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SCRA

LOCAL BOUNDARY COMMISSION (FILE 2)

704

# MATANUSKA - SUSITNA BOROUGH

1960 Census  
POPULATION 5,188  
SQ. MILES 22,909 est.

Exhibit A

Lake Louise →

ANCHORAGE MOUNTAIN VIEW EAST CHURCH

CHURCH



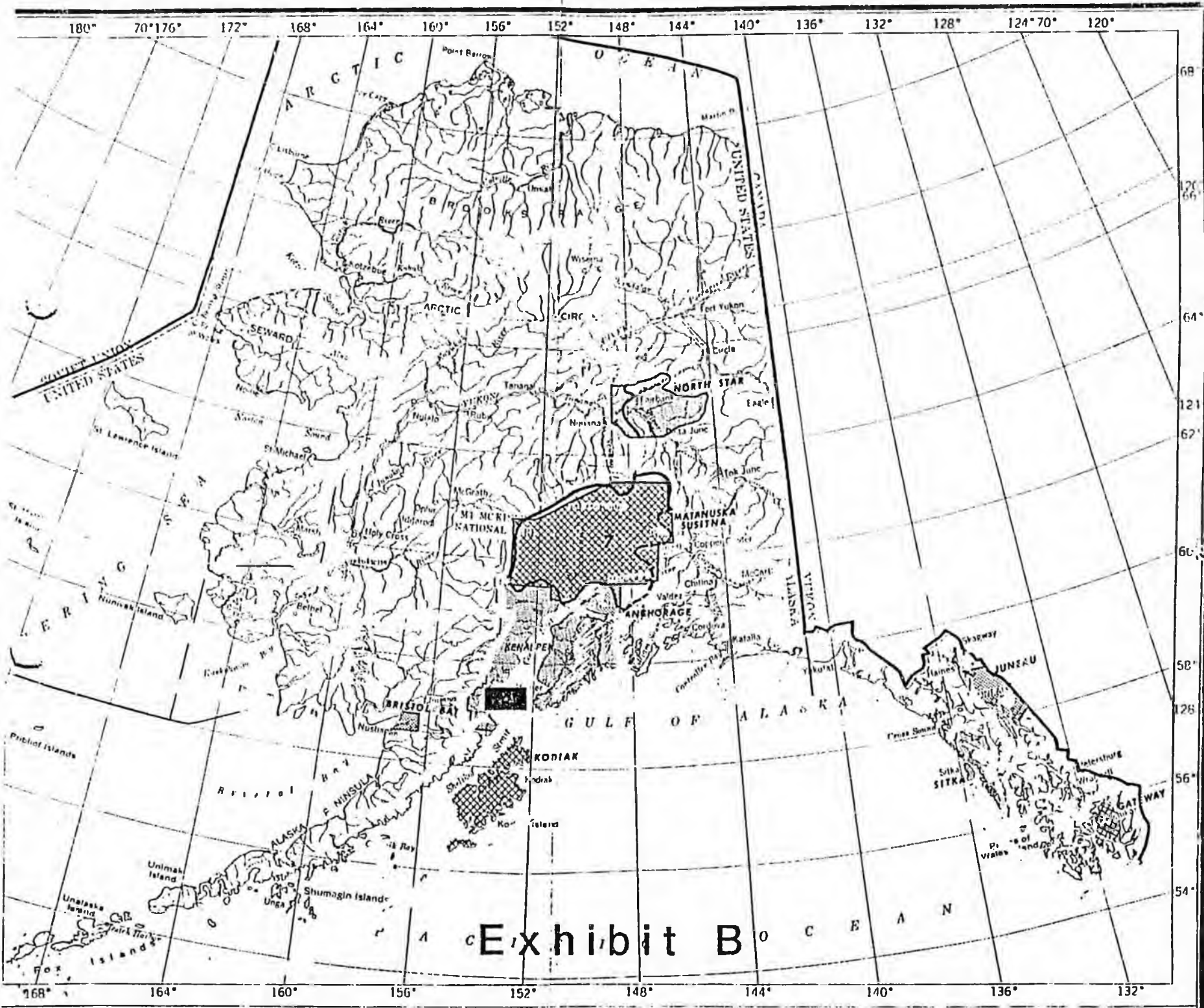


Exhibit B

STATE OF ALASKA  
LOCAL BOUNDARY COMMISSION

STATEMENT OF DECISION

Decision regarding the )  
petition for the detachment )  
of the Lake Louise area )  
containing 432 square miles )  
from the Matanuska-Susitna )  
Borough )

On July 29, 1982 the Department received the Lake Louise petition to detach 432 square miles of territory from the Matanuska-Susitna Borough.

After reviewing the petition for accuracy and completeness it was forwarded to the Matanuska-Susitna Borough on August 6, 1982. In accordance with 19 AAC 10.640, the Matanuska-Susitna Borough Assembly held a public review (August 17) on the petition and returned the petition with the Borough's Answering Brief to the Department on August 20, 1982.

Pursuant to proper notice the Local Boundary Commission held a public hearing on the petition for the proposed detachment on September 25, 1982. The hearing began at 1:00 p.m. in the Evergreen Lodge at Lake Louise. Local Boundary Commission members present were: Sheila Gallagher, Sigvald Strandberg, Bert Greist, and Josephine Anderson. Testimony was presented by Paul Holland, Petitioners' Representative, Gary Thurlow, representing the Matanuska-Susitna Borough, and sixteen additional speakers.

On January 8, 1983 in Juneau, Alaska, at 4:30 p.m. the Commission held its decisional meeting on the Lake Louise detachment petition. Local Boundary Commission members present were: Sheila Gallagher, Bert Greist, Sigvald Strandberg, and Charles Bettisworth.

Upon consideration of the Lake Louise petition to detach 432 square miles of territory from the Matanuska-Susitna Borough, the September 9, 1982 Report of the Department, the November 1, 1982 Supplemental Report of the Department, and the testimony presented at the public hearing, the Local Boundary Commission hereby makes the following findings of fact:

1. The detachment of the Lake Louise area from the Matanuska-Susitna Borough would not be in the best interests of the State, the Lake Louise area, and the Matanuska-Susitna Borough.

The Borough form of government establishes the means of providing local government for an area of the State which is culturally, economically, and geographically related. If the Lake Louise territory was allowed to detach, it would become part of the unorganized borough. In essence, the detachment would remove a portion of an organized borough which has been functioning and providing services on a regional basis for the past eighteen years. The Lake Louise area would then become a part of the State's administrative responsibility. Given the fact that the Matanuska-Susitna Borough was formed by legislative action, and that the removal of the Lake Louise area would only transfer the responsibility of service delivery to the State, the Commission finds no best interest to be achieved for the State. Perhaps most significant with respect to the issue of the State's interest, the Lake Louise area is characteristic of vast areas of the eleven existing organized boroughs and unified municipalities. If this area detaches it could set a precedent that could readily be followed by similar areas.

The Matanuska-Susitna Borough would be adversely affected by the detachment of the Lake Louise area. It would reduce the assessed value by \$6,941,700 which could negatively affect the bonding capacity of the Borough.

The State of Alaska is anticipating distributing 2,635 parcels of land in the Lake Louise area over the next three years. With this potential for future growth and development in the Lake Louise area, it is possible that the community of Lake Louise will have an increasing need for borough areawide services.

- 2) The Matanuska-Susitna Borough has 20,544 square miles with a population of 19,123. Within this immense area there is a diversity of social, cultural and economic settings. More than 70% of all borough residents live outside the four largest communities (Palmer, Wasilla, Houston and Talkeetna). The rural population of the borough has many similarities in that it is distributed along the road system, it experiences high unemployment and seasonal work, and has moved to the rural areas of the Borough within the last 20 years. There are no indications that the residents of the Lake Louise community differ substantially from the majority of the Borough residents residing in the rural areas of the Borough.

- 3) The Matanuska-Susitna Borough currently levies an areawide mill rate of 4.9 mills and a nonareawide mill rate of 0.5 mills. The areawide functions are primarily concerned with the education, school bond debt service, planning, land management and taxation. The remoteness and insignificant school age population of Lake Louise has, from a practical standpoint, limited Borough services. However, that is not to say that with the future anticipated growth within the Lake Louise area that the residents and future residents would not receive services commensurate with the rest of the Matanuska-Susitna Borough and the potential for such services will encourage the area's growth.
4. Communications with the Lake Louise area are more difficult than in many other areas of the Matanuska-Susitna Borough. The community has limited telephone service in that it can only be reached through a radio patch phone service in Anchorage. This does make immediate communication between the Borough government and the community relatively difficult. However, the community of Lake Louise is accessible by road on a year round basis. This enables the community to receive scheduled mail service. Therefore, it can be concluded that although communication and transportation services to the Lake Louise area are relatively difficult they do not preclude the exchange necessary for response of an integrated local government.

THEREFORE, the Commission hereby does not approve the petition to detach the Lake Louise area containing 432 square miles of territory from the Matanuska-Susitna Borough and will recommend against such action to the First Session of the Thirteenth Legislature of the State of Alaska; and

THEREFORE, the Commission does recognize that there are areas of the unorganized borough of the State that are receiving the equivalent of municipal services without the responsibility of local tax contributions. Additionally, there are remote areas of the State's organized boroughs that are assessed taxes for the delivery of minimal services which in the unorganized borough are paid for by the State; and

THEREFORE, the Commission recommends to the First Session of the Thirteenth Legislature that it investigate the need for the formation of borough governments in areas of the State that have the economic base available to cover the cost of such government.

Decided on the 8th day of January, 1983.

STATE OF ALASKA LOCAL BOUNDARY COMMISSION

By: Sheila Gallagher Date: 2/28/83  
Sheila Gallagher, Acting Chairman

By: Charles Bettisworth Date: 4/29/83  
Charles Bettisworth, Member

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Bert Greist, Member

By: Sigvald Strandberg (DISSENTING VOTE) Date: 2/16/83  
Sigvald Strandberg, Member

To: Local Boundary Commission  
c/o Department of Community  
and Regional Affairs  
Local Government Assistance Division  
225 Cordova St. Bldg. B  
Anchorage, Alaska 99501

IN THE MATTER OF DETACHMENT OF TERRITORY FROM THE MATANUSKA-SUSITNA BOROUGH

A PETITION

WITH LOCAL ACTION

Pursuant to the provisions of AS 44.47.567 and 19 AAC 05.050-050 and 19 AAC 15.170-300, Alaska Administrative Code, your petitioners, the undersigned, respectfully petition to provide for the detachment of territory from the Matanuska-Susitna Borough, State of Alaska.

DESCRIPTION OF BOUNDARIES: MAP. Exhibit "A" contains a detailed written description of the boundaries of the borough from which the territory is to be detached; Exhibit "B" contains a detailed written description of the proposed boundaries of the Matanuska-Susitna Borough; Exhibit "C" is a map indicating the boundaries of the borough from which the territory is to be detached, said territory is marked in red ink on the map, all three exhibits are attached hereto and are made a part hereof.

AREA. The quantity of land contained within the borough proposed for detachment is 432 (four hundred and thirty two) square miles.

POPULATION. The estimated number of residents within the area proposed for detachment is 33 (thirty three).

ASSESSED VALUATION. The estimated value of all real and personal property located within the area proposed for detachment is as follows:

REAL PROPERTY	\$5,832,250.00
PERSONAL PROPERTY	\$103,440.00

TAXATION. The rate at which taxes are levied by the borough is as follows:

REAL PROPERTY	7.22 MILLS
PERSONAL PROPERTY	7.22 MILLS
SALES TAX	NONE

OUTSTANDING INDEBTEDNESS. Exhibit "D" is a description and full explanation of any outstanding indebtedness, bonded or otherwise, for which the area affected is wholly or partially responsible. The exhibit is attached hereto and made part hereof.

AFFIDAVIT. Exhibit "E" constitutes an affidavit indicating the source from which information contained within the petition and exhibits was acquired, stating that an estimation of the population within the area to be considered for detachment was made, specifying the date when the estimate was made and circumstances indicating its accuracy. The exhibit is attached hereto and made part hereof.

BRIEF. Exhibit "F" is a brief fully setting forth the reasons why the detachment is desired and demonstrating that the standards for detachment, as specified in 19 AAC 05.050-060, have been met. The exhibit is attached hereto and made part hereof.

SERVICE. Exhibit "G" is an affidavit stating that a copy of the petition and brief together with accompanying exhibits, have been served, by certified mail, upon the chief executive officer of the Matanuska-Susitna Borough and further stating that the petition, brief and all accompanying exhibits are available for inspection by the general public at three specific locations during the hours of 9:00 a.m. to 5:00 p.m., seven days per week.



✓ Paul & Helen O	Mill Valley Calif	Laurel Ar
✓ J. J. P. P.	Point Lake	SRCB 8867 Palmer
✓ J. J. P. P.	Point Lake	SRCB 5567
✓ Warren K. Emerson	Point Lake	SRCB Palmer 8867
✓ Barbara E. Flouffe	Ullukine Lake	AK PALMER 8867
✓ J. J. P. P.	Point Lake	AK PALMER 8867
✓ M. D. Cleland	S. Sisseton	SBADIXISCH Anch 9950

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1

EXHIBIT "A"

PRESENT BOUNDARIES OF THE MAT-SU BOROUGH

Beginning at the N.E. corner of Section 15, T16N, R1E, Seward Meridian, State of Alaska, said corner being at or approximately at the Alaska Railroad Bridge over the Knik River; thence south to the S.W. corner of Section 23, T16N, R1E; thence east to the N.E. corner of Section 25, T16N, R1E; thence south to the S.E. corner of T16N, R1E; thence east to the N.E. corner of T15N, R12E; thence north to the W.E. corner of Section 24, T16N, R12E; thence east to the S.E. corner of T4S, R10W; Copper River Meridian, State of Alaska; thence north to the N.W. corner of T1S, R9W, Copper River Meridian; thence west to the S.W. corner of T1N, R9W, Copper River Meridian; thence north to the N.W. corner of T4N, R9W, Copper River Meridian; thence west to the S.W. corner of T5N, R9W, Copper River Meridian; thence north to the N.W. corner of T5N, R9W, Copper River Meridian; thence east to the N.E. corner of T5N, R7W, Copper River Meridian; thence north to the N.W. corner of T8N, R6W, Copper River Meridian; thence west to the S.W. corner of T9N, R6W, Copper River Meridian; thence north to the N.W. corner of T12N, R6W, Copper River Meridian; thence west to the S.W. corner of T13N, R7E, Copper River Meridian; thence north to the S.E. corner of S.W. 1/4 of Section 32, T22S, R7E, Fairbanks Meridian, State of Alaska; thence west to the S.W. corner of T22S, R7E, Fairbanks Meridian; thence north to the N.W. corner of T17S, R7E, Fairbanks Meridian; thence west to the N.E. corner of T17S, R7W, Fairbanks Meridian; thence west along the north line of T17S, R7W, Fairbanks Meridian to its intersection with the easterly boundry of Mt. McKinley National Park; thence southwesterly along the southerly boundary line of Mt. McKinley National Park to the southwesterly corner of said park; thence west to the N.E. corner of Section 9, T31N, R14W, Seward Meridian, State of Alaska; thence south to the S.E. corner of Section 33, T31N, R14W, Seward Meridian; Thence west to the N.E. corner of T30N, R20W, Seward Meridian; thence west along the northerly line of T30N, R20W, Seward Meridian to the intersection of Longitude 153<sup>0</sup> 00' 00''W; thence south along Longitude 153<sup>0</sup> 00' 00''W to the intersection of the north line of T15N, R21W, Seward Meridian; thence east to

the N.E. corner of T15N, R12W, Seward Meridian; thence south to the N.W. corner of T13N, R11W, Seward Meridian; thence east to the N.E. corner of T13N, R10W, Seward Meridian; thence south to the S.E. corner of T13N, R10W, Seward Meridian, said corner being in Cook Inlet at Longitude  $150^{\circ} 58' 18''$ W, Latitude  $61^{\circ} 10' 00''$ N; thence southeasterly to the S.E. corner of T12N, R9W, said corner being in Cook Inlet at Longitude  $150^{\circ} 46' 37''$ W, Latitude  $61^{\circ} 04' 49''$ N; thence northeasterly to the N.E. corner of T12N, R7W, said corner being in Cook Inlet at Longitude  $150^{\circ} 25' 01''$ W, Latitude  $61^{\circ} 10' 01''$ N; thence northeasterly to the N.E. corner of Section 15, T13N, R4W, said corner being in Knik Arm at Longitude  $149^{\circ} 59' 07''$ W, Latitude  $61^{\circ} 13' 29''$ N; thence northeasterly to the corner of Section 35, T14N, R4W, said corner being in the Knik Arm at Longitude  $149^{\circ} 55' 31''$ W, Latitude  $61^{\circ} 18' 41''$ N; thence northeasterly to the N.W. corner of Section 13, T15N, R3W, said corner being in Knik Arm at Longitude  $149^{\circ} 44' 45''$ W, Latitude  $61^{\circ} 23' 52''$ N; thence northeasterly to the S.E. corner of Section 12, T16N, R1W, said corner being in Knik Arm on the Seward Meridian; thence east to the place of beginning.

