

By: Public Works
Adopted: August 12, 2013
Vote: Buswell, Sullivan-Leonard, Wall and Woodruff in favor
Harris absent and Seat A Vacant

**City of Wasilla
Resolution Serial No. 13-19**

A resolution of the Wasilla City Council authorizing the Mayor to accept a donation of Lot 1, Creekside Plaza, from The Pederson Family Limited Partnership for use as a city park and recreation area.

WHEREAS, the City of Wasilla adopted the 2011 Comprehensive Plan, which contains goals, objectives, and actions that support and encourage the City to enhance recreational opportunities within the City; and

WHEREAS, the City of Wasilla adopted the 2011 Parks and Trails Master Plan, which identifies the need to acquire lands adjacent to Cottonwood Creek to allow for the creation of a cross-country skiing, biking, walking, and running trail that connects existing and future neighborhoods, parks, and common open spaces; and

WHEREAS, the Wasilla Municipal Code states that the mission of the Museum and Recreation Services Department is to enhance the quality of life for residents and visitors by providing cultural, educational, and recreational activities and programs and to plan for additional parks in the future; and

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla City Council authorizes the Mayor to act on its behalf to acquire the Pederson property in accordance with Wasilla Municipal Code 5.28.030.B.

ADOPTED by the Wasilla City Council on August 12, 2013.


VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

WASILLA

• ALASKA •

CITY COUNCIL LEGISLATION STAFF REPORT

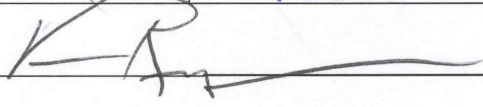
Resolution Serial No. 13-19: Authorizing the Mayor to accept the donation of Lot 1, Creekside Plaza, from The Pederson Family Limited Partnership for use as a city park and recreation area.

Originator: Public Works Director

Date: July 31, 2013

Agenda of: August 12, 2013

Route to:	Department Head	Signature	Date
X	Public Works Director		7/31/13
X	Recreation & Cultural Services Director		7/31/2013
X	Finance Director		7-31-13
X	Deputy Administrator		7/31/13
X	City Clerk		7/31/13

Reviewed by Mayor Verne E. Rupright: 

Fiscal Impact: yes or no

Attachments: Letter from The Pedersen Family Limited Partnership (1 page)
Matanuska-Susitna Borough Real Property Detail (1 page)
Area Map (1 page)
Platted Lot Diagram (1 page)
Photographs (3 pages)

Summary Statement: Mr. Floyd Pederson, The Pederson Family Limited Partnership, has expressed a desire to donate Lot 1, Creekside Plaza Subdivision, to the City of Wasilla for use as a city park and recreation area.

The lot is approximately one acre and is an ideal location for use as a passive recreation park since it is a wooded parcel with frontage along both sides of Cottonwood Creek. The lot abuts the existing multi-purpose trail that extends from the western end of Old Matanuska Road which provides pedestrian access along the east boundary. The lot is surrounded by the Alaska Railroad, State of Alaska DOT (south side of the Palmer-Wasilla Highway Extension), and E. Old Matanuska Road rights-of-way (see attached area map.)

Recommended Action: Adopt Resolution Serial No. 13-19 in accordance with Wasilla Municipal Code 5.28.030.B for real property acquisition.

The Pedersen Family Limited Partnership
P.O. Box 871
Marysville, CA 95901
530-742-3500

RECEIVED

JUL 19 2013

Planning Office
City of Wasilla

July 15, 2013

City of Wasilla
290 E. Herning Ave.
Wasilla, AK 99654-7091


Attention: Planning Department

We have a piece of property at the north end of the Old Matanuska Road that I have considered for some time, would make an ideal location for a city park and recreation area. Enclosed is an outline of the property.

I showed the property to your planning director, Tina Crawford, and Archie Gidings on my last trip to Alaska. They agreed it would be an ideal location for a park.

If the city is interested, let me know and I will donate the property to the city if you will open an escrow and pay for the cost of transfer of title.

