

	Approved	Denied
Date Action Taken:	X	
Other:	2/9/09	
Verified by:	<i>Michael</i>	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 09-06

TITLE: ESTABLISHING WHICH AREAS OUTSIDE THE CURRENT CITY BOUNDARIES SHOULD BE INCLUDED IN AN ANNEXATION PLAN AND DEFINING WHICH ANNEXATION METHOD WILL BE USED IN THE ANNEXATION PROCESS AND REPEALING AM NO. 08-53.

Agenda of: February 9, 2009

Date: February 9, 2009

Originator: Marvin Yoder, Deputy Administrator

Route to:	Department	Signature/Date
X	Police Chief	<i>[Signature]</i> 2/9/09
	Culture and Recreation Services	
X	Public Works	<i>[Signature]</i> 2/9/09
X	Finance	<i>[Signature]</i> 2/9/09
X	Deputy Administrator	<i>[Signature]</i>
X	City Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR VERNE E. RUPRIGHT: *[Signature]*

FISCAL IMPACT: yes \$ _____ or no Funds Available yes no

Account name/number:

Attachments: Maps of Areas A, B and C

SUMMARY STATEMENT:

The City Council has been considering annexing additional land into the City for some time. The Council has expressed its desire to change from a requirement that 100 percent of the area residents sign a petition to annex to an alternative plan where either by vote, or through legislative action, an area can be annexed.

Since that discussion began, the City has been contacted by several additional property owners who desire to be annexed into the City. The City administration has also conducted a cost benefit analysis and believes that it would be beneficial to the City to

annex several areas. The questions for the council are; which areas of the City should be considered for annexation; and which method of annexation should be implemented.

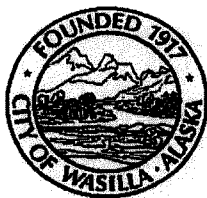
Recommendation:

1. That the City formally apply to the Boundary Commission to annex one or more of the following areas:
 - A. The area from the current boundaries east to Seward Meridian and North to a section line extension from Spruce Avenue.
 - B. The area south of the Parks Highway and north of the Rail Road between Hyer and Seward Meridian.
 - C. The area to the West of the City to south of the Parks and north of the Rail Road an area known as Jacobson Lake.

Areas for future consideration:

- D. The area south and west of the City bounded on the west by Vine, north by the Parks Highway, east by Mack and south by Knik/Goose Bay.
 - E. The area north of Spruce and south of Seldon from Church Road to the Seward Meridian section line.
2. The method of annexation will be by petition to the Boundary Commission and legislative action.
3. The Planning Department will hold open houses in the areas proposed for annexation.
4. Repeal AM No. 08-53.

ACTION: Direct administration to proceed with annexation of areas A, B and C and repeal AM No. 08-53.



WASILLA POLICE DEPARTMENT

CITY OF WASILLA
1800 E. PARKS HIGHWAY
WASILLA, AK 99654
PHONE: (907) 352-5401
FAX: (907) 357-7877



TO: Wasilla City Council
THRU: Mayor Verne E. Rupright
FROM: Chief Angella Long *AL*
DATE: February 9, 2009
SUBJECT: Proposed Annexation Review

At the direction of the Mayor, the administration reviewed two additional areas under consideration for annexation, specifically north of Wasilla Lake, west of Seward Meridian Parkway to our current city limits—identified as Phase II and north of Bogard Road to the first section line, west of Seward Meridian to our current city limits—identified as Phase III. The total area is approximately 1.2 square miles in size (768 acres). The area encompasses developed residential and commercial lots. There are a number of undeveloped commercial lots as well.

Cost estimates suggest \$420,800 per year in additional expenditures with approximately an average of \$184,788 in revenue.

Finance Department: Additional sales tax revenue for Phase II is estimated between \$42,260 and \$85,500. Additional sales tax revenue for Phase III is estimated between \$57,865 and \$183,950. Estimates were determined by comparing the businesses in the proposed area with similar businesses operating within the City. The undeveloped commercial properties were not included in the estimates.

Public Works: The City currently maintains approximately 60 miles of roads. Using the FY2009 Roads Budget, \$1.14 million yields a unit cost of \$19,000 per mile. The estimated road maintenance cost, including gravel road grading, pavement maintenance, snow removal, and street sign replacement is \$26,600 for Phase II and \$148,200 for Phase III.

The primary road serving the area is Bogard Road, which would not be maintained by the City. The proposed annexation area in Phase II will add approximately 1.4 miles of roads for road maintenance; the area is characterized as having low density of local annexation area. The proposed annexation area in Phase III will add approximately 7.8 miles of roads for road maintenance; the area is characterized as having overall medium density of local annexation area. This area has undeveloped tracts west of Williwaw and that same size as Williwaw—160 acres. Gravel road grading and snow removal would be contracted out, and current staffing levels would perform sanding, pavement maintenance, and street sign replacement.

Police Department: Several methods were looked at to determine and estimate manpower needs for the proposed annexation. Originally call volume was considered as a basis to determine the staffing needs, but that methodology proved unreliable based on the different levels of service provided by

WPD and AST. WPD, through proactive patrols, would generate and field more calls than currently handled by AST. After much consideration, manpower needs have been estimated by using two comparative methods based on the current level of service provided by WPD with the current staffing numbers. Provided WPD is appropriately staffed and is providing adequate police services to the community, the comparisons of number of officers per square mile and number of officers per population to the proposed annexation area can be used to provide an estimate of the manpower needs of the department in order to continue the same level of service to the community.