EXHIBIT "D"

BONDED INDEBTEDNESS

The bonded indebtedness of the entire Matanuska-Susitna Borough at the present time is \$61,475,000.00. The Matanuska-Susitna Borough has no way of defining the indebtedness of any particular section of the borough. The registered voters of the Lake Louise area have, historically, voted no on all bond proposals by the Matanuska-Susitna Borough.

The total expenditures in the Lake Louise area since 1977 have been \$23,515.09. All of this money was spent on the Lake Louise landfill -- which the borough has no permit to operate.

EXHIBIT "E"

AFFIDAVIT

DESCRIPTION OF BOUNDARIES: Information contained in Exhibit "A" and Exhibit "B" and accompanying map Exhibit "C" was obtained from the Matanuska-Susitna Borough.

AREA: Information on the number of square miles in the territory to be detached was obtained from the accompanying map Exhibit "C".

POPULATION: I, Paul S. Holland, (undersigned) do swear that I enumerated the people living on Lake Louise and surrounding waters on March 24th of 1982.

Paul S. Holland

ASSESSED VALUATION: Information on assessed valuation of real and personal property in the proposed area to be detached was obtained from the Matanuska-Susitna Borough.

TAXATION: Information on mill rate levied in the proposed area to be detached was obtained from the Matanuska-Susitna Borough.

OUTSTANDING INDEBTEDNESS: The outstanding indebtedness of the Matanuska-Susitna Borough is \$61,475,000.00. A statement of total bonded indebtedness of the Matanuska-Susitna Borough signed by the Borough Controller and a debt schedule effective July 1, 1982 is attached hereto and made a part hereof.

REGISTERED VOTERS: The number of registered voters in the Lake Louise area was

taken from the State of Alaska Precinct Voter Registration List for District 6  
(six) Precinct 13 (thirteen).

EXHIBIT "F"

BRIEF

The social, cultural and economic characteristics of the population of Lake Louise are substantially different and are in conflict with those of the remainder of the population located in the borough. There are no jobs available on Lake Louise and the people living there are -- for the most part -- on a limited, if not fixed income. Over half of the population are seasonally employed and one quarter more are retired on a fixed income. Their primary mode of transportation, during the seven months of winter, is by snowmachine and during the remainder of the year by boat. The people living on Lake Louise and the surrounding area are very dependant on fish and game for a major portion of their food supply. The long distances to Anchorage and Palmer preclude the use of fresh meat, vegetables and fruit on the average table. Most of the residents of the area live away from the road system. A simple trip to town entails starting a snowmachine and driving a few miles to the road and then starting an automobile. There is no communication system and no mail deliveries on Lake Louise. There is no television and only one radio station that can be recieved on the lake. The one radio station that can be recieved is from Glennallen, the social and economic center of the area. Glennallen is a 100 mile round trip from the lake.

The geographic location of Lake Louise makes it extremely impractical if not impossible for the Matanuska-Susitna Borough to provide any of the services that are recieved on a regular basis in other parts of the borough. Most services that have been implemented in other areas of the borough would be rendered impractical on Lake Louise. For example: The ambulance service available at Glacier View School would be of no use what so ever on Lake Louise due to the lack of roads and the distances involved in transportation to the hospital. Aircraft are currently being used for medivac purposes. It is 170 (one hundred and seventy) miles from the north end of the Lake Louise system to

Palmer and of that 30 (thirty) miles is by water in the summer and ice in the winter. The people of Lake Louise are extremely dependant on the weather. There are two months of the year (May and October) when people living away from the road are cut off from all sources of transportation -- due to the ice.

The people of Lake Louise and the surrounding area are guides, trappers, seasonal construction workers and commercial fishermen. There are three lodges, currently in operation, on the lake and there is a heavy influx of tourist in the summer months. The area is used heavily for winter recreation as well. Approximately 60% of the lake frontage on Lake Louise is privately owned -- the publically owned land is mostly state owned. The Matanuska-Susitna Borough owns no land on the lake. The area proposed for detachment, may, at first glance, appear disproportionate to the number of people living on the Lake Louise system, however, we would like the commission to consider the isolation of this small area of the Mat-Su Borough and it's unique difference from the rest of the borough. There are no borough residents living outside the boundaries of the proposed area for detachment within 30 miles in any direction. The other residents of the Mat-Su Borough are predominately urban and can recieve the services that the borough provides quite easily.

EXHIBIT "G"

AFFIDAVIT

A copy of this petition and brief together with the accompanying exhibits has been served on the chief executive officer of the Matanuska-Susitna Borough by certified mail (copy of certified mail receipt is attached).

A copy of this petition has been posted for public inspection at Evergreen Lodge, mile 17 Lake Louise Road, Wolverine Lodge, mile 17 Lake Louise Road and Lake Louise Lodge, mile 17 Lake Louise Road. These copies are available for public inspection from 9:00 a.m. till 5:00 p.m., seven days per week.

Dated at Lake Louise, Alaska this 20th day of July 1982.

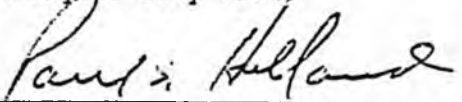
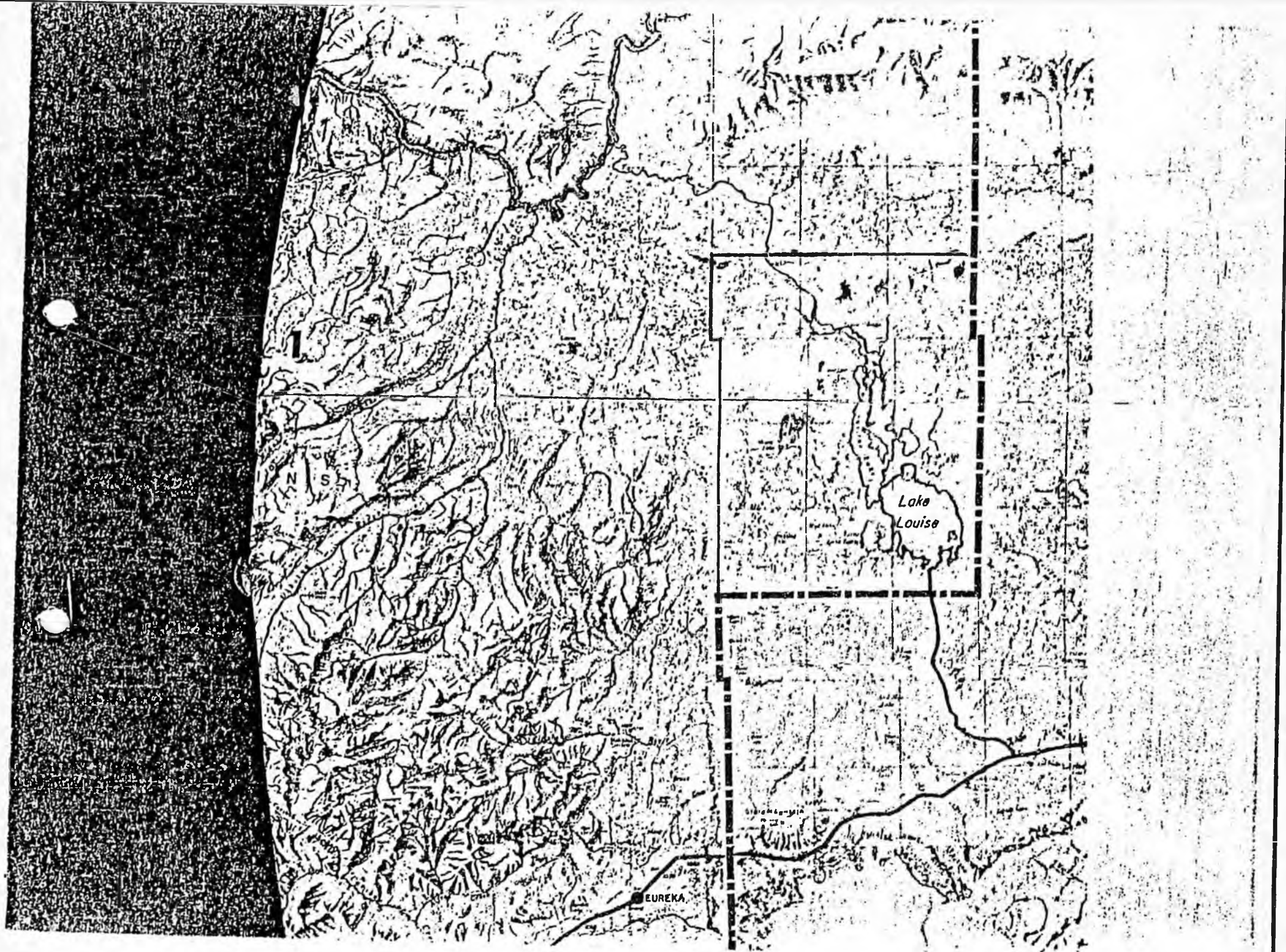
  
\_\_\_\_\_  
Paul S. Holland

EXHIBIT "B"

BOUNDRIES OF THE PROPOSED AREA TO BE WITHDRAWN FROM THE MAT-SU BOROUGH

Begining at N.W. corner of T 5 N, R 9 W, Copper River Meridian, State of Alaska, said corner being at or approximately at S Lake; thence North to the N.W. corner of T 8 N, R 9 W; thence West to the S.W. corner of T9N, R9W; thence north to the N.W. corner of T9N, R9W; thence East to the N.E. corner of T9N, R5W; thence South to the S.E. corner of T9N, R6W; thence East to the N.E. corner of T8N, R6W; thence South to the S.E. corner of T5N, R6W; thence West to the place of begining.

3  
18  
24  
72  
36  
432





# Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645 • PHONE 745-3275

DEPARTMENT OF ASSESSMENT 4801

April 5, 1982

Mr. Jim Sanders, LGS  
Department of Community and  
Regional Affairs  
Division of Local Government  
Assistance  
225 Cordova, Building B  
Anchorage, Alaska 99501

Dear Mr. Sanders:

As per your and Mr. Paul Holland's request, the following information represents the answers to questions forwarded to me.

1. Enclosure of Borough Map.
2. Enclosure of Legal Description for Lake Louise and Tyone Lake areas (marked in red).
3. The 1981 mill rate for the area was 7.22 mills. The anticipated mill rate for 1982 is 5.9 mills. 5.4
4. Enclosure of bonded indebtedness statement of the Matanuska-Susitna Borough signed by the Borough Controller.
5. The 1982 assessed value of this area is:  
Real: \$6,838,260 (actual); Personal: \$103,440 (approx.)
6. The Matanuska-Susitna Borough does not have any land holdings or other assets within the Lake Louise and Tyone Lake area described.

I believe this answers all the questions that were forwarded to me, and if I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Steve Van Sant  
Borough Assessor/  
Land Management Director

cr

cc: John Musgrove  
Paul Holland



# Matanuska-Susitna Borough

BOX B. PALMER, ALASKA 99645 • PHONE 745-4801

DEPARTMENT OF FINANCE

April 5, 1982

TO WHOM IT MAY CONCERN:

This is to certify that the bonded indebtedness of the Matanuska-Susitna Borough at the present time is \$61,475,000. Attached is a debt schedule effective July 1, 1982 as shown in our 1983 budget.

A handwritten signature in cursive script, reading "Walter Chappel", is written over a horizontal line.

Walter Chappel  
Controller

nm

Matanuska-Susitna Borough

COMMENT

fund	department DEBT SERVICE	division	budg
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SCHEDULE OF GENERAL OBLIGATION SCHOOL CONSTRUCTION BONDS

Issue	Amount Issued	Balance After This Payment	Principal Payment	Interest Payment	Total Payment
1964	770,000	115,000	55,000	6,413	61,413
1971 Series E	1,500,000	100,000	100,000	9,400	109,400
1971 Series F	1,500,000	-0-	300,000	15,300	315,300
1973 Series A	4,000,000	3,200,000	200,000	183,400	383,400
1973 Series B	4,000,000	2,700,000	200,000	181,500	381,500
1973 Series C	4,600,000	3,250,000	250,000	252,825	502,825
1974 Series A	6,900,000	6,000,000	200,000	409,900	609,900
1977 Series A	8,460,000	7,000,000	300,000	423,700	723,700
1978 Series A	20,860,000	19,525,000	700,000	1,368,325	2,068,325
1978 Series B	2,010,000	1,880,000	65,000	128,620	193,620
1981 Series	14,870,000	14,665,000	205,000	2,107,500	2,312,500
<b>TOTALS</b>	<b>69,470,000</b>	<b>58,435,000</b>	<b>2,575,000</b>	<b>5,086,883</b>	<b>7,661,883</b>
Wasilla Public Safety Bldg.	150,000	100,000	5,000	5,638	10,638
Lakes Fire Service Area	500,000	457,813	15,876	24,244	40,120
<b>TOTALS</b>	<b>650,000</b>	<b>557,813</b>	<b>20,876</b>	<b>29,882</b>	<b>50,758</b>

JAN 21 1986



Box 1210 802 Railroad Avenue  
Cordova, Alaska 99574  
Phone: (907) 424-3237  
or 424-3238

*"The Friendly City"*

January 10, 1986

Mayor  
Erling T. Johansen

Council Members

Joe Gunderson  
Law L. Cochran  
R. L. Van Brocklin  
Dick Borer  
Don Narvance  
Hollis Henrichs

City Manager  
Richard J. Leland

Acting City Clerk  
D. Lynda Plant

Senator Edna DeVries  
Pouch V  
Juneau, AK 99811

Dear Senator DeVries:

Please be advised that at their regular meeting of 1/6/86, the Mayor and City Council of Cordova took action to adopt the attached Resolution 86-1. The intent of this resolution is to express the City of Cordova's support for the North Star Borough's efforts to protect its boundary.