Sincerely,



Floyd Pedersen



MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 4653000L001

Site Information					
Account Number	4653000L001	Subdivision	CREEKSIDE PLAZA		
Parcel ID	83140	City	Wasilla		
TRS	S17N01W11	Map			
Abbreviated Description (Not for Conveyance)	CREEKSIDE PLAZA LOT 1		Tax Map	WA11	Interactive WebMap

Site Address	850 E OLD MATANUSKA RD				
Ownership					
Owners	PEDERSEN FAM LTD PRTNRSHIP			Buyers	
Primary Owner's Address	% FLOYD PEDERSEN PO BOX 871 MARYSVILLE CA 95901-0871			Primary Buyer's Address	

Appraisal Information (Show Building Information)				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2013	\$15,000.00	\$0.00	\$15,000.00	2013	\$15,000.00	\$0.00	\$15,000.00
2012	\$15,000.00	\$0.00	\$15,000.00	2012	\$15,000.00	\$0.00	\$15,000.00
2011	\$15,000.00	\$0.00	\$15,000.00	2011	\$15,000.00	\$0.00	\$15,000.00

Tax/Billing Information					Recorded Documents		
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2013	Yes	0035	11.842	\$177.63	3/6/2002	QUITCLAIM DEED (ALL TYPE)	Palmer 2002-004320-0
2012	Yes	0035	11.661	\$174.92			
2011	Yes	0035	11.971	\$179.57			

Tax Account Status †							
Status	Tax Balance		Farm	Disabled Veteran	Senior	Optional	Total
Current	\$177.63		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

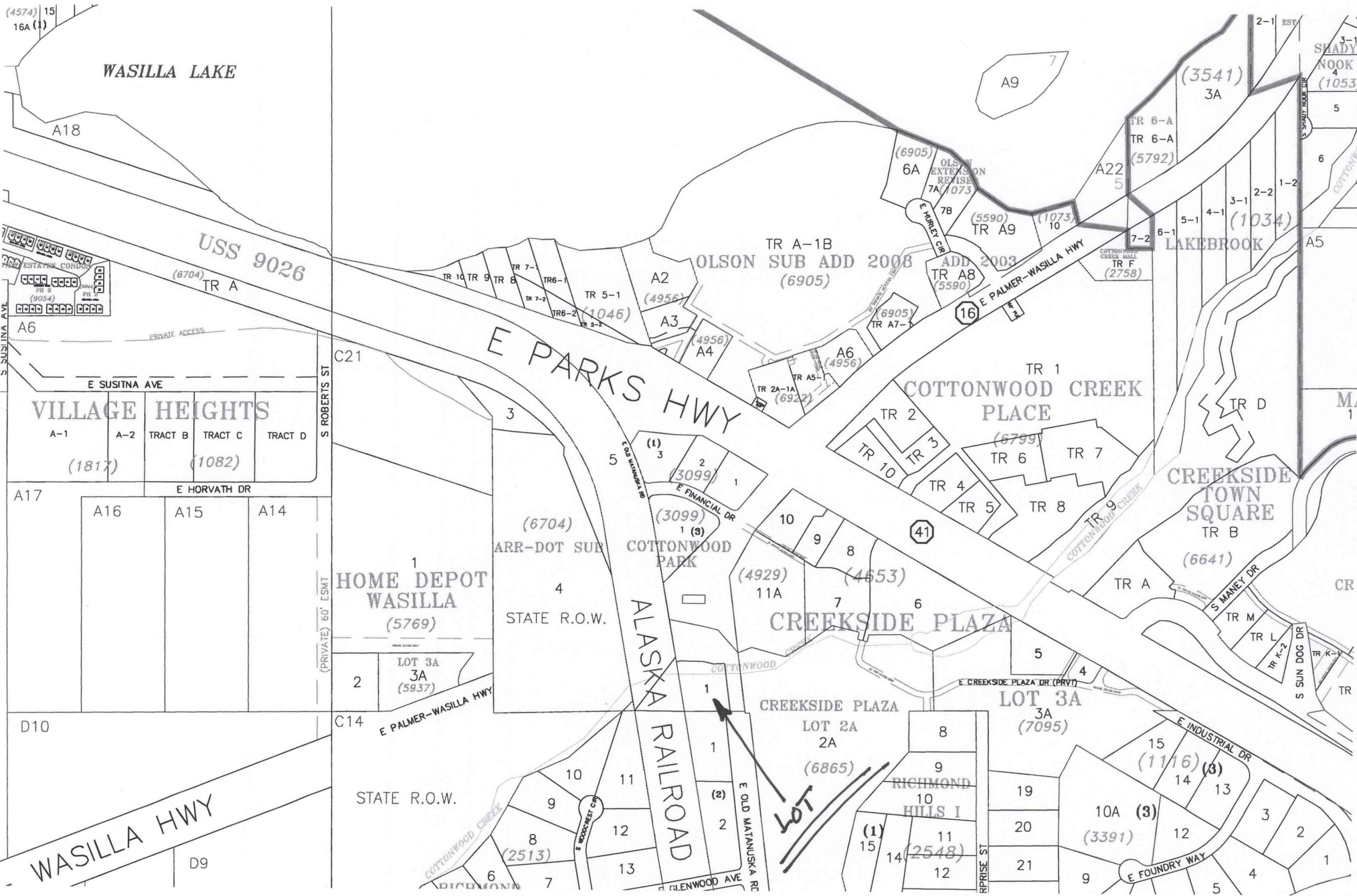
Land and Miscellaneous				Road Service Area			
Gross Acreage	Taxable Acreage	Fire Service Area		No Borough Road Service see the City of Wasilla Website			
0.97	0.97	130 Wasilla Lakes FSA					