Comparison #1: Officer per square mile

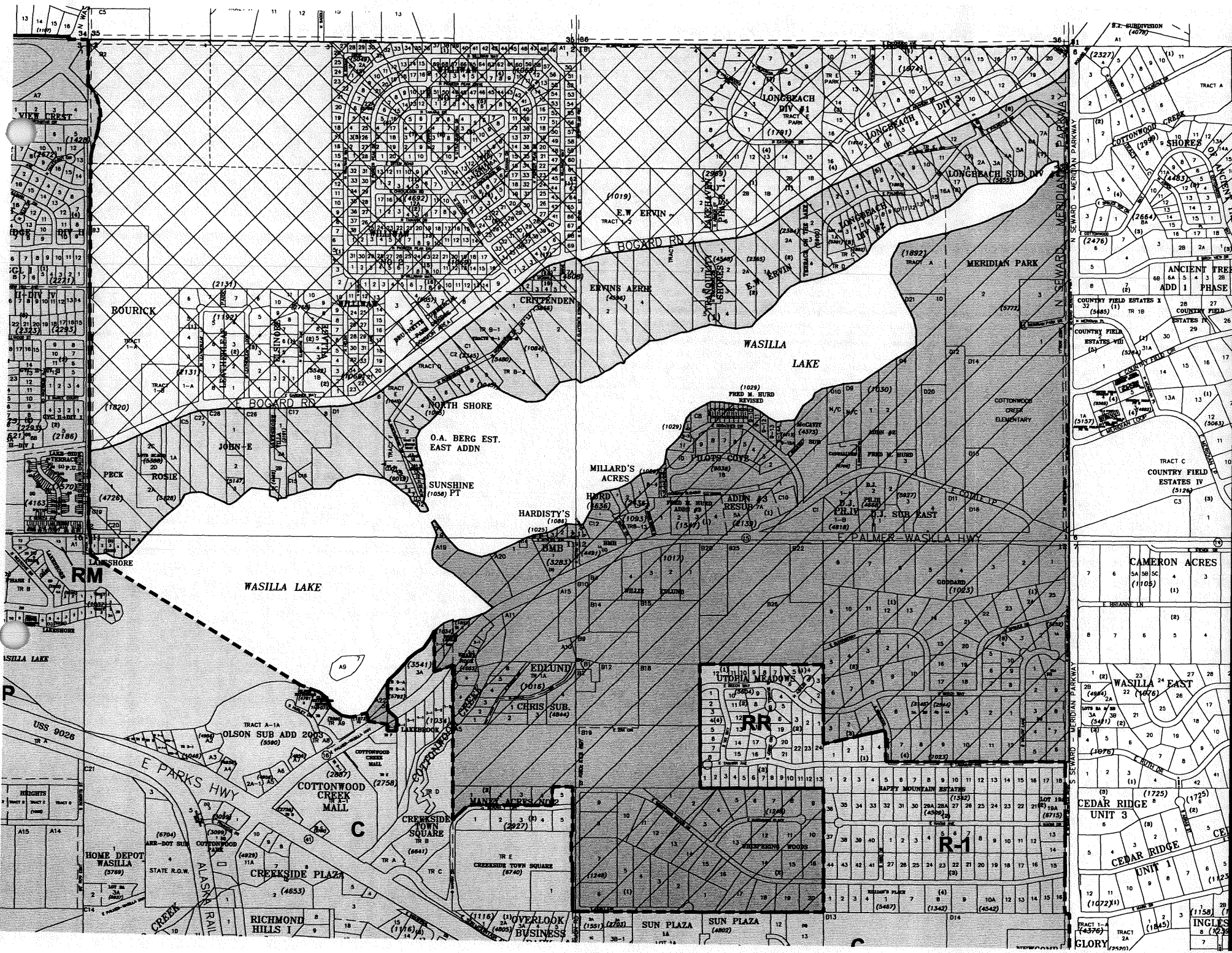
- The City of Wasilla is approximately 13.5 square miles in area. The City has 25 sworn officers or 1.85 officers per square mile. (Includes Code Compliance)
- The proposed annexation area for Phase II is .35 square miles. The proposed annexation area for Phase III is .86 square miles.
- To maintain the same ratio of officer per square mile, WPD would need to increase officer staffing by .64 officers for Phase II and 1.59 officers for Phase III.





Comparison #2: Officer per population

- The estimated population of the City of Wasilla is 7,100. The City 25 sworn officers or 3.52 officers per 1000 population.
- The estimated population of Phase II is 536 and Phase III 1,232. To maintain the same ratio of officer per 1000 population, WPD would need to increase officer staffing by 1.9 officers for Phase II and 4.3 officers for Phase III.