While we respect the issues being raised on both sides of the argument with regard to the Nana Corporation's interest, our purpose is to support the larger concept of boundary protection. The specific economics of the Nana Region and the North Star Borough will need to be settled by the parties. It is the Council's feeling that the ability for the State to indiscriminately amend municipal boundaries flies in the face of municipal government and our responsibilities to our residents.

We have to count on your efforts to protect the ability of the local entity to maintain its own boundary.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard J. Leland", is written over the typed name.

RICHARD J. LELAND  
City Manager

Enclosure

RESOLUTION 86-1

A RESOLUTION SUPPORTING THE NORTH SLOPE BOROUGH'S EFFORTS TO PROTECT ITS BOUNDARIES

WHEREAS, the Commissioner of the Department of Community and Regional Affairs has petitioned the Local Boundary Commission to alter the North Slope Borough's boundaries, and

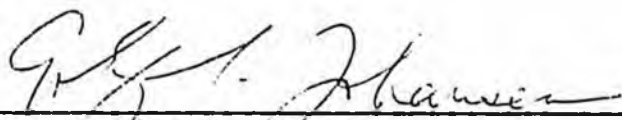
WHEREAS, the voter's of the North Slope Borough rejected a proposition to petition the Local Boundary Commission to alter the Borough's boundaries. and

WHEREAS, such action by the State to alter a municipality's boundary without its assent could have a tremendous detrimental impact on the fiscal viability and governmental integrity of all municipalities in Alaska, and

WHEREAS, such action will set a precedent which will have far reaching detrimental impacts on all municipalities in Alaska,

NOW THEREFORE BE IT RESOLVED that the Cordova City Council urges the Local Boundary Commission not to approve the boundary change requested by the Commissioner of the Department of Community and Regional Affairs.

PASSED AND APPROVED THIS 6 DAY OF January, 1986.

  
\_\_\_\_\_  
Mayor Erling T. Johansen

  
\_\_\_\_\_  
Acting City Clerk

# Petition to Residents of the North Slope Borough

AND DAILY NEWS  
1-18-86

We, the undersigned residents of the North Slope Borough, do strongly oppose any effort or attempt by the State of Alaska to remove lands from the North Slope Borough without the approval of our local government and people of said borough.

## Iniqsrutinat North Slope Borough-m Inunisa

Uvagut ativut aglaktavut uumuna maqpiqamun inuuniaqtuaguvluta North Slope Borough-mi akilliqrupiatagikput State of Alaska ilannaqsiniqaqpan North Slope Borough-m nunaninnik, ivigaumaginaunnagu Kavamanatalu inunisalu taaptuma Borough-m.

### Anaktuvuk Pass

Jacob Ahgook  
Harry K. Hugo  
Gilbert Lincoln  
Benjamin Hopeon  
Allan T. Paneak  
Rebecca Hugo  
Paul Hugo  
Vera Lincoln  
Minnie Meikiana  
Bob Ahgook  
Lahaman Burrow  
Jenny Weis  
Rhoda Ahgook  
Holly Stammens  
Cecilia Ding  
Eben Hugo  
Dorothy Hopeon  
Rebecca Meikiana  
Susan Hugo  
Naida Paneak  
Denny Hugo Sr.  
Betty Meikiana  
Luzanna Pauland  
Raymond Paneak  
Timothy Ahgook  
Janita Bean  
Susie Kunaknana  
Jack Morry  
Larry Morry  
Mesa Morry  
Bert Simpson  
R.C. Remno  
Lillian Kalgalek  
Nancy Ahgook  
Victor Meikiana  
Lena Kadryna  
Grace Ekak  
Henry Hugo  
Rodny Rulland  
Eliza Ruth Patrick  
Cyril Meikiana  
Grun, Spocman  
Dick, Thomsen  
Bevally Hugo  
Anna P. Hugo  
Noah Ahgook  
James M. Nageak  
Marie Paneak  
Dorcas Hugo  
Elise Lincoln  
Chris P. Hugo  
Efrada Ahgook  
John Rulland  
Jerry Sikvayugak  
David Bell  
Bill Michael  
Terri Voss  
Robin Norris  
Judy Ahgook  
Winona Burrow  
Stan Morry  
Grant Funk  
Patrick Hugo  
Joshua Ruffino  
Steve Walla  
Laura Ticket  
Thomas K. Gordon  
Ben Ahgook  
Elizabeth Paneak  
James Ahgook  
Mazine Morry  
Nora Taalak  
Martina Morry  
Lulu Simpson  
Earl Williams  
Dora Nukapigak  
Shirley Ahgook  
Don Meikiana  
Ruth Rulland  
Teresa Tidwell  
Scott Szymd  
Minnie Szymd  
James R. Luke  
Terry Sikvayugak  
Roger Thorson  
Margaret Gordon  
Patrick Makiana  
Richard Ahgook  
Angie Nageak  
Alice Ahgook  
Raid Morry  
Ada Lincoln  
Sarah Tobak  
Anna Nageak  
Rhoda Kasak  
George O. Paneak  
Mark Voss  
Bobbie Gilbert  
Jack Norris  
Vickie Paneak  
Lenna Gail Funk  
Zachanas Hugo  
Susie Paneak  
Phillip Ahgook  
Riley Morry  
Doris Hugo  
John Tidwell  
Marylyn Gordon  
Elizabeth Ahgook  
Sarah Kunaknana  
Charles Ramsey  
Laura Kunaknana  
Maryann Ahgook  
Joe Makiana  
Oliva Morry

Bernice Ipalook  
Cornelia Sovellik  
Charlee Ahgook  
Ken Elliott  
Bess P. Gordon  
Price Gordon  
Joe Szymd  
Molly Ahgook  
Jack Ahgook  
Mary Meikiana  
Ada Hugo

### Atqasuk

Johnny Ahngasuk  
Herman Kignak  
Tommy Shugluk  
Paul Carr  
Leroy Gunderson  
Jonnie Felder  
Elizabeth Hollingworth  
Mike Shugluk  
Debbie Outchar  
Caleb Nayukok  
Walter Akpik  
Perry Kignak  
Thomas Brower Jr.  
Joann Hopeon  
Daniel Smith  
Tony Socook  
Belva Kignak  
Donna Carr  
Mary Gunderson  
Joseph Akpik  
Lucy Ita  
Thomas Kenyurak  
Mary Kay Bodfish  
Herbert Akpik  
James Allen  
Jim Ivanoff  
Thomas Ita Sr.  
Margaret Ahngasuk  
Chris Bordeaux  
Robert Akpik  
Alice Akpik  
Betty Kignak  
Ruth Ivanoff  
Clara Susook  
Daisy Shugluk  
Gerald Kanayurak  
Judy Seeles  
Fred Kanayurak  
Elise Lincoln  
Chris P. Hugo  
Efrada Ahgook  
John Rulland  
Jerry Sikvayugak  
David Bell  
Bill Michael  
Terri Voss  
Robin Norris  
Judy Ahgook  
Winona Burrow  
Stan Morry  
Grant Funk  
Patrick Hugo  
Joshua Ruffino  
Steve Walla  
Laura Ticket  
Thomas K. Gordon  
Ben Ahgook  
Elizabeth Paneak  
James Ahgook  
Mazine Morry  
Nora Taalak  
Martina Morry  
Lulu Simpson  
Earl Williams  
Dora Nukapigak  
Shirley Ahgook  
Don Meikiana  
Ruth Rulland  
Teresa Tidwell  
Scott Szymd  
Minnie Szymd  
James R. Luke  
Terry Sikvayugak  
Roger Thorson  
Margaret Gordon  
Patrick Makiana  
Richard Ahgook  
Angie Nageak  
Alice Ahgook  
Raid Morry  
Ada Lincoln  
Sarah Tobak  
Anna Nageak  
Rhoda Kasak  
George O. Paneak  
Mark Voss  
Bobbie Gilbert  
Jack Norris  
Vickie Paneak  
Lenna Gail Funk  
Zachanas Hugo  
Susie Paneak  
Phillip Ahgook  
Riley Morry  
Doris Hugo  
John Tidwell  
Marylyn Gordon  
Elizabeth Ahgook  
Sarah Kunaknana  
Charles Ramsey  
Laura Kunaknana  
Maryann Ahgook  
Joe Makiana  
Oliva Morry

### Kaktovik

Mary Soplu  
Nathan Gordon  
Marta Pearson  
Elmer Browder  
Gary Lawrence  
Marla Solomon  
George Tapmok  
Loren Ahlers  
Lillian Akootchook  
Thomas Panningonna  
George Kaleak  
Mildred Rexford  
Edward Rexford  
Mary Ann Gordon  
Ina J. Gordon  
Billy Gordon  
Molly Ologak  
Nora Agiak  
Diane Akootchook  
Anabel Coleman  
Joseph Soplu  
Norman Alshanna  
George Agiak  
Benny Akootchook  
Charles M. Brower  
Gayne Brower  
Carolyn Pearson  
Linda Browder  
Robert G. Harding  
Leonard Solomon  
Duane Daniels  
Eva K. Ahlers  
Isaac Akootchook  
Daniel Akootchook  
Noreen Agiak  
Herman Rexford  
Perry Akootchook  
Freddie Alshanna  
M. Akootchook  
Evelyn Simme  
Evelyn Gordon  
James Lampe  
Sandra Lampe  
Alice Agiak  
Nelson Soplu  
Mildred Alshanna  
Mary T. Akootchook  
Nancy Sosalla  
Edna Soplu  
Laura Galovin  
Kelly Tagarook  
Sandra Lawrence  
George Galovin  
Tommy O. Gordon  
Garay Stevens  
Susie Akootchook  
Mary S. Akootchook  
Rebecca James  
Russell Tagarook  
Marie Rexford

George Alshetchook  
John Tagarook  
Carole Kingak  
Janet Kingak  
Glen Chandler  
Frances Lampe  
Susan Gordon  
Leonard Akootchook  
Annie Soplu  
Ethel Gordon  
Herman Alshanna  
Roy Akootchook

### Nulqaut

Annie Lampe  
Core Taleak  
Susie Nukapigak  
Jeanette Bowers  
Chris Bunnell  
Ira Kunaknana  
Walter Oygak  
Dorcas Nukapigak  
Louise Kiglak  
Job Kasak  
David Pausanna  
Joy Oygak  
Annie T. Allen  
Arnold Kiglak  
Bessie Eriksook  
Roy Kasak  
Zachariah Akpakak  
Masale Hopeon  
Ernie Bell  
Virginia Kasak  
Nannie Pausanna  
Joe Nukapigak  
Brad Bowers  
Sarah Kunaknana  
Tom Tingle  
Brian Dexter  
Phillip Masaleak  
Rhoda Bennett  
John Ahnupkana  
Teresa Hopeon  
Ahtungowuk  
Edward Nukapigak  
Brower Michael Hopeon  
Norman Lampe  
Ruth Gleak  
Nannie Woods  
Jim T. Allen  
Thomas Nageak  
George Gleak  
Margaret Tegoseak  
Helen Kasak  
Margorie Ahnupkana  
Thomas Shaw  
Ronald Ahvakana  
Diana Dexter  
Lydia Sovellik  
Bonnie Tingle  
Hannah Pausanna  
Heater Gerka  
Ruth Nukapigak  
Loise Ahvakana  
Paul Kiglak  
Bertha Gleak  
Lloyd Ipalook  
Job Woods  
Harriet Kasak  
Alice Ipalook  
Tulde  
Joe Nukapigak

### Pt. Hope

George Kiglak  
Elijah Rock Sr.  
Rex Aken Rock Sr.  
Frank Lane  
Luks Koonook St.  
Evelyn Hickie  
Ethel Ooshee  
Jack Sheaffer  
Angelina Koonook  
Pochon  
Tony Higbee  
Solomon Kiglyuk  
Mabel Hank  
Lloyd Vincent  
Lydia Naahookpuk  
Nina Ovik  
David Tuckfield  
Rex Tuzroyuk Jr.  
Robert Dink  
Roy Koonuk  
Ramona Rock  
Emily Lane

Charles Mumford  
Laurie Kingak  
Carolyn Koonook  
Rosebelle Rexford  
Carol Omnik  
Isaac Atungana  
Nick Hank  
Joe Okotak  
Ernest Frankson  
Ronald Ovik Sr.  
John Long Sr.  
Isaac Wood III  
Raymond Stone  
Abel Akpik  
Judy Nash  
Darwin Backland  
Clement Frankson  
Sarah Kingak  
Bernard Nash  
Maude  
Norman Omnik  
Albert Kiglyuk  
Patrick Atungana  
Monie B.  
Diane  
Nick Timothy

### Wainwright

Ida Paulik  
David Bodfish Sr.  
Willa Bodfish  
Masumestook  
Andrew Ekak  
Lois Matesson  
Lucy Hopeon  
Martha Stewart  
Rex Okakok  
Debbie M. Nayakik  
Fred Blair  
Perry K. Okpeaha  
Mike Murphy  
Valerie R. Tuttle  
Emory Hopeon  
Elmer Aveseak  
Lacy Warden  
James Matuseak  
Howard Kirtick  
Alfred R. Hopeon  
Eileen Boskosky  
Marie L. Simmonds  
Terry Kanayurak  
Isabel H. Brower  
Ine Ita  
Susie M. Nungasuk  
Linda J. Hopeon  
Lillian Nageak  
Clara E. Kaleak  
Lucille Adams  
Ginger L. Ahvakak  
Van E. Edwardson  
Bernice Okpeaha  
Dorothy M. Edwardson  
Rose Ahtungaruk  
Donald Nusunginya  
Glenn Edwards  
William C. Ita  
Harold Nungasuk  
Carl E. Hussay  
Emily Ipalook  
Emilio H. Guaco  
Michael Stoen  
Claudia Jackson  
Jerry Hollingworth  
Thomas Akootchook  
Marie Labourne  
Albert Diggs  
Oliver Ahngasuk  
Jaren DuBeeau  
George Saganana  
Dorcas Ahngasak  
Clifford A. Daniels  
Margaret Oygak  
Eunice Leavitt  
Mildred Akpik  
Jerry Cogdill  
David S. Fauake  
John F. Aikan  
George Adams  
Anthony Keeler  
Margaret Panigo  
Juanita Ipalook  
Kaster Segevan  
Pat Wright  
Charles E. Hopeon  
Ty Ignatowski  
Dorothy Kibbear  
Mary I. Ahkvigak  
Sherry Hopeon  
Curtis Hopeon  
Kara Kolas  
Dorcas Silne  
Ron Nalikak  
Etta Ahkvigak  
Daisy Edwardson  
Mary Jane Brower  
Ned Arey  
Bertha Leavitt  
Ross Ahngasak  
Kunak Brower  
Rebecca Adams  
Tawni Taylor  
Merril Naahookook  
Emma Monogoolok  
David A. Miller  
Ronald Ningeok  
David Weber  
David Hopeon

### Bartow

Jimmy E. Ningeok Sr.  
Johnny Akootchook  
Joseph Naahaknik  
Rebecca Hopeon  
Mary Avesaganna  
Eleanor R. Oygak  
Et Tutle  
Jim Allen  
Johnny Elavgak Jr.  
Rita M. Okpeaha  
Etta Ekakok  
Georgiana Oomttuk  
Estelle Leavitt  
James H. Seeles  
Beverly M. Ahgask  
Gladys Nungasak  
Tina Kaleak  
Mabel Panigo  
Daniel Frantz  
El Varner  
Robert Lozano  
Pat Tyson  
William Kaleak  
Kevin Riely  
Larry Oomalluk  
Jeanette Hopeon  
Margaret Oia  
Harry Ovik Sr.  
Harry Meier  
Stanley Brower  
Josie Brower  
Guy E. Okakok

