cemeteries;
11. Planning and land use;
12. Housing and urban renewal, rehabilitation and development;
13. Economic and tourism development;
14. Watercourse and flood control;
15. Environmental and wetlands protection;
16. Wildlife conservation and protection; and
17. Any other facility or service deemed necessary or appropriate by the council

MUNICIPAL POWERS AND FUNCTIONS OF ANY EXISTING MUNICIPALITY FOR WHICH CHANGE IS PROPOSED AFTER THE PROPOSED CHANGE

No changes are proposed to the municipal powers and functions as a result of the annexation. The only change in services provided by the municipalities is that the Matanuska-Susitna Borough will be relieved of road maintenance responsibility for Lamont Circle and law enforcement services will shift from the Alaska State Troopers to the City of Wasilla Police.

CURRENT ALTERNATIVE SERVICE PROVIDERS IN THE TERRITORY PROPOSED FOR ANNEXATION

Provider	Service or Function
NONE	

EXHIBIT F
TRANSITION PLAN

This exhibit presents the transition plan as 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 119.970) 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; and
- 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 territory proposed for annexation is contiguous to the current boundaries of the City and is at present located within the Matanuska-Susitna Borough (MSB). 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 and enforcement. Due to the small size of the territory proposed for annexation, the transition and extension of city services to the area will have a very small impact on both the territory and the City and extension of current city services to this area will not be difficult. All City departments and all necessary agencies, both state and borough, will be notified of the new properties being added within the City of Wasilla municipal boundary.

Planning, Zoning, Land Use and Enforcement: The areas inside the city limits adjacent to the territory proposed for annexation are currently zoned Commercial (C) and Industrial (I). The area subject to this annexation will be most consistent with the Commercial zoning to the south. Once annexed, a recommendation will be made to the Wasilla Planning Commission and the City Council to zone the territory Commercial. The Planning Commission meeting will occur within 30 days of the effective date of the annexation.

Road Maintenance: City road maintenance will be extended without difficulty due to the close proximity and short length of the roadway (Lamont Circle) of the territory to be annexed. City crews will be informed of the new roadway area to be maintained once the annexation is in effect.

Water/Sewer Utilities: The MSB does not provide water or sewer service to the territory proposed for annexation. City water and sewer service is available approximately one mile to the south. At this time, the City does not have any plans to extend services to that area but plans to extend water to the City airport. However, the property owners, at their expense, have the ability to tie into the existing City services that are available to the south.

Property Tax: The MSB currently assesses and collects areawide and non-areawide property taxes for properties within the MSB boundaries. The MSB will continue to collect areawide taxes but will no longer assess or collect non-areawide taxes since properties within the City limits are not assessed for non-areawide taxes.

Sales Tax: The MSB does not currently have a sales tax. The City of Wasilla has a two percent (2%) sales tax. Once the territory is annexed into the city limits, all future sales and rentals will be subject to the city tax.

Law Enforcement: Law enforcement for the territory proposed for annexation is currently provided by the Alaska State Troopers. Once the area is annexed, law enforcement will be provided by the City of Wasilla Police Department. Once the annexation is in effect, the City will notify the Alaska State Troopers and the Wasilla Police department that the area is within the city jurisdiction.

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 the Petitioner may gain as either an asset or liability. The City intends to adopt a zoning designation for the area per the provisions of WMC 16.08.140. The City of Wasilla Deputy Administrator, Bert Cottle, consulted with the Matanuska-Susitna Borough Manager, John Moosey, regarding the proposed annexation and transition needs for the territory proposed for annexation on August 7, 2012.

This transition process is estimated to be complete within a few months of the effective date of annexation. 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.

EXHIBIT G

COMPOSITION AND APPORTIONMENT OF THE EXISTING 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 following annexation.

The Wasilla City Council is comprised of six members who are elected at large, by residents of the City of Wasilla, to designated seats. A term of office is three years, unless appointed to fill a vacant seat. The City Mayor is also an elected position and serves as the city manager.

The City Council serves as the Legislative body for the City of Wasilla. Responsibilities include, enacting laws that govern the city, setting the mill rate for property taxes within the city, approving the annual budget, and appropriating funds to provide for city services. The City Council also establishes policy statements, which are executed through Administration.