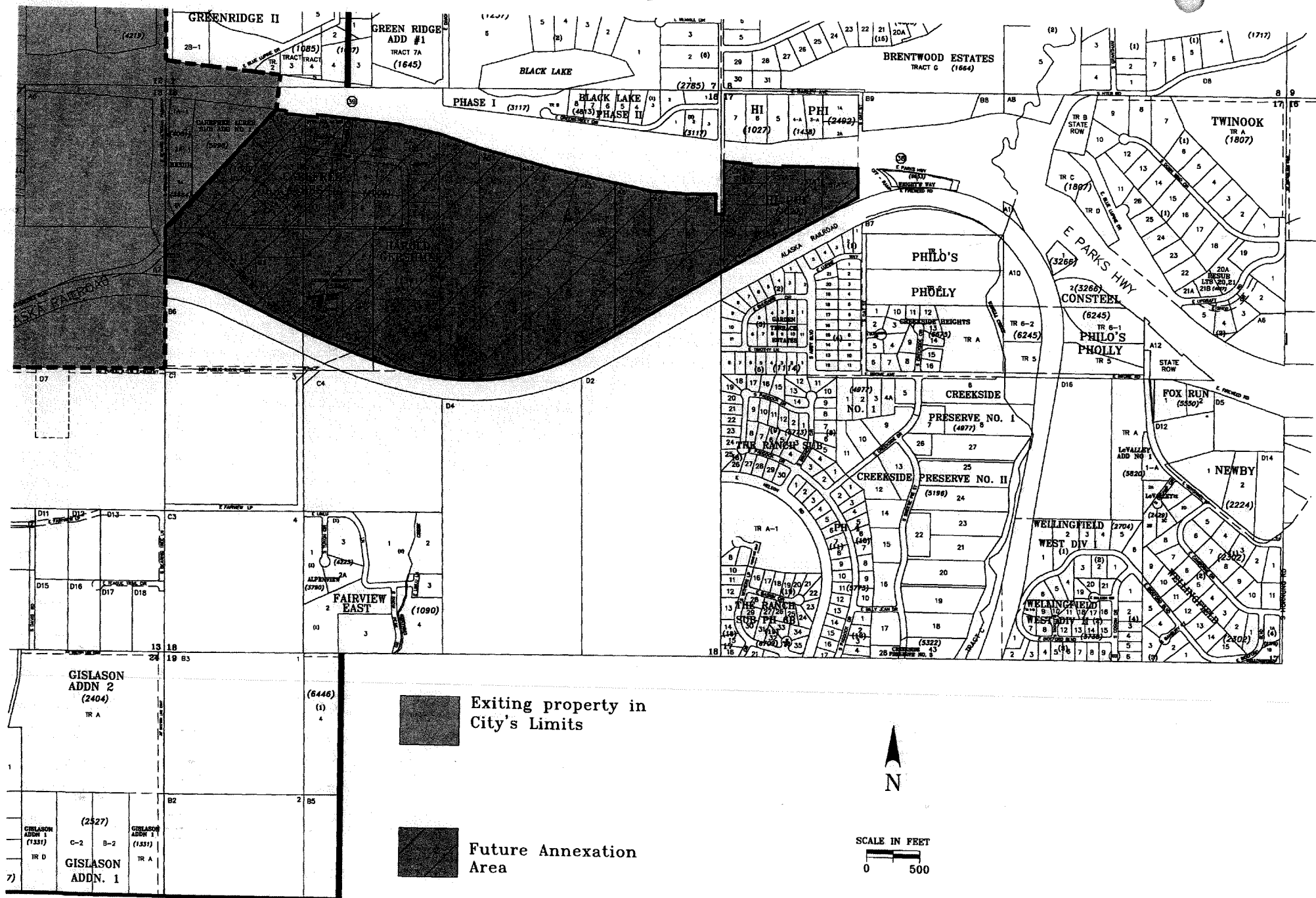
Based on the comparisons, the recommendation is to add 3 officers. Using FY2009 Personnel Costs, an average cost per officer would be \$82,000 or \$246,000 per year for 3 officers. Initial year costs would be higher in order to provide vehicles and equipment.

RECOMMENDED ACTION: For Council to move forward with the proposed annexation of Phase I, II, and III. The property owners in the proposed area would see several benefits to the annexation to include increased services in road maintenance and police presence as well as expected reduction in property taxes with the current City mill rate. The potential for future commercial development would be increased with acquisition of these areas.



-  Existing property in City's Limits
-  Future Annexation Area 1
-  Future Annexation Area 2
-  Future Annexation Area 3