Dora E. Inuunag  
Jeanette Ahtungaruk  
Clarence E. Ita  
Clara P. Segevan  
Patrick J. Hopeon  
Robert Mercier  
J. Finley  
Ricardo Vasquez  
Jim Anderson  
Ellen A. J.  
David Baum Partner

Clarence Solomon  
Abel Akpik  
Willard P. Neekok  
Eileen MacClean  
Robert Edwardson

Raymond P. Mauleak  
Harvey Mongoyak  
Martha Ahvakana  
Vera K. Ita  
Flora Diggs  
Georgiana Hopeon  
Mable Kaleak  
Ginger Saganana  
Emma Tutle

Alden A. Nunuk  
Virginia Oygak  
Joshua Okpik Jr.  
Sarah Atin  
Lois Matesson  
Lucy Hopeon  
Martha Stewart  
Rex Okakok  
Debbie M. Nayakik  
Fred Blair  
Perry K. Okpeaha  
Mike Murphy  
Valerie R. Tuttle  
Emory Hopeon  
Elmer Aveseak  
Lacy Warden  
James Matuseak  
Howard Kirtick  
Alfred R. Hopeon  
Eileen Boskosky  
Marie L. Simmonds  
Terry Kanayurak  
Isabel H. Brower  
Ine Ita  
Susie M. Nungasuk  
Linda J. Hopeon  
Lillian Nageak  
Clara E. Kaleak  
Lucille Adams  
Ginger L. Ahvakak  
Van E. Edwardson  
Bernice Okpeaha  
Dorothy M. Edwardson  
Rose Ahtungaruk  
Donald Nusunginya  
Glenn Edwards  
William C. Ita  
Harold Nungasuk  
Carl E. Hussay  
Emily Ipalook  
Emilio H. Guaco  
Michael Stoen  
Claudia Jackson  
Jerry Hollingworth  
Thomas Akootchook  
Marie Labourne  
Albert Diggs  
Oliver Ahngasuk  
Jaren DuBeeau  
George Saganana  
Dorcas Ahngasak  
Clifford A. Daniels  
Margaret Oygak  
Eunice Leavitt  
Mildred Akpik  
Jerry Cogdill  
David S. Fauake  
John F. Aikan  
George Adams  
Anthony Keeler  
Margaret Panigo

Juanita Ipalook  
Kaster Segevan  
Pat Wright  
Charles E. Hopeon  
Ty Ignatowski  
Dorothy Kibbear  
Mary I. Ahkvigak  
Sherry Hopeon  
Curtis Hopeon  
Kara Kolas  
Dorcas Silne  
Ron Nalikak  
Etta Ahkvigak  
Daisy Edwardson  
Mary Jane Brower  
Ned Arey  
Bertha Leavitt  
Ross Ahngasak  
Kunak Brower  
Rebecca Adams  
Tawni Taylor  
Merril Naahookook  
Emma Monogoolok  
David A. Miller  
Ronald Ningeok  
David Weber  
David Hopeon

Frederick Rice  
Arnold Brower Jr.  
Vera Williams  
Patry Aamodt  
Connie M. Fischel  
Dore Figgins  
Caroline Ahvakana  
Herman Kignak Sr.  
David Stone Sr.  
Nolan Solomon  
Charles Ahngasak  
Damen Eisenhower  
Brad Keeler  
Leonard Felder  
Kathleen N. Davis  
Hugh S. Patrick  
Jeri N. Ahkvigak  
Roland Toovik  
Forrest D. Olemann  
Hazel Pebley  
Johnny Leavitt  
Lloyd Panigo  
Patrick Okpeaha Jr.  
Lewie Brower  
George Burnett  
Lucy Brown  
Core Ansel  
Clayton Lambrecht  
Harley Brown  
Wayne T. Bodfish  
Gregg Tegaok  
Arthur Segevan  
Gaea Agvikuk  
L. Marie Bodfish  
Carolyn Akpik  
Frances Hopeon  
Albert Driggs Jr.  
Allen Upicatoun  
Leo Ahtungowuk  
Willa Tukrook  
Dennis Young  
Karen Palmer  
Chester Lampe Jr.  
Steve Palmer  
Alice Neekok  
Billy K. Naahookook  
Bill Bemmeke  
Savd Ahngasak  
Ben Frantz  
Rita Felder  
Edith Naahookook  
Mark T. Hamlin  
Alfred Leavitt  
Sally J. Brower  
K.L. Smith  
Marie Neekok  
Price E. Brower  
Ray Kalayuk  
William Solomon  
Terry Jones  
Thomas Simmonds Sr.  
Grant Kignak  
Carolyn Klose  
James Ansel  
Donald Tookak  
I. J. Kagalak  
Jacob Kagalak  
Allen Ahlook  
Charles Nayakik  
Abraham Kagalak  
Hanna Ekak  
Homer Bodfish  
Nancy Lampe  
Charlie Tuckfield  
Kata Peterson  
Amy Nukapigak  
Ben Neekok  
Ruth Pitok  
Jacob Stalker Jr.  
Ione Eastwood  
Nels Martin  
Roale Aken  
Roy Hugo

Tim Scott  
Evelyn Donovan  
Edna Ipalook  
Ida E. Ahngasak  
Archie Nuglene  
Arnold Brower Sr.  
Thomas C. Brower III  
Lenny C. Landis  
Marchie Nageak  
Harry Brower Jr.  
Bob L. Casteo  
Richard Williams  
Eli Solomon Sr.  
Ed Burnett Jr.  
Anna Jack  
Martha Ipalook  
Steven Harne  
Lorraine Danner  
Franklin Ahngasak  
Core Diggs  
Grace Anahugak  
Eleanor Bodfish  
Steve Ungudruk  
Woodrow Avesaganna  
Samuel Simmonds  
Nannie Kagalak  
Joanne Neekok  
Betty Stalker  
Annie Martin  
Hermel Tukrook  
Denny Pitok  
Eather Tuckfield  
Bill Tracy  
Emily Ahtungowuk  
Martha Tukrook





February 10, 1986

The Honorable Edna DeVries  
Chairperson  
Senate Community and Regional  
Affairs Committee  
Pouch V  
Juneau, AK 99811

Dear Ms. DeVries:

Because we were not given an opportunity to testify during your February 6th teleconference hearing, we ask that you consider the following written testimony regarding the proposed annexation to the City of North Pole.

For your reference, Interior Energy Corporation (IEC) owns approximately five acres of land within Area #2. On that property we have developed a shopping mall, grocery store, service station, liquor store and bulk fuel storage facility. We respectfully request you amend the boundaries of the annexation to exclude Area #2 from the proposal for the following reasons:

- 1 - We specifically located outside the city limits of the small town of North Pole in order not to subject our customers to municipal sales tax, for which they receive no services.
- 2 - In the responding brief, the City of North Pole acknowledges declining oil revenues and federal shared revenue but states that it is "willing and able to provide municipal services to all annexed areas" after an annexation that will increase the size of the City by 40 per cent. The City also states that "sales tax revenue will replace revenue lost from other sources" because "the residents of North Pole are strongly opposed to increased property taxes".

Of the three areas to be annexed, Area #2 is the only area that will provide sales tax revenue to the City of North Pole at this time.

- 3 - The Boundary Commission states that all areas are in need of municipal services. We disagree. Our fire protection is presently provided by the nearby North Star Fire Department. In the unlikely event of a fire in our bulk fuel storage facility, the City of North Pole is not equipped to handle a fire of that nature.

The City, in its responding brief, expresses a concern for IEC's fire insurance premiums. With all due respect, what we pay for fire insurance should not be a concern of the City of North Pole.

Regarding sewer and water, IEC has gone to considerable expense to provide its own water and septic systems and does not require these services from the City of North Pole.

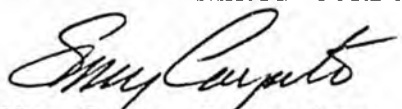
Regarding road maintenance services, we are located at the intersection of two State-maintained roads. Unless the City is proposing to plow our parking lot, this is not a service we will require.

- 4 - The Boundary Commission in its Findings of Fact states that "the City can provide (municipal services) more efficiently than another municipality." We would like to see the data which supports this claim. With a reported population of just over 1000 the 1985 budget for North Pole is over \$5,000,000.00.
- 5 - The Commission states that "the fuel handling facility in area #2 poses a potential public danger." How will incorporation into the City of North Pole change this? What does the Boundary Commission foresee occurring after annexation?
- 6 - Finally, as non-resident property owners (we live in Fairbanks) we are ineligible to vote in North Pole elections, have no representation on the City Council and have absolutely no say in any future bonded indebtedness the City may incur. We will, however, be forced to support the City through property and sales taxes.

We (and the 1300 individuals who signed an opposition petition) do not feel it is equitable to expect us to support a 40 per cent expansion of the City of North Pole and feel we were included in the annexation solely for the purpose of broadening the City's tax base. The only property owner in Area #2 to agree to the annexation is an Anchorage owner apparently concerned with subdividing into smaller parcels for sales.

If this area is annexed, who will represent us and our customers in exchange for the taxes we will provide for the City of North Pole? If the Legislature cannot insure against the proposed taxation without representation, then it behooves you to honor our request for exclusion from this annexation.

Sincerely  
INTERIOR ENERGY CORPORATION

A handwritten signature in cursive script, appearing to read "Emily Carpenter".

Ms. Sunn. Carpenter  
Senior Vice President

THE CITY OF KETCHIKAN, ALASKA

RESOLUTION NO. 85-1433

A RESOLUTION OF THE COUNCIL OF THE CITY OF KETCHIKAN, ALASKA, FILING AN ANNEXATION PETITION FOR CERTAIN CONTIGUOUS PUBLIC PROPERTY (TO BE KNOWN AS THE U.S. COAST GUARD ADDITION) AS AUTHORIZED BY 19 AAC 10.470 AND A.S. 29.68.010; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Council of the City of Ketchikan finds the hereinafter described property situated contiguous to and adjoining the City of Ketchikan, to be property in need of municipal services and that annexation of said property will facilitate provision of municipal services to said property by the City of Ketchikan; and

WHEREAS, the Council of the City of Ketchikan finds and determines said property should be annexed to the City; and

WHEREAS, 19 AAC 10.470 provides for annexation of territory by petition of the governing body of the municipality whose boundaries are to be changed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KETCHIKAN, ALASKA, AS FOLLOWS:

Section 1: Annexation of Real Property. The State of Alaska is hereby petitioned to grant the annexation to the City of Ketchikan, Alaska, of that certain contiguous tract of land, the boundaries of said parcel of real property being more particularly described as follows:

A parcel of land within the Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at Corner 2 of U. S. Survey 1667 Ketchikan Lighthouse Reserve as shown on the official government plat thereto;

thence S-43°58'-E a distance of 441.72 feet to the true point of beginning;  
thence S-43°58'-E a distance of 2464.92 feet;  
thence S-45°57'-W a distance of 998.58 feet;  
thence N-34°29'-W a distance of 246.84 feet;  
thence N-29°12'-W a distance of 280.50 feet;  
thence N-46°06'-E a distance of 299.64 feet;  
thence N-43°54'-W a distance of 250.14 feet;  
thence S-46°06'W a distance of 1399.96 feet;  
thence N-40°28'-W a distance of 1927.73 feet;  
thence N-51°57'-E a distance of 2149.14 feet to the true point of beginning.

The hereinabove described parcel contains 121.31 acres.

Section 2: Effective Date. This resolution shall be effective upon its passage and approval.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
Charles E. Freeman, Mayor

ATTEST:

\_\_\_\_\_  
Karen Miles, City Clerk

TO: Emil Notti  
Commissioner  
Department of Community and Regional Affairs  
Pouch B  
Juneau, Alaska 99811

RE: In the matter of the annexation of an area to the City  
of Ketchikan, initiated by the Council of the City of  
Ketchikan as per 19 AAC 10.470

DATE: May 28, 1985

(1) PETITION FOR ANNEXATION.

Pursuant to the provisions of AS 29.68.010 and 19 AAC 10.450-.620 the Council of the City of Ketchikan respectfully petitions for approval of a boundary change by the annexation of the territory hereinafter described to the City of Ketchikan, Alaska.

(2) NAME AND MAILING ADDRESS OF PETITIONER.

This petition is submitted by:

City of Ketchikan  
334 Front Street  
Ketchikan, Alaska 99901

(3) PETITIONER'S REPRESENTATIVE.

The name, telephone number, and mailing address of petitioner's representative designated by petitioner to receive service, notice and all correspondence relating to the proceedings on behalf of petitioner with regard to this petition is:

James A. Van Altvorst  
City Manager  
City of Ketchikan  
334 Front Street  
Ketchikan, Alaska 99901  
(907) 225-3111 extension 335

(4) LEGAL BOUNDARY DESCRIPTION OF AREA PROPOSED TO BE ANNEXED.

The legal boundary description of the property proposed to be annexed is set forth on Exhibit A hereto.

(5) DESCRIPTION OF BOUNDARIES OF MUNICIPALITY SHOULD ANNEXATION BE EFFECTED.

The legal description of the boundaries of the City should the boundary change be effected is set forth on Exhibit B hereto.

(6) ASSESSED VALUE OF TAXABLE PROPERTY (1985).

The assessed (or estimated) value of taxable property located within the area proposed to be annexed is:

- (a) real property: -0-
- (b) personal property: -0-

(7) NUMBER OF RESIDENTS IN AREA PROPOSED TO BE ANNEXED.

The estimated total number of current residents within the area proposed to be annexed is: 32

(8) REAL AND PERSONAL PROPERTY TAX RATES (1984).

The current rates at which real and personal property are taxed within the City of Ketchikan is: 8.9 mills

(9) SALES AND USE TAX RATES.

The current rates of sales and use taxes within the City of Ketchikan are:

- (a) sales: 4%
- (b) use: 0

(10) OUTSTANDING INDEBTEDNESS.

There is no outstanding bonded indebtedness on the area proposed to be annexed.

(11) POPULATION AND AREA OF MUNICIPALITY.

- (a) The estimated current population of the City of Ketchikan to which annexation is sought is: 8,414
- b) The total area of the City is: 1,254 acres (1,673 including offshore city limits)

EXHIBITS

1. Exhibit "A" attached hereto is the legal boundary description of the property proposed to be annexed.
2. Exhibit "B" attached hereto is the legal description of the boundaries of the City should the boundary change be effected.
3. Exhibit "C" attached hereto is a map showing the present boundaries of the municipality and the boundaries of the municipality if the proposed boundary change becomes effective.
4. Exhibit "D" attached hereto is an Affidavit stating the source from which information contained in this petition and/or attached exhibits was acquired, including but not limited to, population figures, stating how an estimate of the population of the area proposed to be annexed was made and circumstances indicating its accuracy.
5. Exhibit "E" attached hereto is a certified copy of the resolution authorizing the municipality to file the petition.
6. Exhibit "F" attached hereto is the affidavit of the petitioner that service of the petition has been made in compliance with 19 AAC 10.510.
7. Exhibit "G" attached hereto is a written brief in support of the annexation as required by 19 AAC 10.500.