The Mayor and City Council members are:

Seat Designation	Name	Term Expiration
Mayor	Verne E. Rupright	10/2014
Seat A	Steve D. Lovell	10/2015
Seat B	A. Clark Buswell, III	10/2015
Seat C	Leone Harris	10/2014
Seat D	Colleen Sullivan-Leonard	10/2014
Seat E	Dianne Woodruff	10/2013
Seat F	Brandon Wall	10/2013

No changes to the composition or apportionment of the city council are anticipated as a result of the annexation.

EXHIBIT H
CIVIL AND POLITICAL RIGHTS 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;
This annexation will have no effect on borough-wide, state-wide, or national elections since there are no residents living on the properties proposed for annexation.
- B. The extent to which the annexation excludes minorities while including other similarly situated persons;
There are no residents, minority or otherwise living on the properties proposed for annexation.
- C. The extent to which annexation reduces the City's minority population percentage;
The proposed annexation will not impact this since the subject properties are vacant.
- D. Whether the electoral system of the City fails fairly to reflect minority-voting strength;
There are no residents, minority or otherwise living on the properties proposed for annexation.
- E. Participation by minorities in the development of the annexation proposal;
There are no residents, minority or otherwise living on the properties proposed for annexation.
- F. Designation of an Alaska Native for U.S. Department of Justice contact regarding the proposed annexation; and
There are no Alaska Natives living within the area proposed to be annexed.
- G. Statement concerning the understanding of English in written and spoken forms among minority residents of the City and the territory proposed for annexation.
There are no residents, minority or otherwise living on the properties proposed for annexation.

EXHIBIT I
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 standard that is relevant to the proposed annexation pursuant to the Petitioner's request to relax the requirements of 3 AAC 110.420(b)(18) to allow a summary brief in lieu of a detailed analysis.

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.

This annexation petition was initiated by the property owners of the area proposed for annexation who believe that there is a need for city government and the services provided by the City for future commercial development of the properties. One of the more important services the City provides includes the protection provided by zoning regulations and code enforcement that protects property values. The City of Wasilla operates off the revenues generated by a two-percent sales tax collected for sales and services within the city limits. In order to continue to provide existing services and increase current service levels, including expansion of water and sewer, additional lands appropriate for commercial development are needed.

B. In accordance with 3 AAC 110.090(b), services determined to be essential municipal services under 3 AAC 110.970 can be provided more efficiently and more effectively by the City (Petitioner) than by another existing city or organized borough, on an areawide basis, or non-areawide basis, or through an existing borough service area.

The Matanuska-Susitna Borough is unable to provide municipal water or sewer to the subject properties. Although water and sewer lines are not immediately adjacent to the subject properties, the lines are within a reasonable distance. Water and sewer lines could be extended at the property owner's expense since the City of Wasilla has the capacity to provide service to the properties.

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.

The territory proposed for annexation is similar to other commercial properties within the city that have frontage on the Parks Highway since the proposed use of the property will be commercial in nature. Currently, the land abutting the proposed annexation area to the south is commercially and industrially zoned and the properties to the east along the Parks Highway are also commercially zoned.

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.

Since the services provided to City residents are funded by sales tax revenue versus property tax revenues and the proposed use and zoning for the area is commercial, sufficient sales tax will be generated from development on the properties to provide the necessary services to the area. The potential future commercial development on the subject properties will strengthen the economic base of the City. The City will provide all services to this area that are currently provided to other properties within the city limits that are adjacent to the subject properties. These include, but are not limited to, land use planning, local government access, police protection, roadway maintenance, etc.

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 is sufficiently large and stable to support the extension of city government.

Although there are currently no residents in the proposed annexation area, the services provided to City residents are funded by sales tax revenue versus property tax revenues. The proposed use and zoning for the area is commercial, which will generate sufficient sales tax to provide the necessary services to the area.

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 development of services determined to be essential municipal services under 3 AAC 110.970 on an efficient, cost-effective level.

At this time, water and sewer are not adjacent to the subject area but water and sewer is within a reasonable distance for extension to the site and there is sufficient capacity in the City water supply to provide water to the area.