Exiting property in City's Limits

Future Annexation Area



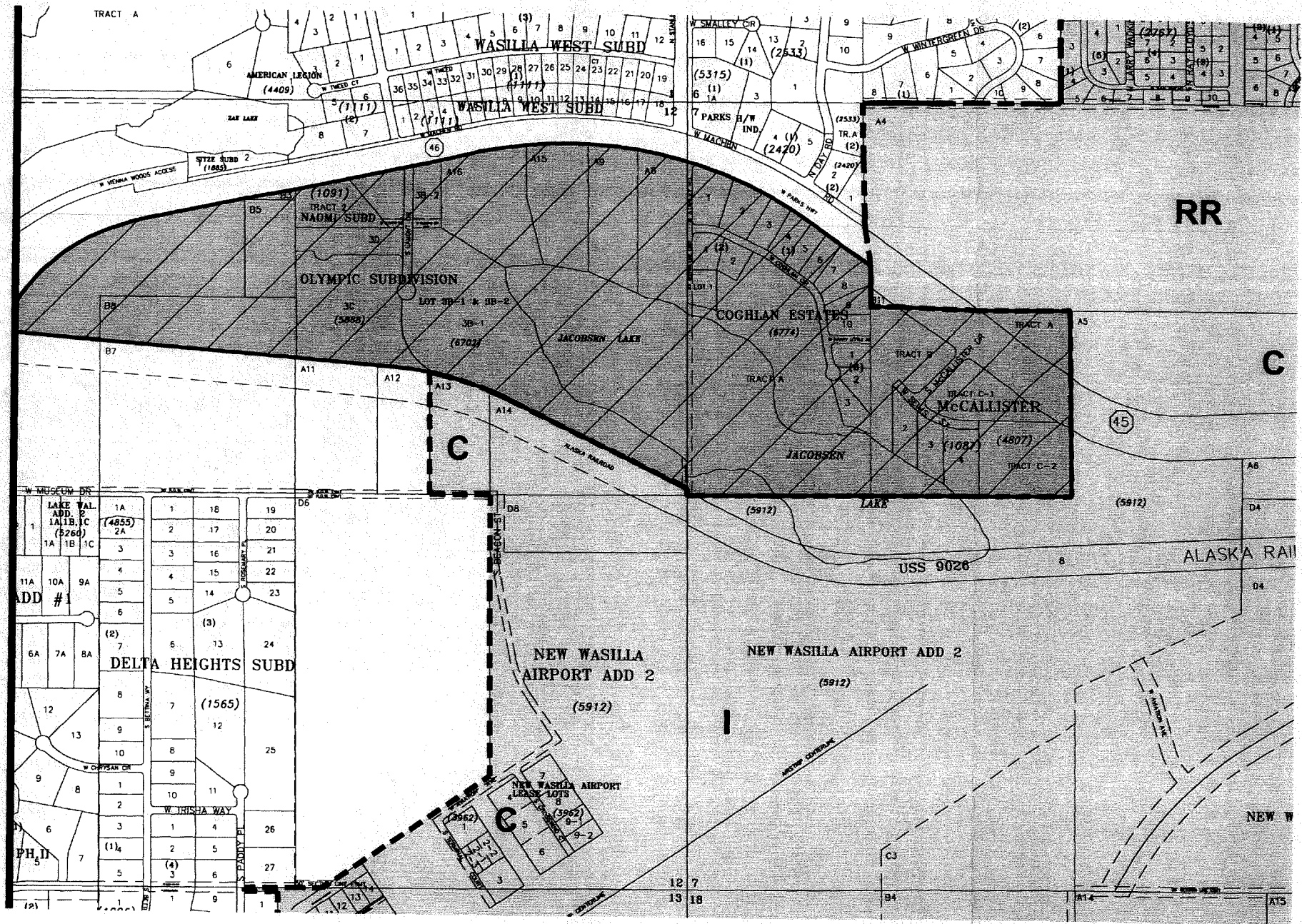
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