Dated \_\_\_\_\_

CITY OF KETCHIKAN, ALASKA

By: \_\_\_\_\_  
James A. Van Altvorst  
City Manager

ATTEST:

\_\_\_\_\_  
Karen Miles, City Clerk

U. S. Coast Guard Parcel

A parcel of land within the Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at Corner 2 of U. S. Survey 1667 Ketchikan Lighthouse Reserve as shown on the official government plat thereto;

thence S-43°58'-E a distance of 441.72 feet to the true point of beginning;  
thence S-43°58'-E a distance of 2464.92 feet;  
thence S-45°57'-W a distance of 998.58 feet;  
thence N-34°29'-W a distance of 246.84 feet;  
thence N-29°12'-W a distance of 280.50 feet;  
thence N-46°06'-E a distance of 299.64 feet;  
thence N-43°54'-W a distance of 250.14 feet;  
thence S-46°06'W a distance of 1399.96 feet;  
thence N-40°28'-W a distance of 1927.73 feet;  
thence N-51°57'-E a distance of 2149.14 feet to the true point of beginning.

The hereinabove described parcel contains 121.31 acres.

EXHIBIT A

City of Ketchikan - Metes and Bounds

The corporate limits of the City of Ketchikan, Alaska, a parcel of real property located in the Ketchikan Gateway Borough, First Judicial District, Alaska, more particularly bound and described as follows:

Commencing at the northeast corner of the Homer Lode, U. S. Mineral Survey 769;

thence N 29°36' E, a distance of 1200.00 feet to the true point of beginning.

thence N 29° 36' E a distance of 9.12 feet;  
thence a bearing of East, a distance of 270.60 feet;  
thence southward along the centerline of Ketchikan Creek approximately 700 feet;  
thence S 79°15' W a distance of 379.50 feet;  
thence S 59° 34' E a distance of 255.40 feet;  
thence N 23° 00' E a distance of 140.89 feet;  
thence a bearing of East a distance of 461.33 feet;  
thence a bearing of South a distance of 178.24 feet;  
thence S 39° 10' E a distance of 115.01 feet;  
thence a bearing of East a distance of 126.00 feet;  
thence S 66° 29' 31" E a distance of 239.64 feet;  
thence a bearing of South a distance of 87.00 feet;  
thence S 6° 40' 44" W a distance of 352.94 feet;  
thence S 47° 23' 23" E a distance of 355.00 feet;  
thence S 29° 21' 17" E a distance of 309.00 feet;  
thence N 73° 59' W a distance of 214.88 feet;  
thence N 59° 18' W a distance of 57.46 feet;  
thence N 38° 42' W a distance of 74.86 feet;  
thence S 83° 56' W a distance of 78.15 feet;  
thence S 70° 22' W a distance of 84.19 feet;  
thence S 85° 26' W a distance of 81.61 feet;  
thence S 67° 52' W a distance of 60.26 feet;  
thence S 31° 01' W a distance of 438.88 feet;  
thence S 59° 41' E a distance of 275.88 feet;  
thence S 33° 28' W a distance of 348.42 feet;  
thence S 56° 30' E a distance of 2649 feet;  
thence S 51° 57' W a distance of 816.38 feet;  
thence S-43°58'-E a distance of 2464.92 feet;  
thence S-45°57'-W a distance of 998.58 feet;  
thence N-34°29'-W a distance of 246.84 feet;  
thence N-29°12'-W a distance of 280.50 feet;  
thence N-46°06'-E a distance of 299.64 feet;  
thence N-43°54'-W a distance of 250.14 feet;  
thence S-46°06'W a distance of 1399.96 feet;  
thence N-40°28'-W a distance of 1927.73 feet;  
thence N 54° 53' 54" W a distance of 8487.96 feet;  
thence N 65° 35' 45" W a distance of 2633.28 feet;  
thence N 49° 25' 17" W a distance of 4796.14 feet;  
thence N 29° 20' E a distance of 1502.90 feet;

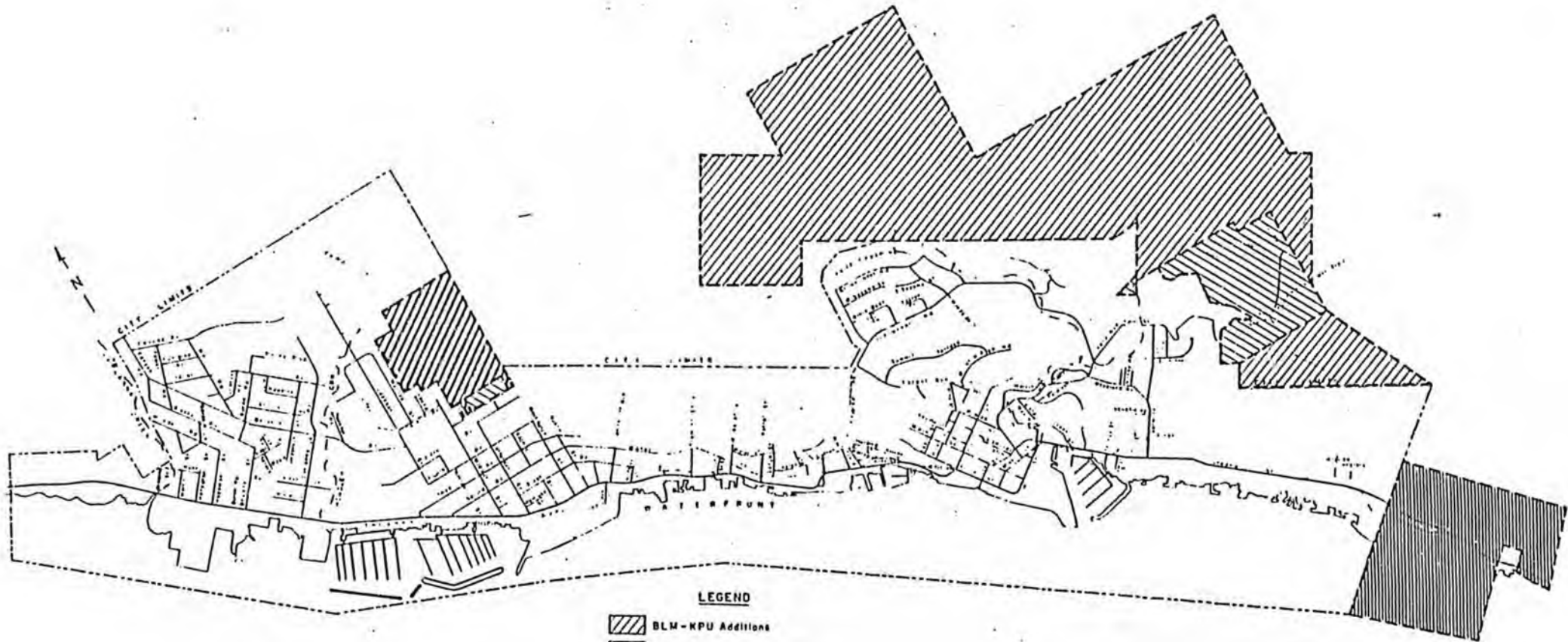
854/Master  
City W/ U.S.C.G. Parcel

-1-







EXHIBIT B

Ketchikan Metes and Bounds

thence S 60° 40' E a distance of 1261.90 feet;  
thence S 29° 20' W a distance of 130 feet;  
thence a bearing of East a distance of 424.38 feet;  
thence a bearing of South a distance of 559.55 feet;  
thence a bearing of East a distance of 542.52 feet;  
thence a bearing of North a distance of 208 feet;  
thence N 1° 10' E a distance of 419.44 feet;  
thence N 9° 49' E a distance of 604.98 feet;  
thence a bearing of North a distance of 632.37 feet;  
thence a bearing of East a distance of 4601.93 feet;  
thence a bearing of South a distance of 1591.27 feet;  
thence a bearing of West a distance of 1117.31 feet;  
thence a bearing of South a distance of 300.00 feet;  
thence a bearing of West a distance of 297.64 feet;  
thence a bearing of South a distance of 856.12 feet;  
thence S 89° 48' E a distance of 236.46 feet;  
thence S 0° 12' W a distance of 100 feet;  
thence S 89° 48' E a distance of 245 feet;  
thence S 0° 12' W a distance of 440 feet;  
thence a bearing of East a distance of 166.48 feet;  
thence a bearing of South a distance of 200.58 feet;  
thence S 89° 48' E a distance of 936.14 feet;  
thence a bearing of North a distance of 353.55 feet;  
thence S 59° 38' E a distance of 4953.69 feet;  
thence N 37° 52' E a distance of 14.20 feet;  
thence N 59° 26' E a distance of 163.16 feet;  
thence N 58° 35' E a distance of 108.98 feet;  
thence N 31° 25' W a distance of 124.93 feet;  
thence N 3° 30' E a distance of 999.50 feet;  
thence N 39° 25' E a distance of 170 feet;  
thence N 70° 51' 48" E a distance of 343.48 feet;  
thence S 73° 40' E a distance of 550 feet;  
thence N 16° 20' E a distance of 20 feet;  
thence S 59° 35' E a distance of 3471.29 feet  
to the true point of beginning.



**LEGEND**

-  BLM - KPU Additions
-  Giese - Furuseth - Spear Additions
-  University of Alaska Addition
-  U.S. Coast Guard Addition
-  Existing Roads (S - Streets)
-  Platted Road (not built)

NOTE: Some roads are stairs/boardwalks

**PROPOSED 1985 ANNEXATIONS  
KETCHIKAN, ALASKA**

**NOT TO SCALE**  
For Illustrative Purposes Only

AFFIDAVIT AS TO THE SOURCE OF INFORMATION CONTAINED  
IN THE CITY OF KETCHIKAN PETITION FOR THE ANNEXATION  
OF U.S. COAST GUARD ADDITION, U.S.S. 1667

STATE OF ALASKA                    )  
  ) SS:  
FIRST JUDICIAL DISTRICT        )

I, James A. Van Altvorst, being duly sworn, hereby declare and say:

The information contained in the City of Ketchikan's petition for the annexation of U.S. Coast Guard Addition Addition, U.S.S. 1667, was obtained from the records of the Ketchikan Gateway Borough Tax Assessor, the Ketchikan Gateway Borough Planning Department and the City of Ketchikan Public Works Department. Population estimates were derived from the most current municipal population estimate certified by the State of Alaska, Department of Community and Regional Affairs and by telephone confirmation from U.S.C.G. Ketchikan base officials.

DATED AND EXECUTED at Ketchikan, Alaska, the \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
James A. Van Altvorst  
City Manager

SUBSCRIBED AND SWORN to before me this \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
My Commission Expires: \_\_\_\_\_

(SEAL)

EXHIBIT D

AFFIDAVIT THAT COPIES OF THE CITY OF KETCHIKAN'S  
PETITION FOR THE ANNEXATION OF U.S. COAST GUARD  
ADDITION HAVE BEEN SERVED IN ACCORDANCE WITH 19 AAC  
10.510

STATE OF ALASKA                    )  
  ) SS:  
FIRST JUDICIAL DISTRICT        )

I, James A. Van Altvorst, being duly sworn, hereby declare and say:

A copy of the City of Ketchikan's petition and brief for the annexation of U.S. Coast Guard Addition, U.S.S. 1667, together with accompanying exhibits has been served by certified mail upon the Ketchikan Gateway Borough, 344 Front Street, Ketchikan, Alaska 99901, the sole municipality in the territory proposed for annexation. The petition, exhibits and brief have been made available for inspection by the general public at the Office of the City Clerk, 334 Front Street, Ketchikan, Alaska 99901.

In addition a copy of the City of Ketchikan's petition, brief and supporting exhibits has been served on the owner of record of the U.S. Coast Guard Addition, U.S. Coast Guard, Seventeenth District, Box 3-5000, Juneau, AK 99802.

DATED AND EXECUTED at Ketchikan, Alaska, the \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
James A. Van Altvorst  
City Manager

SUBSCRIBED AND SWORN to before me this \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
My Commission Expires: \_\_\_\_\_

(SEAL)

**EXHIBIT F**



**City of  
Ketchikan**

334 Front Street  
Ketchikan, Alaska 99901  
907-225-3111

May 29, 1985

Commissioner Emil Notti  
Department of Community and  
Regional Affairs  
State of Alaska  
Pouch B  
Juneau, Alaska 99811

Dear Commissioner Notti:

Re: Brief in support of the annexation of the U. S. Coast Guard Addition, USS 1667, to the City of Ketchikan, Alaska.

In accordance with the requirements of 19 AAC 10.500, the City's petition for annexation of the captioned property, legally described in the petition attached hereto, must be accompanied by a written brief supporting the boundary change. The proposed annexation of this property exceeds the minimum standards for the annexation of contiguous territory as set out by 19 AAC 10.070.

1. The territory is in need of municipal services which the City of Ketchikan can provide more effectively than other municipalities. Half of the facilities and most of the Base territory lie outside the boundaries of the City. There is a mutual assistance agreement between the City and the Base, but annexation would facilitate the provision of fire protection services to the majority of the Base which lies outside the City.

2. This annexation is also necessary to accomplish a valid public purpose in that it will enable approximately thirty-two residents of the Base to participate in the democratic process which guides the City's direction and growth.

The Borough provides no additional services to this area other than those provided all residents of the Borough (including the City); specifically, planning and zoning, animal control, taxation, and schools. Therefore, there are no tangible assets that would require transfer to city control as a result of this proposed annexation.

In consideration of the preceding, the City of Ketchikan submits that the U. S. Coast Guard Addition described in these documents properly

LT2/150c

**EXHIBIT G**

belongs within the municipal limits of Ketchikan and hereby petitions the local Boundary Commission to support this annexation.

Dated: \_\_\_\_\_

\_\_\_\_\_  
James A. Van Altvorst  
City Manager

ATTEST:

\_\_\_\_\_  
Karen Miles, CMC  
City Clerk

LT2/150c

THE CITY OF KETCHIKAN, ALASKA

RESOLUTION NO. 85-1431

A RESOLUTION OF THE COUNCIL OF THE CITY OF KETCHIKAN, ALASKA, FILING AN ANNEXATION PETITION FOR CERTAIN PRIVATE PROPERTY AND PUBLIC PARK RESERVES (TO BE KNOWN AS THE GISSE-FURUSETH-SPEAR ADDITIONS) AS AUTHORIZED BY 19 AAC 10.470 and A.S. 29.68.010; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Council of the City of Ketchikan finds the hereinafter described properties situated contiguous to and adjoining the City of Ketchikan, to be properties likely to experience future growth and development and that annexation of said properties will enable the City of Ketchikan to plan for and control that development; and

WHEREAS, the Council of the City of Ketchikan finds the said properties to be receiving certain City services without commensurate property tax contributions; and

*what services*

WHEREAS, the Council of the City of Ketchikan finds and determines said properties should now be annexed to the City; and

WHEREAS, 19 AAC 10.470 provides for annexation of territory by petition of the governing body of the municipality whose boundaries are to be changed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KETCHIKAN, ALASKA, AS FOLLOWS:

Section 1: Annexation of Real Property. The State of Alaska is hereby petitioned to grant the annexation to the City of Ketchikan, Alaska, of these certain contiguous tracts of land, the boundaries of said parcels of real property being more particularly described as follows:

Furuseth Addition

The parcel of land known as Tract E, U. S. Survey 1229, as shown on recorded plat #84-6, Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at the southeastern most corner of Tract E, said corner being in common with the northeastern most corner of Lot 12A, Block 6, U. S. Survey 1229, this being the point of beginning;

- thence N-89°48'-W a distance of 299.83 feet;
- thence North a distance of 15 feet;
- thence N-89°48'-W a distance of 175.27 feet;
- thence along a curve concave to the South (Radius=30 feet) an arc distance of 23.24 feet;
- thence along a curve concave to the North (Radius=30 feet) an arc distance of 77.38 feet;
- thence N-89°48'-W a distance of 100.42 feet;
- thence North a distance of 200.00 feet;
- thence S-89°48'-E a distance of 650.00 feet;
- thence South a distance of 200.00 feet to the point of beginning.