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 development of services determined to be essential municipal services under 3 AAC 110.970.

The proposed area is contiguous with the city and does not create enclaves.

H. To promote the limitation of community under 3 AAC 110.130(c), 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; and may 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 and are otherwise suitable for city government.

The proposed annexation territory is immediately adjacent to commercial development within the city limits and is an area of expansion for commercial growth.

I. Under 3 AAC 110.130(d), if the Petition describes boundaries overlapping the boundaries of an existing organized borough, the Petition addresses the procedures and the brief addresses the standards and procedures 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 and procedures for detachment of territory from a city, merger of cities, or consolidation of cities.

The current boundaries of the City and the annexation territory are located within the boundaries of the Matanuska-Susitna Borough. The City is not seeking to detach territory from the Borough.

- J. 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).

Annexation of this area allows the City to manage its entire community and the assets necessary for sustainability and growth. This maximizes local self-government, especially since the property owners want to be part of the City and participate in the city decision-making processes that directly affect their properties. It also reduces the demand on the state for local services.

- K. The Petitioner has prepared a proper transition plan under 3 AAC 110.900.

A transition plan is included in Exhibit F.

- L. 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.

Exhibit H provides information regarding any effects of the proposed annexation upon civil and political rights.

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. This brief also addresses any other statutory or regulatory requirements, as mentioned in Section 18.

EXHIBIT J-1

**DOCUMENTATION DEMONSTRATING THAT THE PETITIONER IS AUTHORIZED
TO FILE THE PETITION UNDER 3 AAC 110.410**

CERTIFIED COPY OF ORDINANCE AUTHORIZING THE ANNEXATION PETITION

I, the undersigned City Clerk, do hereby certify that the attached ordinance is a true and correct copy of Ordinance Serial Number 13-10 of the City as finally passed at a duly convened meeting of the City Council.

In witness whereof, I have hereto set my hand and affixed the official seal of the City this 17th day of July, 2013.



Kristie Smithers, MMC, City Clerk

Non-Code Ordinance

By: Planning Department
Introduced: April 8, 2013
Public Hearing: April 22, 2013
Adopted: April 22, 2013

Vote: Buswell, Harris, Sullivan-Leonard, Lovell, Wall and Woodruff in favor

**CITY OF WASILLA
ORDINANCE SERIAL NO. 13-10**

An ordinance of the Wasilla City Council authorizing the Mayor to submit to the State of Alaska Local Boundary Commission a petition for annexation of Lots 3C and 3D of the Olympic Subdivision (Plat No. 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and Waiver Parcel No. 2 (Refile Waiver 94-5W).

WHEREAS, as 29.06.040(c)(4) provides that an area adjoining the municipality may be annexed by ordinance without an election if all property owners and voters in the area petition the governing body;

WHEREAS, the territory proposed for annexation exhibits a reasonable need for city government; and

WHEREAS, services determined to be essential city services under 3 AAC 110.970 can be provided more efficiently and effectively by the City (Petitioner) than by another existing city or by an organized borough on an area wide basis or non-area wide basis, or through an existing borough service area; and

WHEREAS, the territory proposed for annexation is compatible in character with the annexing city; and

WHEREAS, the economy within the proposed expanded boundaries of the City includes 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; and

WHEREAS, although the area proposed for annexation is unpopulated, expected and necessary development within the expanded boundaries of the City will support and justify the extension of city government into that area; and

WHEREAS, the proposed expanded boundaries of the City include all land and water necessary to provide the development of services determined to be essential city services under 3 AAC 110.970 on an efficient, cost-effective level; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, if the Petition describes boundaries overlapping the boundaries of an existing organized borough, it will address the procedures and the brief will address the standards for either annexation of the enlarged city to the existing organized borough or annexation of the enlarged city from the existing organized borough; if the Petition describes boundaries overlapping the boundaries of another existing city, it will address the procedures and the brief will address the standards for annexation of territory from a city, merger of cities, or consolidation of cities; and

WHEREAS, annexation to the City is in the best interests of the State as required by AS 29.06.040(a) and 3 AAC 110.135; and