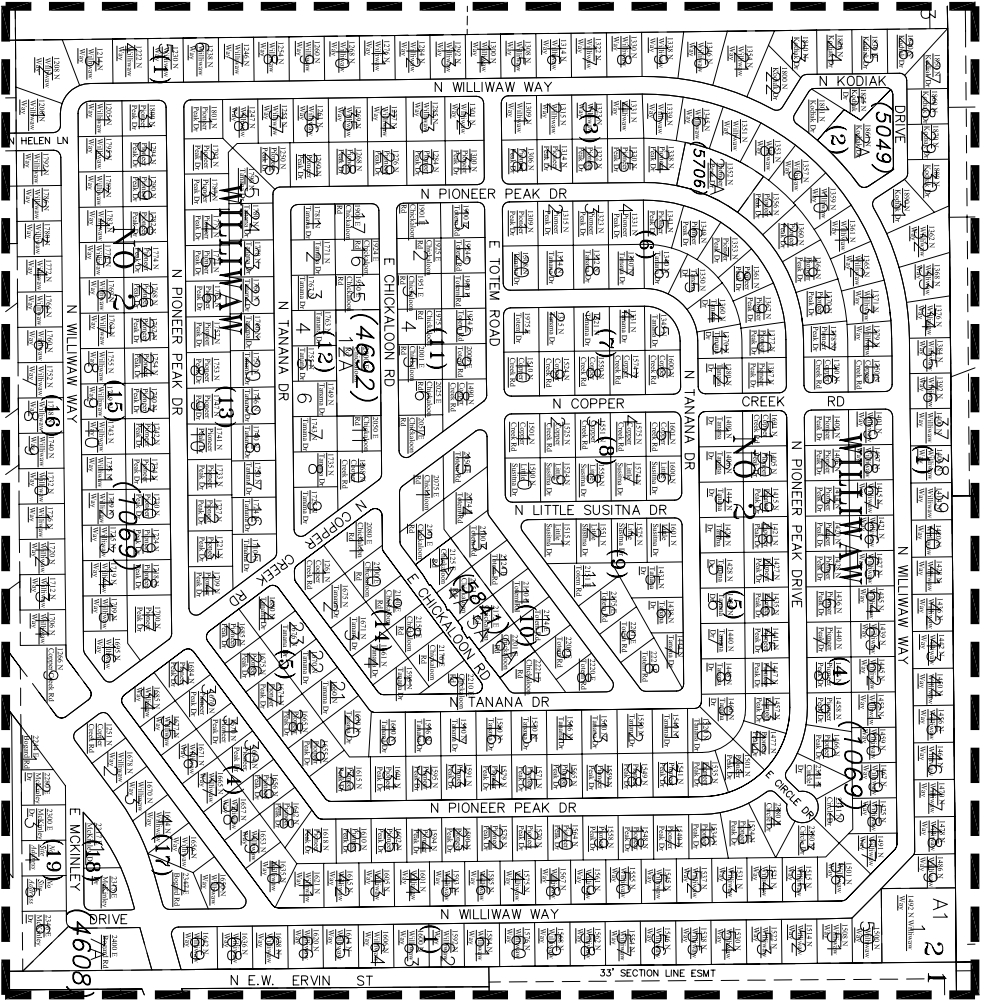
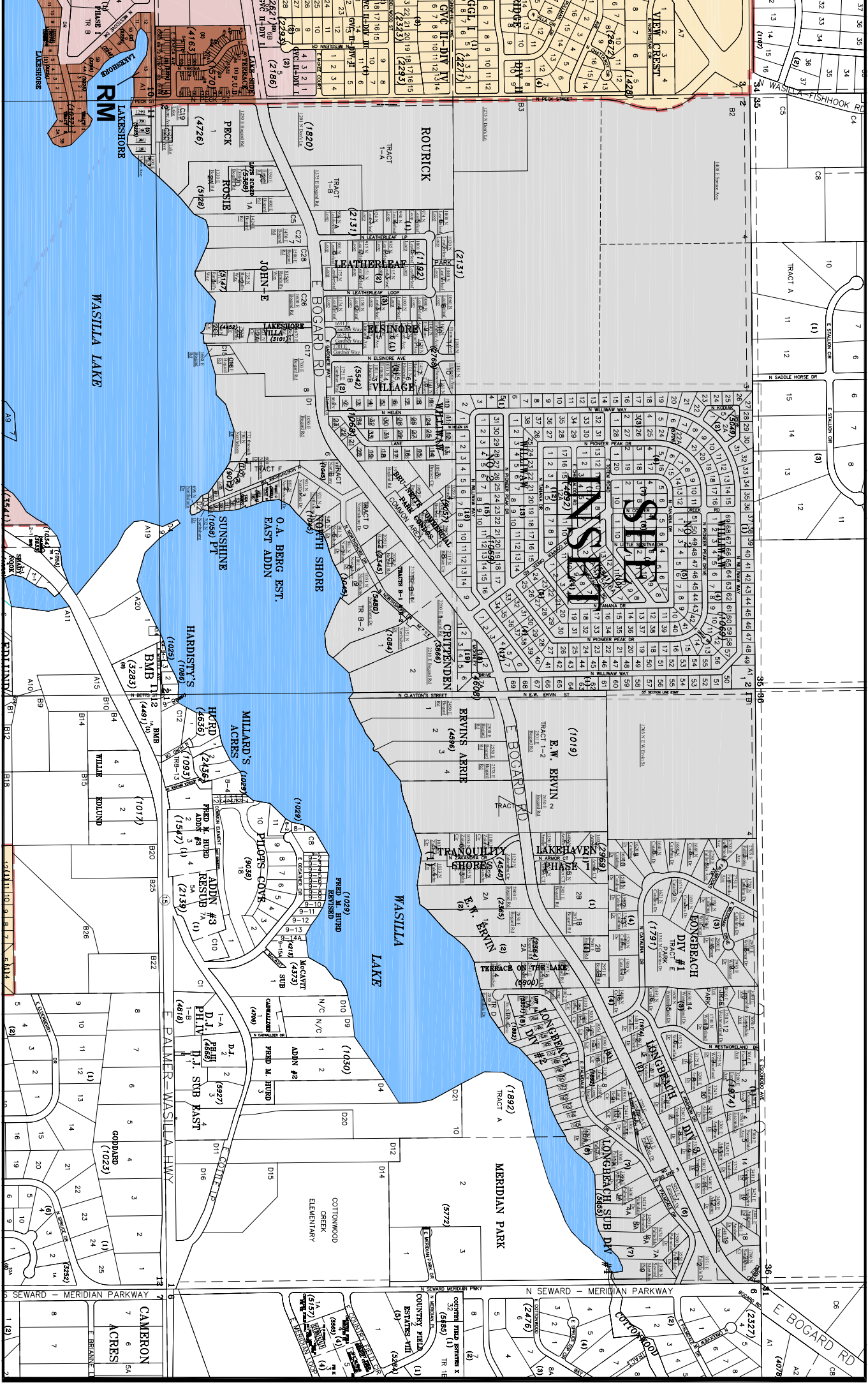
Exiting property in City's Limits