The hereinabove described parcel of land contains 2.879 acres more or less.

Gisse-Furusest Addition

That portion of U. S. Survey 2635, Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at corner 7 of U. S. Survey 2635 as shown on recorded plat #77-43, said corner being a B.L.M. monument, and being in common with the eastern most corner of U.S. Survey 1381, this point being the point of beginning;

thence N-59°41'00"-W a distance of 275.88 feet;  
thence N-31°01'00"-E a distance of 438.88 feet;  
thence N-64°52'00"-E a distance of 60.26 feet;  
thence N-85°26'00"-E a distance of 81.61 feet;  
thence N-70°22'00"-E a distance of 84.19 feet;  
thence N-83°56'00"-E a distance of 78.15 feet;  
thence S-38°42'00"-E a distance of 74.86 feet;  
thence S-59°18'00"-E a distance of 57.46 feet;  
thence S-73°59'00"-E a distance of 129.34 feet;  
thence N-29°21'17"-W a distance of 309.00 feet;  
thence N-47°23'23"-W a distance of 355.00 feet;  
thence N-6° 4'44"-E a distance of 352.94 feet;  
thence North a distance of 87.00 feet;  
thence N-66°29'31"-W a distance of 239.64 feet;  
thence West a distance of 126.00 feet;  
thence N-39°10'00"-W a distance of 115.01 feet;  
thence North a distance of 178.24 feet;  
thence East a distance of 1311.97 feet;  
thence South a distance of 147.18 feet;  
thence East a distance of 460.35 feet;  
thence South a distance of 1623.60 feet;  
thence West a distance of 1483.68 feet to the point of beginning.

The hereinabove described parcel of land contains 55.26 acres, more or less.

Spear Addition

That parcel of land known as Tract A, U. S. Survey 2635, Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at corner 1 of U.S.S. 2635 according to the official government plat thereof;

thence S-21°47'-W a distance of 34.65 feet;  
thence East a distance of 116.94 feet;  
thence S-23°00'00"-W a distance of 140.89 feet;  
thence N-59°34'-W a distance of 255.40 feet;  
thence N-79°15'-E a distance of 174.24 feet  
to the point of beginning.

The hereinabove described parcel of land contains 0.47 acres, more or less.

Section 2: Effective Date. This resolution shall be effective upon its passage and approval.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
Charles E. Freeman, Mayor

ATTEST:

\_\_\_\_\_  
Karen Miles, City Clerk

TO: Emil Notti  
Commissioner  
Department of Community and Regional Affairs  
Pouch B  
Juneau, Alaska 99811

RE: In the matter of the annexation of an area to the City  
of Ketchikan, initiated by the Council of the City of  
Ketchikan as per 19 AAC 10.470

DATE: May 28, 1985

(1) PETITION FOR ANNEXATION.

Pursuant to the provisions of AS 29.68.010 and 19 AAC 10.450-.620 the Council of the City of Ketchikan respectfully petitions for approval of a boundary change by the annexation of the territory hereinafter described to the City of Ketchikan, Alaska.

(2) NAME AND MAILING ADDRESS OF PETITIONER.

This petition is submitted by:

City of Ketchikan  
334 Front Street  
Ketchikan, Alaska 99901

(3) PETITIONER'S REPRESENTATIVE.

The name, telephone number, and mailing address of petitioner's representative designated by petitioner to receive service, notice and all correspondence relating to the proceedings on behalf of petitioner with regard to this petition is:

James A. Van Altvorst  
City Manager  
City of Ketchikan  
334 Front Street  
Ketchikan, Alaska 99901  
(907) 225-3111 extension 335

(4) LEGAL BOUNDARY DESCRIPTION OF AREA PROPOSED TO BE ANNEXED.

The legal boundary description of the property proposed to be annexed is set forth on Exhibit A hereto.

(5) DESCRIPTION OF BOUNDARIES OF MUNICIPALITY SHOULD ANNEXATION BE EFFECTED.

The legal description of the boundaries of the City should the boundary change be effected is set forth on Exhibit B hereto.

(6) ASSESSED VALUE OF TAXABLE PROPERTY (1985).

The assessed (or estimated) value of taxable property located within the area proposed to be annexed is:

- (a) real property: \$1,152,150.00 (assessed value).
- (b) personal property: -0-

(7) NUMBER OF RESIDENTS IN AREA PROPOSED TO BE ANNEXED.

The estimated total number of current residents within the area proposed to be annexed is: 4

(8) REAL AND PERSONAL PROPERTY TAX RATES (1984).

The current rates at which real and personal property are taxed within the City of Ketchikan is: 8.9 mills

(9) SALES AND USE TAX RATES.

The current rates of sales and use taxes within the City of Ketchikan are:

- (a) sales: 4%
- (b) use: 0

(10) OUTSTANDING INDEBTEDNESS.

Ratio of general bonded debt to assessed value is 4.01%. There are no service districts or other bonded debt sources. Given the above stated assessed value the outstanding bonded indebtedness of this property is \$46,201.21. Total Borough general bonded debt is \$23,019,000 (1984) and total City general debt is \$10,840,000 as of April 1985.

(11) POPULATION AND AREA OF MUNICIPALITY.

- (a) The estimated current population of the City of Ketchikan to which annexation is sought is: 8,414
- b) The total area of the City is: 1,254 acres (1,673 including offshore city limits)

EXHIBITS

1. Exhibit "A" attached hereto is the legal boundary description of the property proposed to be annexed.
2. Exhibit "B" attached hereto is the legal description of the boundaries of the City should the boundary change be effected.
3. Exhibit "C" attached hereto is a map showing the present boundaries of the municipality and the boundaries of the municipality if the proposed boundary change becomes effective.
4. Exhibit "D" attached hereto is an Affidavit stating the source from which information contained in this petition and/or attached exhibits was acquired, including but not limited to, population figures, stating how an estimate of the population of the area proposed to be annexed was made and circumstances indicating its accuracy.
5. Exhibit "E" attached hereto is a certified copy of the resolution authorizing the municipality to file the petition.
6. Exhibit "F" attached hereto is the affidavit of the petitioner that service of the petition has been made in compliance with 19 AAC 10.510.
7. Exhibit "G" attached hereto is a written brief in support of the annexation as required by 19 AAC 10.590.

Dated \_\_\_\_\_

CITY OF KETCHIKAN, ALASKA

By: \_\_\_\_\_  
James A. Van Altvorst  
City Manager

ATTEST:

\_\_\_\_\_  
Karen Miles, City Clerk

MH/854

Glisse-Furuseth Addition

That portion of U. S. Survey 2635, Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at corner 7 of U. S. Survey 2635 as shown on recorded plat #77-43, said corner being a B.L.M. monument, and being in common with the eastern most corner of U.S. Survey 1381, this point being the point of beginning;

thence N-59°41'00"-W a distance of 275.88 feet;  
thence N-31°01'00"-E a distance of 438.88 feet;  
thence N-64°52'00"-E a distance of 60.26 feet;  
thence N-85°26'00"-E a distance of 81.61 feet;  
thence N-70°22'00"-E a distance of 84.19 feet;  
thence N-83°56'00"-E a distance of 78.15 feet;  
thence S-38°42'00"-E a distance of 74.86 feet;  
thence S-59°18'00"-E a distance of 57.46 feet;  
thence S-73°59'00"-E a distance of 129.34 feet;  
thence N-29°21'17"-W a distance of 309.00 feet;  
thence N-47°23'23"-W a distance of 355.00 feet;  
thence N-6°40'44"-E a distance of 352.94 feet;  
thence North a distance of 87.00 feet;  
thence N-66°29'31"-W a distance of 239.64 feet;  
thence West a distance of 126.00 feet;  
thence N-39°10'00"-W a distance of 115.01 feet;  
thence North a distance of 178.24 feet;  
thence East a distance of 1311.97 feet;  
thence South a distance of 147.18 feet;  
thence East a distance of 460.35 feet;  
thence South a distance of 1623.60 feet;  
thence West a distance of 1483.68 feet to the point of beginning.

The hereinabove described parcel of land contains 55.26 acres, more or less.

Spear Addition

That parcel of land known as Tract A, U. S. Survey 2635, Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at corner 1 of U.S.S. 2635 according to the official government plat thereof;

thence S-21°47'-W a distance of 34.65 feet;  
thence East a distance of 116.94 feet;  
thence S-23°00'00"-W a distance of 140.89 feet;  
thence N-59°34'-W a distance of 255.40 feet;  
thence N-79°15'-E a distance of 174.24 feet  
to the point of beginning.

The hereinabove described parcel of land contains 0.47 acres, more or less.

EXHIBIT A

Furuseth Addition

The parcel of land known as Tract E, U. S. Survey 1229, as shown on recorded plat #84-6, Ketchikan Recording District, First Judicial District, State of Alaska, more particularly bounded and described as follows:

Beginning at the southeastern most corner of Tract E, said corner being in common with the northeastern most corner of Lot 12A, Block 6, U. S. Survey 1229, this being the point of beginning;

thence N-89°48'-W a distance of 299.83 feet;  
thence North a distance of 15 feet;  
thence N-89°48'-W a distance of 175.27 feet;  
thence along a curve concave to the South (Radius=30 feet) an arc distance of 23.24 feet;  
thence along a curve concave to the North (Radius=30 feet) an arc distance of 77.38 feet;  
thence N-89°48'-W a distance of 100.42 feet;  
thence North a distance of 200.00 feet;  
thence S-89°48'-E a distance of 650.00 feet;  
thence South a distance of 200.00 feet to the point of beginning.

The hereinabove described parcel of land contains 2.879 acres more or less.

MH/8415

EXHIBIT A

City of Ketchikan - Metes and Bounds

The corporate limits of the City of Ketchikan, Alaska, a parcel of real property located in the Ketchikan Gateway Borough, First Judicial District, Alaska, more particularly bound and described as follows:

Commencing at the northeast corner of the Homer Lode, U. S. Mineral Survey 769;

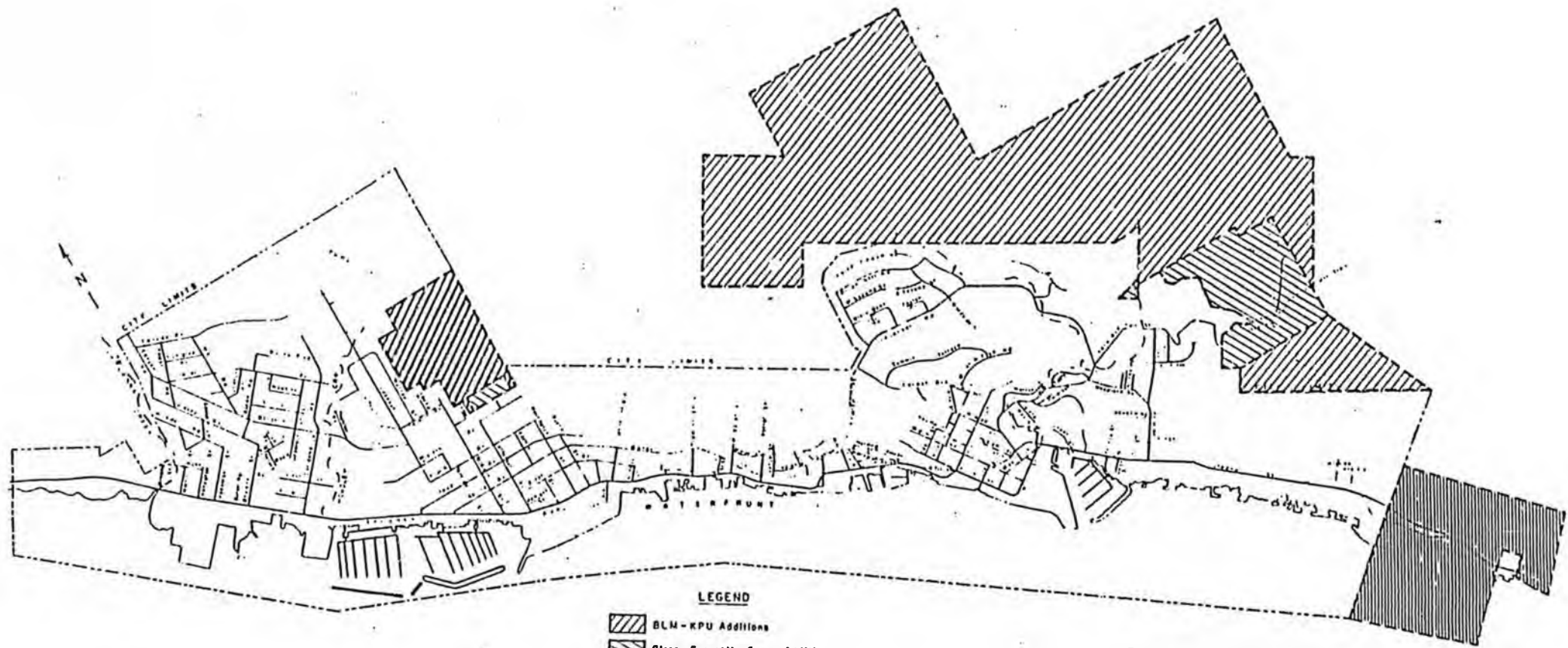
thence N 29°36' E, a distance of 1200.00 feet to the true point of beginning.

thence N 29° 36' E a distance of 9.12 feet;  
thence a bearing of East, a distance of 270.60 feet;  
thence southward along the centerline of Ketchikan Creek approximately 700 feet;  
thence S 79°15' W a distance of 205.26 feet;  
thence S 21° 47' W a distance of 34.65 feet;  
thence a bearing of East a distance of 1890.24 feet;  
thence a bearing of South a distance of 147.18 feet;  
thence a bearing of East a distance of 460.35 feet;  
thence a bearing of South a distance of 1623.60 feet;  
thence a bearing of West a distance of 1483.68 feet;  
thence S 33° 28' W a distance of 348.42 feet;  
thence S 56° 30' E a distance of 2649 feet;  
thence S 51° 57' W a distance of 2965.52 feet;  
thence N 54° 53' 54" W a distance of 8487.96 feet;  
thence N 65° 35' 45" W a distance of 2633.28 feet;  
thence N 49° 25' 17" W a distance of 4796.14 feet;  
thence N 29° 20' E a distance of 1502.90 feet;  
thence S 60° 40' E a distance of 1261.90 feet;  
thence S 29° 20' W a distance of 130 feet;  
thence a bearing of East a distance of 424.38 feet;  
thence a bearing of South a distance of 559.55 feet;  
thence a bearing of East a distance of 542.52 feet;  
thence a bearing of North a distance of 208 feet;  
thence N 1° 10' E a distance of 419.44 feet;  
thence N 9° 49' E a distance of 604.98 feet;  
thence a bearing of North a distance of 632.37 feet;  
thence a bearing of East a distance of 4601.93 feet;  
thence a bearing of South a distance of 1501.27 feet;  
thence a bearing of West a distance of 1117.31 feet;  
thence a bearing of South a distance of 300.00 feet;  
thence a bearing of West a distance of 297.64 feet;  
thence a bearing of South a distance of 856.12 feet;  
thence S 89° 48' E a distance of 236.46 feet;  
thence S 0° 12' W a distance of 100 feet;  
thence S 89° 48' E a distance of 245 feet;  
thence S 0° 12' W a distance of 440 feet;  
thence a bearing of East a distance of 166.48 feet;  
thence a bearing of South a distance of 200.58 feet;  
thence S 89° 48' E a distance of 81.65 feet;





EXHIBIT B

854/Master  
City w/Gisse-Furuseth-Spear

thence a bearing of North a distance of 200.00 feet;  
thence S 89° 48' E a distance of 650.00 feet;  
thence a bearing of South a distance of 200.00 feet;  
thence S 89° 48' E a distance of 37.31 feet;  
thence a bearing of North a distance of 311.43 feet;  
thence S 59° 38' E a distance of 4953.69 feet;  
thence N 37° 52' E a distance of 14.20 feet;  
thence N 59° 26' E a distance of 163.16 feet;  
thence N 58° 35' E a distance of 108.98 feet;  
thence N 31° 25' W a distance of 124.93 feet;  
thence N 3° 30' E a distance of 999.50 feet;  
thence N 39° 25' E a distance of 170 feet;  
thence N 70° 51' 48" E a distance of 343.48 feet;  
thence S 73° 40' E a distance of 550 feet;  
thence N 16° 20' E a distance of 20 feet;  
thence S 59° 35' E a distance of 3471.29 feet  
to the true point of beginning.