WHEREAS, 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 to accompany the Petition will also demonstrate 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; and

WHEREAS, all property owners in the territory proposed for annexation, as defined by 3 AAC 110.990(12), and all registered voters in the territory proposed for annexation have petitioned the City Council for annexation in accordance with AS 29.06.040(c)(4); and

WHEREAS, 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; and

WHEREAS, the Petitioner has prepared a proper transition plan under 3 AAC 110.900; and

WHEREAS, other constitutional principles are 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, and 3 AAC 110.981 – 982;

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF WASILLA, as follows:

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

Section 2. Authorization. That the Mayor of the City of Wasilla is authorized to file a petition with the Alaska Local Boundary Commission for annexation using the method of annexation set out in AS 29.06.040(c)(4). The petition shall propose the annexation of the territory generally described as Lots 3C and 3D of the Olympic Subdivision (Plat No. 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and Waiver Parcel No. 2 (Refile Waiver 94-5W). The legal boundary description of the territory proposed to be annexed is attached hereto as "Attachment A" and shown on the map attached here as "Attachment B", both of which are hereby incorporated by reference.

Section 3. Petitioner's Representative. That the Mayor of the City of Wasilla is designated as the representative of the City for all matters relating to the annexation proceeding.

Section 4. Terms and Conditions. That the annexation will be on the following terms and conditions:

- a) All municipal services, other than water and sewer, will go into effect immediately upon the effective date of annexation.
- b) Businesses located on the subject properties will be required to collect applicable City sales tax and obtain required City business licenses.

Section 5. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on April 22, 2013.


VERNE E. RUPRIGHT, Mayor

ATTEST:


SARAH WHITELEY, Deputy City Clerk

[SEAL]

ATTACHMENT A

Metes and Bounds Description

This is a metes and bounds description for annexation into the City of Wasilla, State of Alaska. This description includes the following parcels: Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-82, and Waiver Parcel No. 2 as described in the Refile Waiver 94-5W. Described by metes and bounds as follows:

A parcel of land located in the Northeast Quarter (NE¼) of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska. More particularly described as follows:

Commencing at the Section Corner common to Section 1, 6, 7, and 12 marked with a 3" BLM aluminum cap monument;
Thence S 00° 03' 00" E along the Section Line Common to Section 12 and 7 a distance of 392.62 ft. to the south right-of-way line for the W. Parks Highway;
Thence along a curve to the left for the south right-of-way line of the W. Parks Highway, whose chord bears N 84° 57' 20" W, a chord distance of 1083.87 ft., a delta angle of 22° 20' 45", a radius of 2796.79 ft., and a curve length of 1090.77 ft. to the northeast corner of Parcel 2 and the True Point of Beginning;
Thence S 00° 03' 00" E along the lot line common to Parcels 1 and 2, a distance of 282.55 ft.;
Thence S 14° 01' 55" E a distance of 457.65 ft. to the north meander line for Jacobson Lake;
Thence along the north meander line S 80° 30' 09" E a distance of 156.76 ft.;
Thence S 80° 14' 20" E a distance of 134.95 ft.;
Thence N 89° 23' 36" E a distance of 59.07 ft.;
Thence S 66° 44' 04" E a distance of 188.71 ft.;
Thence S 64° 14' 15" E a distance of 187.78 ft.;
Thence S 81° 28' 39" E a distance of 87.13 ft.;
Thence S 73° 57' 44" E a distance of 101.03 ft.;
Thence S 57° 15' 23" E a distance of 67.97 ft.;
Thence S 52° 42' 08" E a distance of 49.98 ft. to the section line common to Sections 12 and 7;
Thence S 00° 03' 00" E along said Section line a distance of 1272.02 ft. to the North right-of-way line of the Alaska Railroad;
Thence along the Alaska Railroad right-of-way N 63° 22' 00" W a distance of 1354.03 ft. to a point of curve;
Thence continuing on said railroad right-of-way on a curve to the left, whose chord bears N 74° 00' 30" W, a chord distance of 777.35 ft., a delta angle of 21° 17' 00", a radius of 2104.75 ft., and a curve length of 781.84 ft. to a point of curve;
Thence continuing along said railroad right-of-way N 84° 39' 00" W a distance of 681.42 ft. to the center quarter line of Section 12 and also the southwest corner of Lot 3C of Olympic Subdivision, Plat No. 2006-86;
Thence along the west line of said Lot 3C N 00° 00' 58" W a distance of 871.66 ft. to the westerly corner of Lot 3D of Olympic Subdivision, Plat No. 2006-86 common with the southwest corner of Tract 2 of Naomi Subdivision, Plat No. 73-86;
Thence N 89° 58' 32" E along the line common to said Tract 2 and Lot 3D a distance of 634.72 ft.;