Future Annexation Area



SCALE IN FEET
0 500





INSET

COPY



Date Action Taken:	8/25/08
Other:	<i>Amended: See page 2 of this Am</i>
Verified by:	<i>Romito</i>

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 08-53

TITLE: APPROVAL OF AREA AND METHOD OF ANNEXATION FOR PROPERTIES NEAR JACOBSEN LAKE AND MANEY DRIVE

Agenda of: August 25, 2008

Date: August 14, 2008

Originator: Marvin Yoder, Interim Deputy Administrator
Jim Holycross, City Planner

Route to:	Department	Signature/Date
	Police Chief	
	Culture and Recreation Services	
	Public Works	
X	Finance	<i>Chad Adams</i>
X	Deputy Administrator	<i>Marv Yoder</i>
X	City Clerk	<i>Romito</i>

REVIEWED BY MAYOR DIANNE M. KELLER: *Dianne M. Keller 8/15/08*

FISCAL IMPACT: yes Unknown or no Funds Available yes no
Account name/number:

Attachments: Planning Commission Serial Resolution No. 08-14 with Attachments

SUMMARY STATEMENT:

During their meeting on August 12, 2008 the Planning Commission approved Serial Resolution No. 08-14 which recommends two areas for annexation using the "Annexation through Election by Voters in the Area Proposed for Annexation" methodology.

The sequence of events to process the annexation petition to the time of election are as follows:

1. Decide area to be annexed,
2. Decide methodology to use for annexation,
3. Prepare the annexation petition,

COPY

4. Hold a public hearing on the petition before the Planning Commission who then makes a recommendation to City Council,
5. Hold a public hearing on the petition before the City Council with the City Council adopting the petition.
6. Hold a public hearing of the adopted petition before the Local Area Boundary Commission (LBC).
7. If the LBC adopts the petition and issues a decisional statement then the City can hold an election in the area proposed for annexation.

The Planning Commission voted 6 to 1 to recommend that the City Council utilize methodology #3, *"Annexation through Election by Voters in the Area Proposed for Annexation"* which states, *"An area may be annexed, upon approval by the Local Boundary Commission, if an election is held and a majority of the voters living in the territory to be annexed vote to approve it. Only those living in the territory approved for annexation may vote on the proposal. To pass, the proposition must be approved by a majority of those voting on the question."*

Planning Staff strongly recommend that the methodology recommended by the Planning Commission be selected by City Council as the preferred methodology to use, however, the City Council has the option of increasing or decreasing the boundary of the area proposed for annexation where the election would occur. Once that decision is made staff will prepare the petition and submit to the Local Area Boundary Commission.