LEGEND

-  BLM - KPU Additions
-  Giese - Furuseth - Spear Additions
-  University of Alaska Addition
-  U.S. Coast Guard Addition
-  Existing Roads (S-Stairs)
-  Platted Road (not built)

NOTE: Some roads are stairs/boardwalks

PROPOSED 1985 ANNEXATIONS  
KETCHIKAN, ALASKA

NOT TO SCALE  
For Illustrative Purposes Only

AFFIDAVIT AS TO THE SOURCE OF INFORMATION CONTAINED  
IN THE CITY OF KETCHIKAN PETITION FOR THE ANNEXATION  
OF GISSE-FURUSETH-SPEAR ADDITIONS, U.S.S. 2635 AND  
U.S.S. 1220

STATE OF ALASKA            )  
                                  ) SS:  
FIRST JUDICIAL DISTRICT )

I, James A. Van Altvorst, being duly sworn, hereby declare and say:

The information contained in the City of Ketchikan's petition for the annexation of Gisse-Furuseth-Spear Additions, U.S.S. 2635 and U.S.S. 1220, was obtained from the records of the Ketchikan Gateway Borough Tax Assessor, the Ketchikan Gateway Borough Planning Department and the City of Ketchikan Public Works Department. Population estimates were derived from the most current municipal population estimate certified by the State of Alaska, Department of Community and Regional Affairs and by telephone survey of the Spear residence conducted by the City of Ketchikan Public Works Department May 23, 1985.

DATED AND EXECUTED at Ketchikan, Alaska, the \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
James A. Van Altvorst  
City Manager

SUBSCRIBED AND SWORN to before me this \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
My Commission Expires: \_\_\_\_\_

(SEAL)

EXHIBIT D

AFFIDAVIT THAT COPIES OF THE CITY OF KETCHIKAN'S  
PETITION FOR THE ANNEXATION OF GISSE-FURUETH-SPEAR  
ADDITIONS HAVE BEEN SERVED IN ACCORDANCE WITH 19 AAC  
10.510

STATE OF ALASKA            )  
                                  ) SS:  
FIRST JUDICIAL DISTRICT )

I, James A. Van Altvorst, being duly sworn, hereby declare and say:

A copy of the City of Ketchikan's petition and brief for the annexation of Gisse-Furuseeth-Spear Additions, U.S.S. 2635 and U.S.S. 1220, together with accompanying exhibits has been served by certified mail upon the Ketchikan Gateway Borough, 344 Front Street, Ketchikan, Alaska 99901, the sole municipality in the territory proposed for annexation. The petition, exhibits and brief have been made available for inspection by the general public at the Office of the City Clerk, 334 Front Street, Ketchikan, Alaska 99901.

In addition a copy of the City of Ketchikan's petition, brief and supporting exhibits has been served on the following owners of record of the Gisse-Furuseeth-Spear Additions: Clarence and Virginia Gisse, 3378 Tide Creek Deer Island, OR 97054; Hans Furuseeth Estate, Attn: Edward King, 307 Bawden, Ketchikan, AK 99901; William Spear, 1322 Park (Box 5421), Ketchikan, AK 99901; Ketchikan Gateway Borough, 344 Front Street, Ketchikan, AK 99901; and U.S. Forest Service, 313 Federal Building, Ketchikan, AK 99901.

DATED AND EXECUTED at Ketchikan, Alaska, the \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
James A. Van Altvorst  
City Manager

SUBSCRIBED AND SWORN to before me this \_\_\_ day of \_\_\_\_\_, 1985.

\_\_\_\_\_  
NOTARY PUBLIC FOR ALASKA  
My Commission Expires: \_\_\_\_\_

(SEAL)

**EXHIBIT F**



May 29, 1985

Commissioner Emil Notti  
Department of Community and  
Regional Affairs  
State of Alaska  
Pouch B  
Juneau, Alaska 99811

Dear Commissioner Notti:

Re: Brief in support of the annexation of the Gisse-Furusest-Spear Additions, USS 2635 and USS 1220 to the City of Ketchikan, Alaska.

In accordance with the requirements of 19 AAC 10.500, the City's petition for annexation of the captioned property, legally described in the petition attached hereto, must be accompanied by a written brief supporting the boundary change. The proposed annexation of this property exceeds the minimum standards for the annexation of contiguous territory as set out by 19 AAC 10.070.

1. There is a reasonable likelihood that future growth and development will occur within this territory. The three-acre Furusest property on Sixth Avenue (below the college) is adjacent to residential development and to City street access, sewer, and water. The fifty-eight acre Gisse-Furusest area has been platted for development for a number of years. Annexation of these areas will enable the City to plan for and to control this development. The half-acre Spear property has already been developed. It is bordered on three sides by the City boundary and is adjacent to planned residential development. Also within the Gisse-Furusest area are five small park reserves. Three belong to the Ketchikan Gateway Borough, one to the City of Ketchikan, and one to the U.S. Forest Service. They are platted to be adjacent to residential housing and are appropriate for annexation to the boundary of the City of Ketchikan.

2. The Spear residents and the Furusest (Sixth Avenue) and Gisse-Furusest property owners within this territory receive the benefit of City government without commensurate property tax contributions. These properties utilize City streets as the only access to their properties, and they benefit from City police and fire services due to their proximity to municipal residents and property owners. It would be an ethical problem and an economic hazard to not respond to calls to protect life and property in these areas.

LT2/150

**EXHIBIT G**

3. The territory is in need of municipal services which the City of Ketchikan can provide more effectively than other municipalities. The roads into these areas are all extensions of streets of the City of Ketchikan and can only be reached from the City. When sewer and water services become necessary, only the City of Ketchikan will be in a position to efficiently provide them. The Ketchikan Gateway Borough does not provide police and fire services to these areas, and City police and fire services are provided (formally) up to their borders. The State police provide police services outside the City, but it is not efficient for them to serve properties that are on short, dead-end roads above the City. These properties are not served by the rural fire districts that lie north and south of the City.

4. The land in this territory is contiguous to the City of Ketchikan and will be virtually surrounded by the City's boundaries should other proposed annexation petitions by the City of Ketchikan be approved.

5. This annexation, in the instance of the Spear residents, is necessary to accomplish a valid public purpose in that it will enable them to participate in the democratic process which guides the City's direction and growth.

The Borough provides no additional services to this area other than those provided all residents of the Borough (including the City); specifically, planning and zoning, animal control, taxation, and schools. Therefore, there are no tangible assets that would require transfer to city control as a result of this proposed annexation.

In consideration of the preceding, the City of Ketchikan submits that the Gisse-Furuseth-Spear additions described in these documents properly belongs within the municipal limits of Ketchikan and hereby petitions the local Boundary Commission to support this annexation.

Dated: \_\_\_\_\_

\_\_\_\_\_  
James A. Van Altvorst  
City Manager

ATTEST:

\_\_\_\_\_  
Karen Miles, CMC  
City Clerk

LT2/150



**City of  
Ketchikan**

334 Front Street  
Ketchikan, Alaska 99901  
907-225-3111

August 21, 1985

Commissioner Emil Notti  
Department of Community and Regional Affairs  
Local Boundary Commission  
949 East 36th, Suite 400  
Anchorage, Alaska 99508

Attn: Gene Kane, Staff Assistant

Dear Commissioner Notti:

Re: Supplemental brief in support of the annexation of the  
Gisse-Furusest-Spear Additions to the City of Ketchikan, Alaska

During the August 14 public meeting held in Ketchikan by the Department of Community and Regional Affairs Gene Kane requested that the City of Ketchikan submit additional information in support of the City's annexation petitions. In regard to the above stated petition the following points are also of significance in meeting and exceeding the minimum standards of 19 AAC 10.070:

1. In the initial brief it was stated that future growth and development is likely to occur within this territory since the Gisse-Furusest Addition is platted for development (has been since 1977), the Spear property is developed and the Furusest (Sixth Avenue) property is adjacent to residential development. In addition to these indicators should be added the following:

a. The bypass route (as surveyed) will pass only a few hundred feet above the Gisse-Furusest Addition and then cut through its southeast quarter, thus providing highway access to this property.

b. U.S. Borax President Dr. Carl Randolph stated last week that Quartz Hill mine construction is set for "late this decade," which he believes indicates major construction will probably occur in 1988. Quartz Hill will mean a great increase in housing demand. Current housing inventories may largely be filled as a result of the vessel maintenance facility currently under construction.

COMMISSIONER EMIL NOTTI  
AUGUST 21, 1985  
PAGE 2

c. The Glisse-Furuseth Addition is adjacent to the Ketchikan Gateway Borough's landfill/dump site state land selection for which the Borough has management authority. This area is proposed to be annexed under the BLM-KPU Additions. Adjacent to this Borough land selection is the Borough's North Saxman land selection. The Ketchikan City Council on July 18, 1985, directed staff to investigate costs and other conditions regarding annexation of the area south of the City limits to the Saxman City limits. The North Saxman land selection will likely be included in next year's annexation petitions. All three of these areas are on the same table of land which would be served by the bypass. The bypass (as surveyed) goes through the Borough's landfill and North Saxman land selections. Much of Ketchikan's growth will likely occur on this table of developable land.

2. In the initial brief it was stated that the Spear Addition residents (the Spear family) receive the benefit of City street access (to reach their property) and the benefit of City police and fire services due to their proximity to developed property inside the City. Not mentioned was the fact that the Spear's residence receives the City's fire insurance class 4 protection rating based on the assumption that City fire crews will respond to a fire on their property despite the fact that they pay no City property taxes. It would be extremely difficult for the Spears to obtain fire insurance for a residence where no fire service is provided. A fire was reported at the Spear's residence this year and City fire crews responded.

The Spear Addition is also served by City utilities (e.g. water, garbage collection) which are on a fee for service basis for City residents. The Spear's are billed as if they were City residents. The Spear's also receive City sewer services which are currently paid through taxes.

3. As indicated in the initial brief, the City of Ketchikan believes this territory is in need of municipal services. Not mentioned in the initial brief is the difference between the fire protection rating of the City and the rural fire districts on the Island. The fire protection ratings of the rural areas are class 8 or 9 (10 being no protection) and the rating in the City is class 4.

COMMISSIONER EMIL NOTTI  
AUGUST 21, 1985  
PAGE 3

In consideration of the preceding brief and of this supplemental brief, the City of Ketchikan submits that the Gisse-Furuseh-Spear Additions properly belong within the municipal limits of Ketchikan and requests that the Local Boundary Commission support this annexation.

Sincerely,



James A. Van Altvorst  
City Manager

xc: Peter Freer, CRA, Juneau  
Dave Crow, Borough Manager

JVA:ly/856 c

BEFORE THE STATE OF ALASKA  
LOCAL BOUNDARY COMMISSION

IN THE MATTER OF THE ANNEXATION )  
BY THE CITY OF KETCHIKAN, ALASKA, )  
OF THE GISSE-FURUETH-SPEAR )           REPLY BRIEF  
ADDITIONS. )  
\_\_\_\_\_ )

The Estate of Hans J. Furuseth has filed an answering brief (Exhibit A) with the Department of Community and Regional Affairs in opposition to the City of Ketchikan's annexation petition for the Gisse-Furuseth-Spear Additions (legally described in the petition attached as Exhibit B). This brief is filed pursuant to 19 AAC 10.560.

Review of Answering Brief

I. Background

The respondent's synopsis of the background of this annexation effort is basically accurate but incomplete. On May 8, 1985 City staff contacted Mr. Edward King, attorney for the Furuseth Estate, to determine whether the Furuseth Estate would be opposed to annexation of the Gisse-Furuseth property (or Addition) to the City of Ketchikan. Mr. King indicated that the property owners would be opposed to annexation. It was then decided that Legislative Review Annexation would be necessary. On June 20, 1985 the City Council took comments on proposed annexations, including those of Mr. King, and the City Council decided to approve the resolution petitioning the state for annexation of these properties. On August 6, 1985 the Department of Community and Regional Affairs (hereinafter "CRA") transmitted to the City of Ketchikan notification of substantial compliance (and acceptance) according to 19 AAC 10.520. On August 14, 1985 CRA held a public meeting in Ketchikan. Notice of the meeting was advertised in the Ketchikan Daily News and was prominently posted. In attendance were staff members of CRA and the City of Ketchikan. No other person attended. CRA requested additional information in their notification of compliance and as a result of the public meeting. The City submitted a response dated August 15, 1985 and a supplemental brief dated August 21, 1985. On

August 21, 1985 the City published in the Ketchikan Daily News notice of the filing of annexation petitions as required under 19 AAC 10.530. On October 7, 1985 the City received the answering brief filed by the respondent.

## II. Discussion

The respondent's discussion of the appropriateness of the petition is inaccurate and the City disagrees with the respondent's interpretation of the regulations, the respondent's perception of the petition's content, and with the respondent's assessment of the Estate property's developability and its use of City services.

The respondent claims that the petition should be returned under 19 AAC 10.520 for failure to contain the brief required by 19 AAC 10.500 or the information described in 19 AAC 10.080 indicating the City's capability or willingness to extend services to the respondent's property (Furuseh Addition, and Gisse-Furuseh Addition). There is no defect in form or content under 19 AAC 10.500 since the City's petition (including the respondent's copy submitted as an exhibit in the answering brief) contains an Exhibit G which is labeled as a "Brief in support of the Annexation of the Gisse-Furuseh-Spear Additions." There is no defect regarding 19 AAC 10.080. The CRA under 19 AAC 10.520 reviews, returns and or accepts petitions based on the content requirements of petitions stated in 19 AAC 10.470-500. The notice published by the City pursuant to 19 AAC 10.530 procedurally indicated that the petition had already been accepted by CRA under 19 AAC 10.520. Section 19 AAC 10.080, concerning the capability and willingness of a city to extend municipal services, is to be considered by the Local Boundary Commission in their determinations regarding annexation, but this information need not be included in the petition document.

A. The Furuseth Addition

The respondent claims that there is no reasonable likelihood that the Furuseth Addition will be developed in the future and the respondent claims that neither property receives services from the City of Ketchikan. The brief submitted by the City of Ketchikan as part of the petition states in regard to criterion No. 5 (19 AAC 10.070) that, "The three-acre Furuseth property on Sixth Avenue (below the college) is adjacent to residential development and to City street access, sewer, and water." Concerning criterion No. 8 it states that this property does "utilize City streets as the only access" and that it does "benefit from City police and fire services" due to its "proximity to municipal residents and property owners". Besides these two criteria, the brief also referred to criteria No. 4 and No. 1 with regard to the Furuseth Addition. The property is in need of municipal services that only the City can provide (Criterion No. 4) in that (besides protection by police and fire services) the development of the property will require connection to adjacent sewer and water. The most important factor in relation to the Furuseth Addition, however, is that if the University of Alaska Addition petition of annexation is approved the Furuseth Addition will be surrounded by the City of Ketchikan city limits and meet Criterion No. 1.