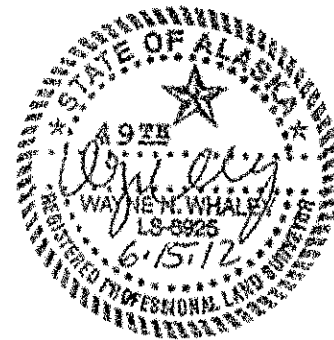
Thence N 40° 10' 03" W along common line between said Tract 2 and Lot 3D a distance of 426.00 ft. to the northwesterly corner of said Lot 3D and the south right-of-way line of the W. Parks Highway;

Thence N 78° 37' 04" E along the right-of-way a distance of 637.00 ft. to the northwest corner of Waiver Parcel 2 of Refiled Waiver No. 94-5W;

Thence continuing along the right-of-way N 78° 37' 04" E a distance of 323.30 ft. to a point of curve;

Thence continuing along the south right-of-way line on a curve to the right, whose chord bears N 81° 14' 41" E, a chord distance of 256.36 ft., a delta angle of 5° 15' 13", a radius of 2796.79 ft., and a curve length of 256.44 ft. to the True Point of Beginning. Also being the northeast corner of Waiver Parcel No. 2 of Refiled Waiver 94-5W. Containing 76.60 acres more or less.

NOTE: This legal also includes a portion of Jacobson Lake as shown on the Olympic Subdivision plats. The basis of bearing is the same as the Olympic plats.



ATTACHMENT B

MSB Map HO 09

T17N, R02W, Sec. 12: Lots 3B-1, 3B-2, 3C, 3D of Olympic Sub. & MSB Waiver No. 94-5W (Refiled) Lot 2; T17N, R02W, Sec. 12, A016, all approximately 76 acres.