ACTION:

Support the Planning Commission decision by adopting option #3, *Annexation through Election by Voters in the Area Proposed for Annexation*, and direct staff to prepare the annexation petition.

AM 08-53, Amended by Council on August 25, 2008.

Approved Council Action:

- **Jacobsen Lake area: Approved Exhibit D with methodology #3; and**
- **Maney Drive Area: Approved Exhibit A, to include parcel 2, with methodology #3; and**
- **Directed staff to hold open houses with the public on these options.**

EXHIBIT A

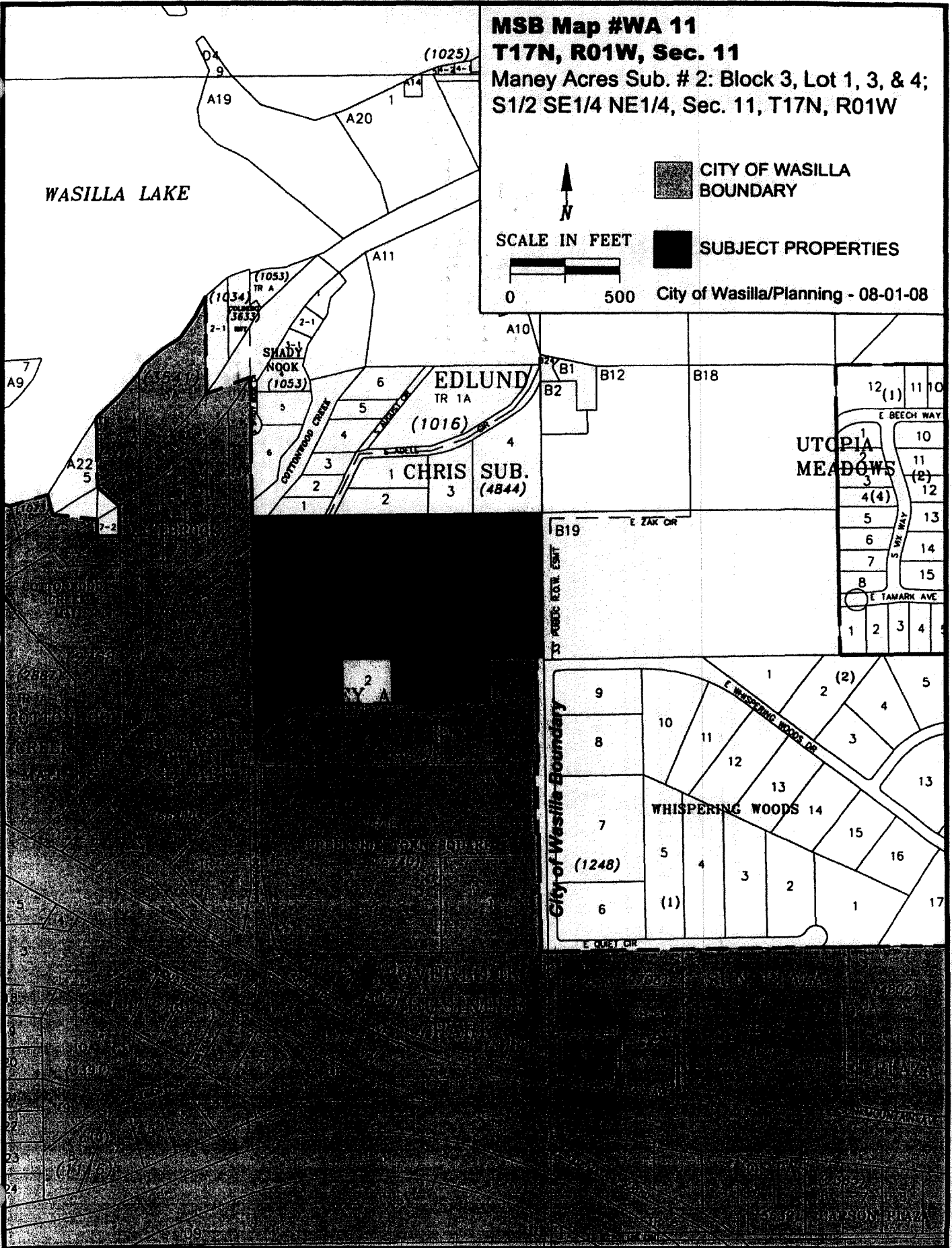
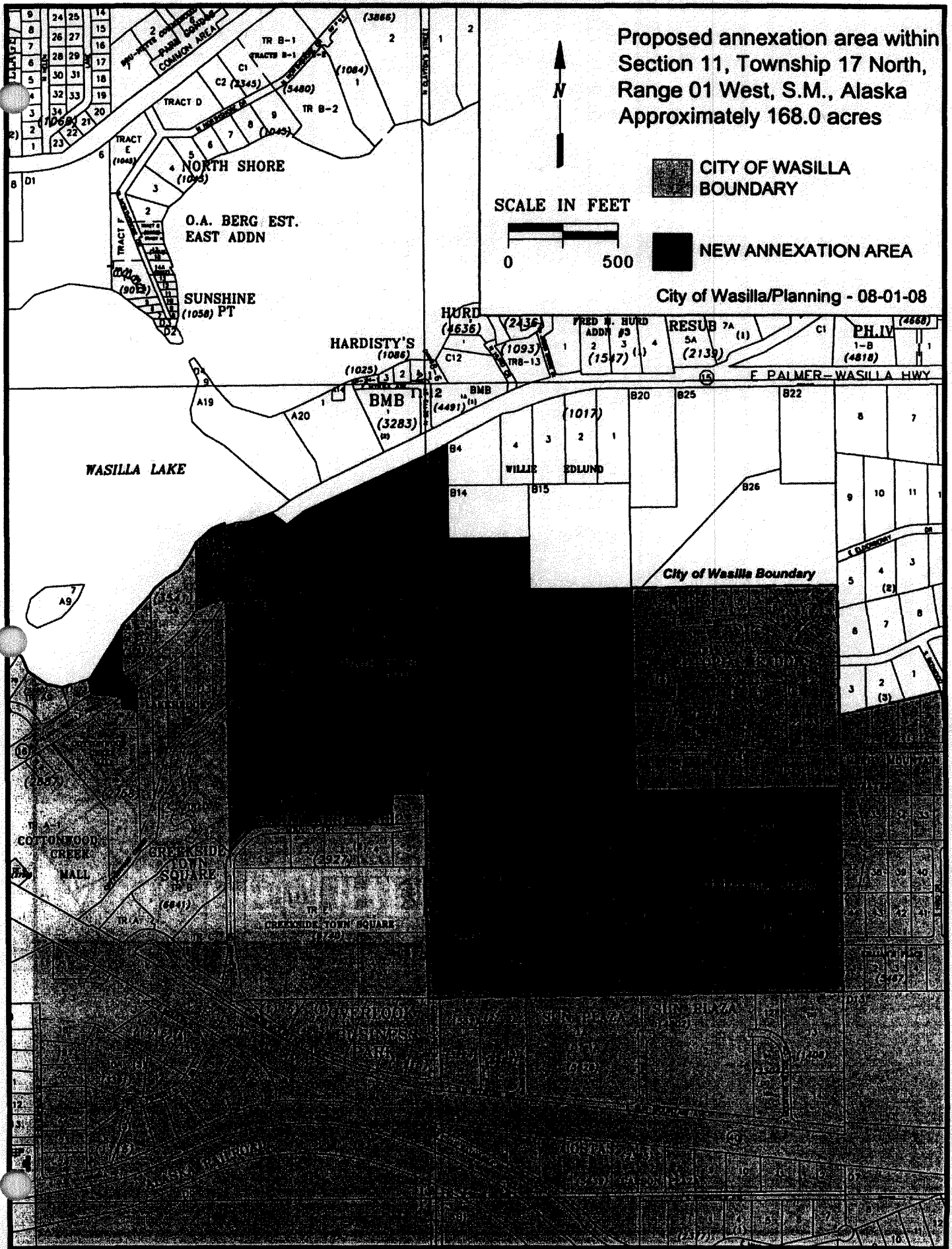