* Total Assessed is net of exemptions and deferments.

**Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 7/29/2013 4:04:09 AM

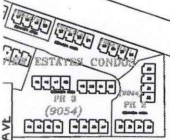


(4574) 15
16A (1)

WASILLA LAKE

A18

USS 9026
TR A (6704)



A6

PRIVATE ACCESS

E SUSITNA AVE

VILLAGE HEIGHTS

A-1 (1817) A-2 (1082) TRACT B TRACT C TRACT D

A17 E HORVATH DR

A16 A15 A14

D10

WASILLA HWY

D9

C21

S ROBERTS ST
(PRIVATE) 60' ESMIT

C14

STATE R.O.W.

E PARKS HWY

ARR-DOT SUB
STATE R.O.W.

ALASKA RAILROAD

OLSON SUB ADD 2008 (6905)

ADD 2003

COTTONWOOD CREEK PLACE

COTTONWOOD PARK

CREEKSIDE PLAZA

CREEKSIDE PLAZA

LOT 3A (7095)

RICHMOND HILLS I

10A (3) (3391)

CREEKSIDE TOWN SQUARE

TR B (6641)

3A (3541)

SHADY NOOK (1053)

(3099)

(4929) 11A

(4653)

(1) 3

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9

8

7

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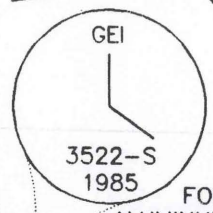
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20' OFFSET
EASEMENT
 $\Delta = 46^{\circ}45'03''$
 $R = 245.00'$
 $T = 105.90'$
 $L = 199.91'$

LOT 11
58582 SF
1.34 Ac.

ALASKA
RAILROAD



LOT 2

FOUND 3" ALUMINUM MONUMENT ON 2"x30" ALUM. PIPE
FOUND 1/2" REBAR

N 74°38'15" W 207.60'

S 05°57'49" E 82.05'

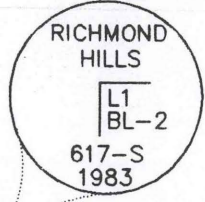
N 84°02'04" E 303.10'

BLOCK 2
LOT 3

EXISTING CENTERLINE
OLD MATANUSKA ROAD
SHOULDER TO SHOULDER
EASEMENT FOR STATE -
D.O.T. MAINTENANCE

BFE
MSL
ELEV.
312

LOT 1
70809 SF
1.63 Ac.



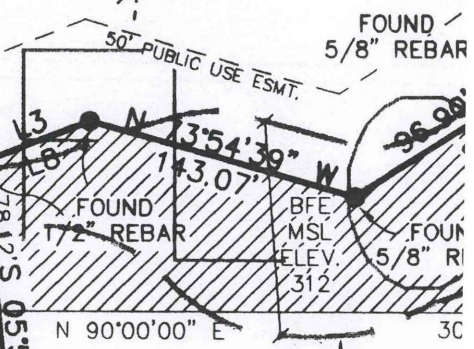
FOUND 2 1/2" BRASS CAP MONUMENT

187.09'

S 08°51'51" E 394.81'

N 40°47'20" W 94.98'
N 05°57'49" W 321.24'

OLD MATANUSKA ROAD
16914 SF 0.39 Ac.
S 05°57'49" E 251.54'



"FIRM" 100 YEAR FLOOD AREA

C.O.W. SEWER EASEMENT
BK. 736 PG. 346

ASSL

OLD MATANUSKA

UTILITY EASEMENT