July 30, 2012



SUBJECT PROPERTIES

00 000 000 000 00

CITY OF WASILLA
BOUNDARY

SCALE IN FEET

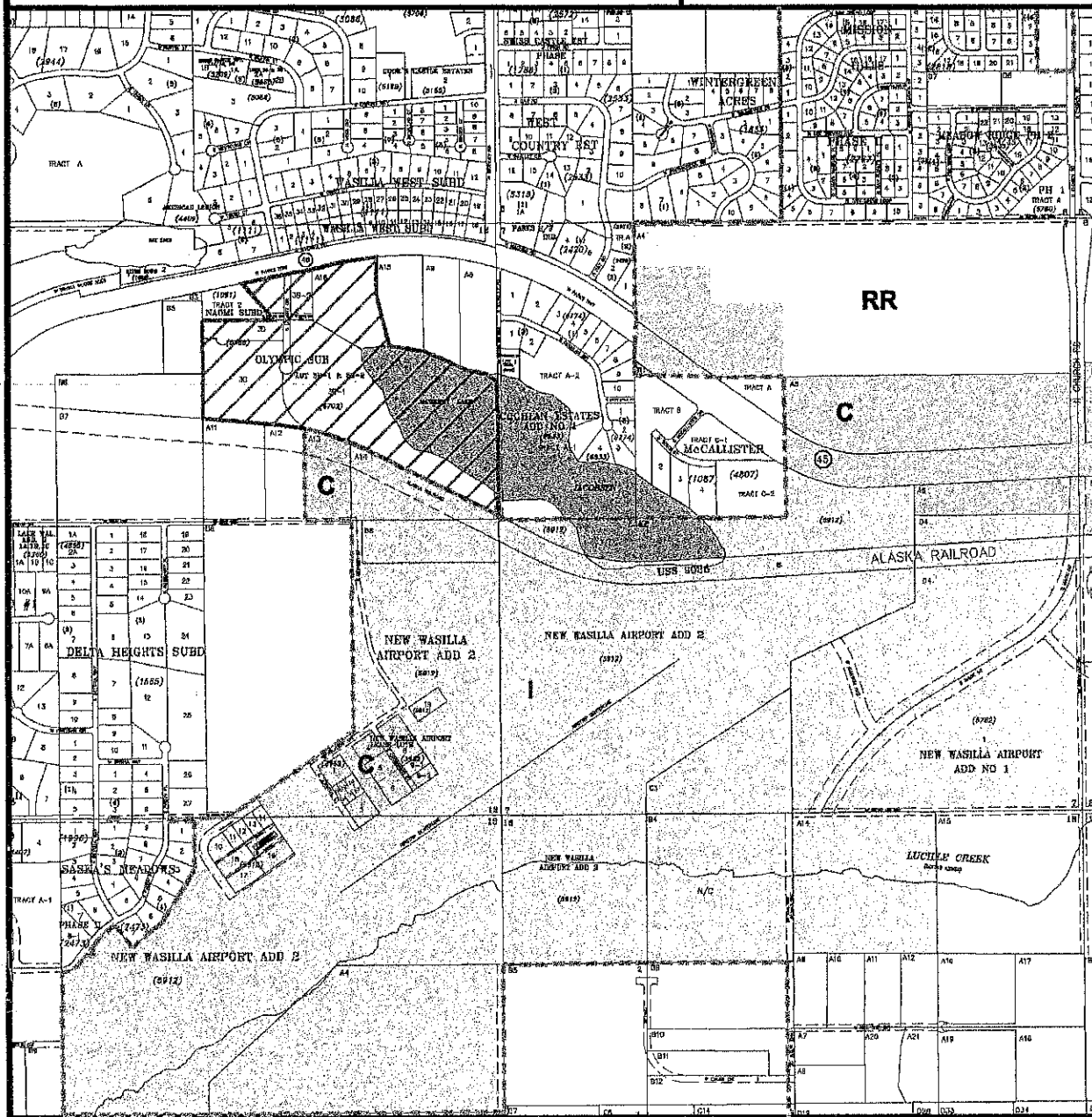
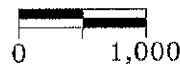


EXHIBIT J-2

**DOCUMENTATION OF THE UNANIMOUS CONSENT OF THE PROPERTY OWNERS
AND VOTERS IN THE TERRITORY PROPOSED FOR ANNEXATION**

This exhibit includes a certified copy of each petition received from all property owners and registered voters in the property proposed to be annexed, consenting to the proposed annexation. These documents demonstrate the unanimous consent of all property owners and voters in the territory proposed for annexation to the City required by AS 29.06.040(c)(4).

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

Subject to approval by the Local Boundary Commission of a petition from a city government, AS 29.06.040(c)(4) allows territory adjoining the petitioning city government to be annexed to that city by ordinance, without an election, if all owners of the property proposed for annexation and all registered voters in the territory proposed for annexation first petition the governing body of that city for annexation.

(As defined in 3 AAC 110.990(12), "property owner" means a legal person holding a vested fee simple interest in the surface estate of any real property including submerged lands.)

The owner(s) of the property and all registered voter(s) in the property described below hereby petition the City of Wasilla for annexation of the property described below to the City of Wasilla (hereafter "City").

Legal metes and bounds description of the property proposed for annexation:

LOTS 3C AND 3D OF THE OLYMPIC SUBDIVISION (PLAT NO. 2006-86), LOTS 3B-1 AND 3B-2 OF THE OLYMPIC SUBDIVISION (PLAT NO. 2007-82), AND WAIVER PARCEL NO. 2 (REFILE WAIVER 94-5W).