EXHIBIT B



Proposed annexation area within
Section 11, Township 17 North,
Range 01 West, S.M., Alaska
Approximately 168.0 acres

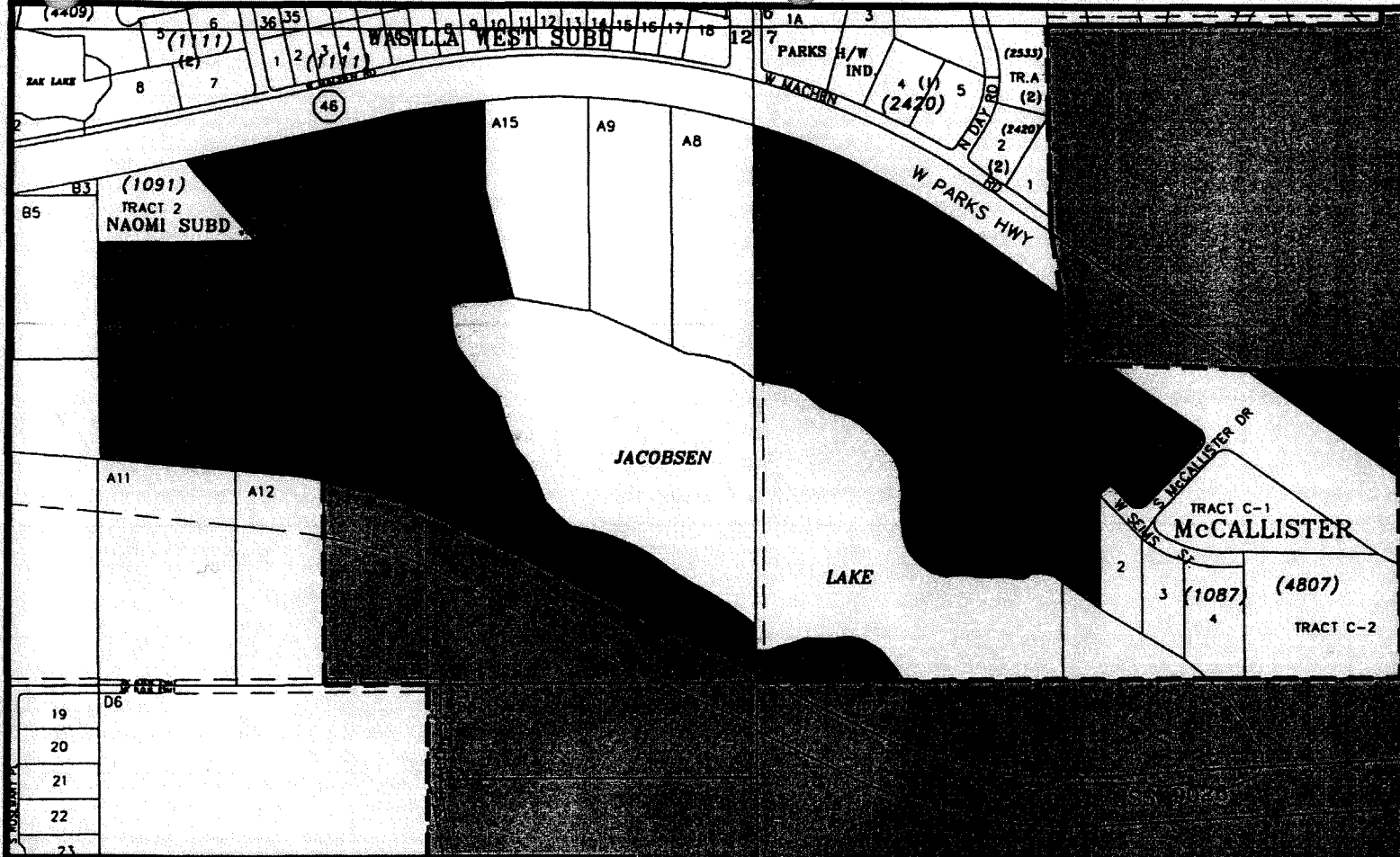
CITY OF WASILLA
BOUNDARY

SCALE IN FEET







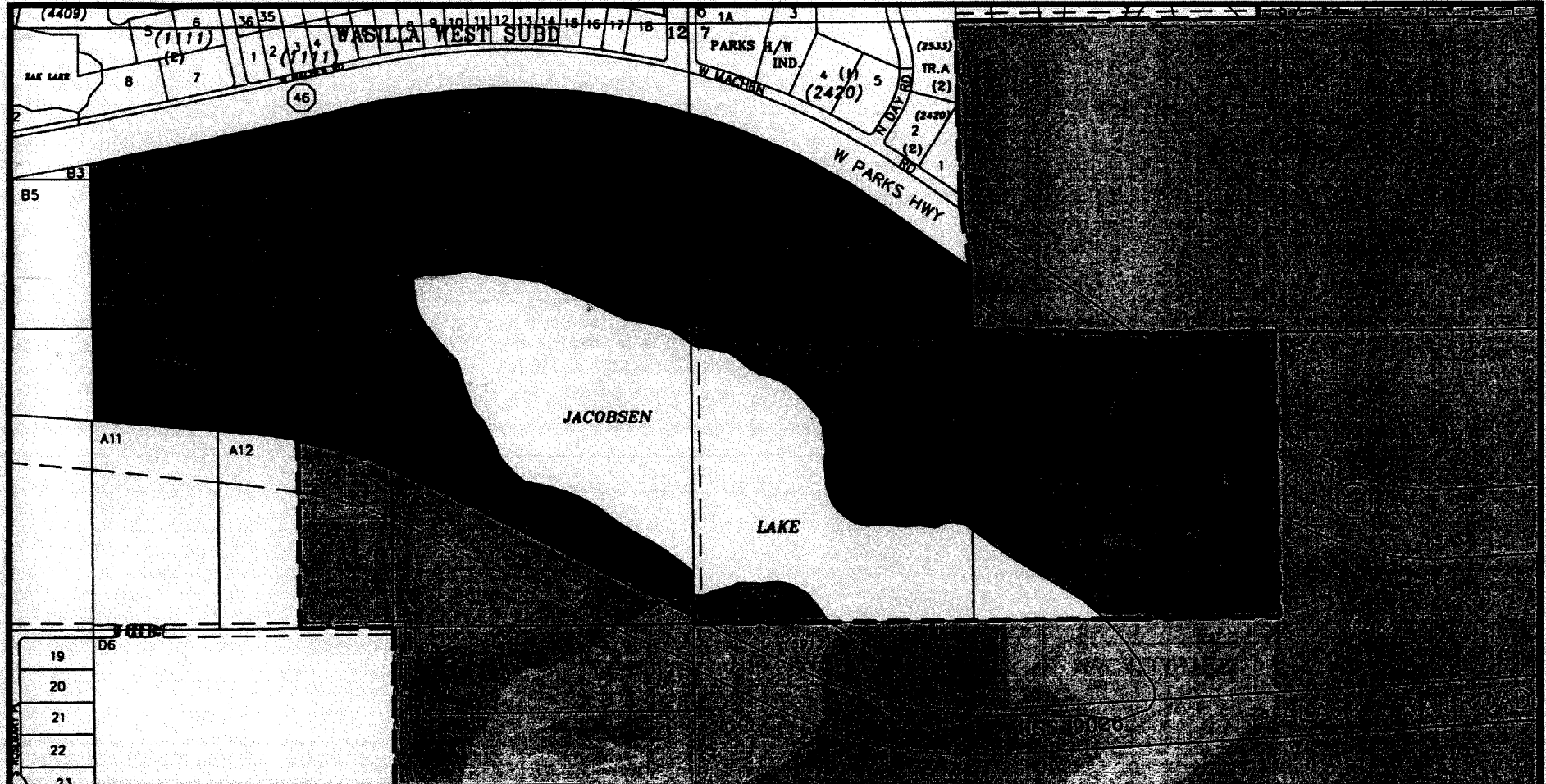
NEW ANNEXATION AREA

City of Wasilla/Planning - 08-01-08







MSB Maps #HO09 & WA12
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
T17N, R01W, Sec. 7: Tract A & B, McCallister Sub. Plat 74-10; All of Coghlan Est. Sub. and Tract A.


 CITY OF WASILLA BOUNDARY
 SUBJECT PROPERTIES
 SCALE IN FEET
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 City of Wasilla/Planning - 08-04-08



MSB Maps #H009 & WA12
 Proposed annexation area within Section 12,
 Township 17 North, Range 02 West and
 Section 7, Township 17 North, Range 01 West,
 S.M., Alaska. Approximately 179.0 acres.

 N
 SCALE IN FEET
 0 500
 CITY OF WASILLA
 BOUNDARY
 SUBJECT AREA
 City of Wasilla/Planning - 08-04-08