Names of all property owners in the territory proposed to be annexed to the City, whether or not they live on the property or are registered voters in the territory:

**PETER G. ZAMARELLO
PAUL E. GARDNER
GEORGE KARATZAS
DEBBIE KARATZAS**

Names of all registered voters in the territory proposed to be annexed:

NOT APPLICABLE

EXHIBIT K

DOCUMENTATION REGARDING PRE-ORDINANCE NOTICE

This exhibit presents the required filings when the petitioning municipality publishes a pre-ordinance notice. In other words, if the petitioning municipality publishes a pre-ordinance notice as provided under 3 AAC 110.590(a)(3), the municipality is required to file with the department a copy of (1) the publisher's affidavit of publication of the notice; (2) written comments submitted to the municipality regarding the annexation proposal; and (3) the minutes of all council or assembly meetings at which the proposal was addressed by the petitioning municipality.

The petitioning municipality must also provide notice of the annexation to each owner of property abutting the boundaries proposed for annexation. Proof that each owner was contacted (such as a copy of the letter sent to each of the owners of abutting property), is also provided in this exhibit.

EXHIBIT M

**AFFIDAVIT OF PETITIONERS REPRESENTATIVE CONCERNING SOURCE AND
ACCURACY OF INFORMATION**

STATE OF ALASKA)
)
third JUDICIAL DISTRICT) ss.

I, Verne E. Rupright, representative of the Petitioner seeking annexation, being sworn, state that the following:

The information contained within the petition for detachment is complete and factual to the best of my knowledge.

The information contained within the petition was obtained from the sources noted below:

- (a) The written metes and bounds legal descriptions, maps, and plats for Exhibits A-1 through A-4 was provided by Tina Crawford, City Planner for the City of Wasilla, the Matanuska-Susitna Borough Platting Department, and Wayne N. Whaley, Registered Professional Land Surveyor.
- (b) In Section 8, the information regarding the size of the territory and city proposed for change was provided by Tina Crawford, City Planner for the City of Wasilla.
- (c) In Section 9, the estimate of the population of the territory and city proposed for change was provided by the 2010 U.S. Census.
- (d) In Exhibit B, the public notice information was provided by Tina Crawford, City Planner for the City of Wasilla.
- (e) In Section 11, the information relating to assessed or estimated value of taxable property, projected taxable sales, and taxes currently levied was prepared by Troy Tankersley, Director of Finance for the City of Wasilla.
- (f) The information regarding the projected revenues, operating expenditures and capital expenditures for Exhibit C-1 through C-3 was provided by Troy Tankersley, Director of Finance for the City of Wasilla.
- (g) In Exhibit D, the information concerning existing long term municipal debt was provided by Troy Tankersley, Director of Finance for the City of Wasilla.

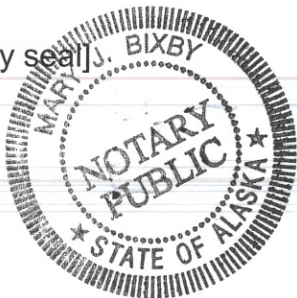
- (h) In Exhibit E, the list of municipal powers and functions was obtained from Wasilla Municipal Code Section 1.08.020.
- (i) The transition plan presented in Exhibit F was prepared by Tina Crawford, City Planner for the City of Wasilla.
- (j) In Exhibit G, the information about the composition and apportionment of the governing body of the existing municipality for which a change is proposed, before and after the proposed change was provided by Kristie Smithers, MMC, City Clerk for the City of Wasilla.
- (k) In Exhibit H, the information concerning the Voting Rights Act of 1965 was provided by Tina Crawford, City Planner for the City of Wasilla.
- (l) The supporting brief in Exhibit I of the Petition was prepared by Tina Crawford, City Planner for the City of Wasilla.
- (m) The information in Exhibit J demonstrating that the Petitioner is authorized to file this petition was provided by City Council of the City of Wasilla and the property owners for the areas to be annexed into the City (Peter G. Zamarello, Paul E. Gardner, George Karatzas, and Debbie Karatzas).

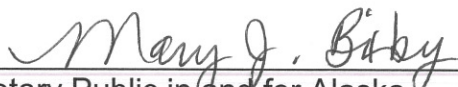


Verne E. Rupright, Petitioner's Representative

SUBSCRIBED AND SWORN TO before me on March 8, ²⁰¹³2012:

[notary seal]





Notary Public in and for Alaska
My Commission expires: 5-18-13