Also in the City of Ketchikan, not City of Anchorage or Fairbanks

Land offer was for is already in the city

B. The Gisse-Furuseth Addition

The respondent also claims that there is no reasonable likelihood that the Gisse-Furuseth Addition will be developed in the future and the respondent claims that neither property receives City services. The brief submitted by the City of Ketchikan as part of the petition states in regard to criterion No. 5 (19 AAC 10.070) that, "The fifty-eight acre Gisse-Furuseth area has been platted for development for a number of years" and that "Annexation of these areas will enable the City to plan for and to control this development." One reason why the Ketchikan City Council approved the annexation petition resolutions was due to the respondent's presentation in which the respondent disclosed that a purchase offer had been made for a small part of this area and that the potential buyers intended to develop the property. The

likelihood of future growth and development within this proposed Addition was also discussed at the CRA's public meeting held in Ketchikan on August 14, 1985.

In the City's supplemental brief (dated August 21, 1985), requested by CRA, the following information was provided concerning the likelihood of development of the Gisse-Furuseth Addition:

- a. The bypass route (as surveyed) will pass only a few hundred feet above the Gisse-Furuseth Addition and then cut through its southeast quarter, thus providing highway access to this property. when
  
- b. U.S. Borax President Dr. Carl Randolph stated last August that Quartz Hill mine construction is set for "late this decade," which he thought indicated major construction would probably occur in 1988. Quartz Hill will mean a great increase in housing demand. Current housing inventories may largely be filled as a result of the Ketchikan Shipyard currently under construction. 2  
0
  
- c. The Gisse-Furuseth Addition is adjacent to the Ketchikan Gateway Borough's landfill/dump site state land selection for which the Borough has management authority. This area is proposed to be annexed under the BLM-KPU Additions. Adjacent to this Borough land selection is the Borough's North Saxman land selection. The Ketchikan City Council on July 18, 1985, directed staff to investigate costs and other conditions regarding annexation of the area south of the City limits to the Saxman City limits. The North Saxman land selection will likely be included in next year's annexation petitions. All three of these areas are on the same table of land which would be served by the bypass. The bypass (as surveyed) goes through the Borough's landfill and North Saxman land

selections. Much of Ketchikan's growth will likely occur on this table of developable land.

The respondent's brief states that there is "no indication that the present landfill site will be abandoned in the reasonably near future", and implies that the landfill is an obstacle to the marketing and development of the Gisse-Furuseh Addition. The City of Ketchikan has acquired property for a new landfill at Ward Cove and is in the process of obtaining approval of the site as a landfill. During 1986 the landfill and incinerator facility is scheduled to be designed and construction initiated. It is anticipated that the current landfill will be closed out during mid-1987. No

In regard to criterion No. 8 (19 AAC 10.070) the petition brief stated that the Gisse-Furuseh properties "utilize City streets as the only access to their properties" and that "they benefit from City police and fire services due to their proximity to municipal residents and property owners." In the respondent's answering brief the respondent claims that the property is not presently provided road service. Ketchikan Lakes Road and the Dump Hill Road provide road access through much of the Gisse-Furuseh property. This developed access is maintained by the City without tax support from the benefited property owners and this access increases the value of the Gisse-Furuseh properties. The City utilizes these roads to provide police and fire protection to the City's primary water facility (approximately 80% of City supply) and the City's sanitary landfill facility which, in effect, extends police and fire protection to the Gisse-Furuseh properties.

The City's petition brief also referred to criterion No. 4 with regard to the Gisse-Furuseh Addition. The Gisse-Furuseh properties are in need of municipal services which the City of Ketchikan can provide more effectively than other municipalities (criterion No. 4). When sewer and water services become necessary, only the City of Ketchikan will be in a position to effectively provide them. The City of Ketchikan's

police and fire services are extended to this area on an informal basis. The Ketchikan Gateway Borough does not provide police or fire services and these properties are not served by the rural fire districts that lie north and south of the City. The State police do provide police services outside the City but it is not efficient for them to serve properties on short, dead-end roads above the City.

WFO  
SAYS

In addition to the above criterions the City's petition brief referred to criterion No. 1 regarding the Gisse-Furuseth Addition, "The land in this territory is contiguous to the City of Ketchikan and will be virtually surrounded by the City's boundaries should other proposed annexation petitions by the City of Ketchikan be approved."

N.

#### C. Capability and Willingness to Extend Services

The question of the City's capability and willingness to extend full municipal services to the Gisse-Furuseth-Spear Additions was posed at the CRA public meeting in Ketchikan on August 14, 1985. The City indicated that, should the property be annexed and the owners decide to develop it, the City of Ketchikan was capable and willing to extend City services (e.g. sewer, water and paved streets) to the property through an LID on a reasonable schedule. This did not appear to be a problem with the CRA staff and it was not included as an item in the supplemental brief requested by CRA. The City of Ketchikan has sufficient unutilized bonding capacity to finance bonds for an LID to provide for development of the Gisse-Furuseth-Spear Additions. The Ketchikan City Council also demonstrated their intention to provide this area with City services when they approved the resolution to file the petition for annexation of this property to the City of Ketchikan.

#### III. Conclusion

The City of Ketchikan asserts that the respondent's answering brief has inaccurately portrayed the City of Ketchikan's petition, misapplied or misinterpreted state annexation regulations, underestimated the

developability of the Furuseth and Gisse-Furuseth additions, and ignored or underestimated the services presently provided these properties by the City. The City of Ketchikan maintains that the Gisse-Furuseth-Spear Additions are:

- reasonably likely to experience future development,
- receiving certain services of the City of Ketchikan without commensurate property tax contributions,
- In need of these and other municipal services that only the City of Ketchikan can provide effectively, and
- to be surrounded or all but surrounded by the City of Ketchikan city limits should other proposed annexation petitions of the City of Ketchikan be approved.

The City of Ketchikan also maintains that it is capable of extending, and willing to extend full municipal services to the Gisse-Furuseth-Spear Additions within a reasonable time period.

In consideration of the preceding, the City of Ketchikan submits that the Gisse-Furuseth-Spear Additions described in the petition documents do properly belong within the municipal limits of Ketchikan and reaffirms its petition of the Local Boundary Commission to support this annexation.

Dated at Ketchikan, Alaska, this 5<sup>th</sup> day of November,  
1985.

CITY OF KETCHIKAN



James A. Van Altvorst, City Manager

ATTEST:



Karen Miles, CMC

City Clerk

MH/857

# Alaska State Legislature

## Senate

### Committee on Community and Regional Affairs

Senator Edna DeVries, Chairman

Members:

Senator Ferguson, Vice Chairman

Senator Coghill

Senator Sturgulewski

Senator V. Fischer

Pouch V

Juneau, Alaska 99811



Official Business

February 4, 1986

Joint Senate/House C&RA Committee Meeting

Report from Local Boundary Commission

Summary of LBC Decisions made during 1985 that require Legislative Review:

- 1) City of Angoon annexation -- requested 87 sq. miles, LBC approved 30 sq miles. Opposed annexation: Shee Atika, Inc.; Alaska Pump; several property owners.
- 2) City of Ketchikan annexations -- BLM-KPU (515.62 acres); Gisse-Furusest-Spear (58.609 acres); a portion of this annexation was opposed by the Furusest Estate; the University of Alaska (48.30 acres); and the U. S. Coast Guard (121 acres proposed, 86 acres approved).
- 3) City of North Pole -- requested 730 acres, LBC approved 730 acres; Area #2 of the annexation opposed by the Interior Energy Corp.
- 4) City of St. Paul -- requested 194 sq. miles, LBC approved 194 sq. miles. Opposed annexation: Aleut Community of St. Paul Island (IRA), and the Tanadusix Corporation.
- 5) City of Unalaska -- requested 1294 sq. miles, LBC approved 189 sq. miles. Opposed by Ounalashka Corp.
- 6) Detachment of territory from the North Slope Borough for purposes of forming a Northwest Arctic Borough.

Policy Issues to be Discussed:

- I. Dissolution of organized cities
- II. Impact of Federal Voting Rights Act as it relates to matters which come before the Local Boundary Commission.

February 4, 1986

Memo to Senator DeVries  
from Yvonne

Re: LBC Hearings

I have contacted the following persons and advised them of the schedule of hearings on the LBC report:

- Ed Gamble, Mayor
- Angoon annexation: City of Angoon/ Shee Atika (Roger Snippen);  
Alaska Lumber & Pump (Mary, & Ken Hammond)  
Senator Eliason.
- Ketchikan annexations: City of Ketchikan (Russ Walker, Attorney);  
Trevor Stephens, Attorney for Estate of Hans  
J. Furuseth
- North Pole annexation: City of North Pole (Shelly Dugan, Clerk);  
Interior Energy Corp. (Sunny Carpenter)  
Senator Coghill
- St. Paul annexation: City of St. Paul (Phyllis Mercurieff, City  
Clerk); Phyllis advised that all the managers  
for the Aleut Community and Tanadusix were in  
Seattle for planning meetings -- but said that  
she would notify their offices.  
Representative Herrmann.
- Unalaska annexation: City of Unalaska (Nancy Gross, City Mgr);  
Ounalashka Corp (Cathy Grimnes)  
Representative Herrmann.
- North Slope Borough detachment: City of Kotzebue (Leo Schaefer, Jr.,  
City Manager); North Slope Borough (Harold Curran,  
Dave Webber, attorneys -- Shiela Gallagher, attorney)  
Kent Dawson, Representative Adams, Senator Ferguson

Perhaps you might want to suggest that the President of the Senate form a "task force" composed of one LBC member, one Dept C&RA manager, one House member, one Senate member, and a representative from the League -- to work on specific policy matters within the purview of the Local Boundary Commission. Such policy matters might include: (a) remuneration for chmn or all members of LBC due to complexity of issues before LBC (b) Dissolution of organized governments (c) organization within the unorganized borough.

Senator DeVries  
LBC  
DRAFT  
File

FEBRUARY 10, 1986

BY: HAROLD J. CURRAN  
NORTH SLOPE BOROUGH ATTORNEY

\*\*\*\*\*

CHAIRPERSONS EDNA DEVRICE, PETER GOLL AND MEMBERS OF THE SENATE AND HOUSE COMMUNITY AND REGIONAL AFFAIRS COMMITTEES. I AM HAROLD CURRAN, THE NORTH SLOPE BOROUGH ATTORNEY - THE NORTH SLOPE BOROUGH MAYOR, GEORGE AHMAOGAK, SR. HAS DIRECT ME TO PRESENT THE BOROUGH'S VIEWS AND THE VIEWS OF ITS RESIDENTS TO YOU TODAY.

I HAVE BEEN THE NORTH SLOPE BOROUGH ATTORNEY SINCE 1981, THE SAME YEAR I MOVED FROM ANCHORAGE TO BARROW. I SPEAK TO YOU TODAY NOT ONLY AS THE NORTH SLOPE BOROUGH ATTORNEY, BUT AS A MEMBER OF THE NORTH SLOPE BOROUGH GOVERNMENT AND AS A LONGTIME RESIDENT OF THE NORTH SLOPE.

ON NOVEMBER 22, 1985, THE COMMISSIONER OF COMMUNITY AND REGIONAL AFFAIRS PETITIONED THE LOCAL BOUNDARY COMMISSION TO DETACH IN EXCESS OF 2 MILLION ACRES FROM THE NORTH SLOPE BOROUGH'S JURISDICTION ON THE CONDITION THAT A NANA REGION BOROUGH BE FORMED, INCLUDING THE DETACHED AREA. THIS IS THE ONLY TIME A PETITION HAS BEEN FILED BY THE OFFICE OF THE COMMISSIONER.

LESS THAN 60 DAYS LATER, ON JANUARY 19, 1985, THE LOCAL BOUNDARY COMMISSION APPROVED THE PETITION WITHOUT MODIFICATION.

DURING THIS EXPEDITED REVIEW THE OFFICIALS AND RESIDENTS OF THE NORTH SLOPE BOROUGH HAVE PROGRESSIVELY FELT CONCERN, DISAPPOINTMENT AND FRUSTRATION.

IN OCTOBER OF LAST YEAR THE NORTH SLOPE BOROUGH RECEIVED NOTICE THAT THE COMMISSIONER WAS CONSIDERING A PETITION THROUGH A NEWSPAPER ARTICLE ON THE SUBJECT. THE COMMISSIONER HAD MET WITH REPRESENTATIVES OF THE NANA REGION WITHOUT NOTICE TO THE NORTH SLOPE BOROUGH OR A REQUEST OF THE NORTH SLOPE BOROUGH FOR ANY INFORMATION CONCERNING THE DECISION.

THE NORTH SLOPE BOROUGH REQUESTED THE COMMISSIONER TO OPEN UP HIS DECISION MAKING PROCESS AND MAKE IT PUBLIC. HE PERSONALLY MET WITH NSB OFFICIALS AND CONSIDERED THE BOROUGH'S INPUT, BUT DID NOT PUBLICLY NOTICE MEETINGS OR HIS DECISIONS.

DURING NOVEMBER AND DECEMBER THE LOCAL BOUNDARY COMMISSION ADDRESSED THE ISSUE OF AN EXPEDITED REVIEW OF THE PETITION. THE NORTH SLOPE BOROUGH OPPOSED AN ACCELERATED SCHEDULE BECAUSE IT UNDERMINES ADEQUATE TIME FOR BRIEFING AND CONSIDERING ALL ISSUES. THE COMMISSION RECOGNIZES THESE CONCERNS IN ITS REQUIREMENT THAT IF A MUNICIPALITY REQUESTS THAT ITS BOUNDARIES BE ALTERED, SUCH A PETITION BE SUBMITTED BY JULY 1 OF THE YEAR IN WHICH THE PETITION IS TO BE DECIDED. THE PURPOSE OF THE REGULATION IS TO ALLOW ADEQUATE TIME TO CONSIDER A PETITION BEFORE IT IS SUBMITTED TO THE LEGISLATURE. THE LOCAL BOUNDARY COMMISSION IGNORED THE

REASONING SUPPORTING ITS RULE AND ALLOWED THE REVIEW TO BE ACCELERATED.

DURING THE SAME TIME PERIOD THE NORTH SLOPE BOROUGH STRENUOUSLY OBJECTED TO THE THE CONFLICT OF INTEREST OF LOCAL BOUNDARY COMMISSIONER BERT GRIEST WHO IS A SHAREHOLDER, EMPLOYEE AND BOARDMEMBER OF NANA. IT ALSO OPPOSED ASSISTANT ATTORNEY GENERAL JOHN RUBINI'S REPRESENTATION OF BOTH THE DEPARTMENT OF COMMUNITY AND REGIONAL AFFAIRS AS PETITIONER AND THE LOCAL BOUNDARY COMMISSION AS A SUPPOSEDLY IMPARTIAL TRIBUNAL. THE LOCAL BOUNDARY COMMISSION, AFTER NOVEMBER 22 AND DECEMBER 9 HEARINGS, REFUSED TO ELIMINATE THESE CONFLICTS.

DUE TO THE COMMISSION'S REFUSAL TO RESPOND TO THE OBVIOUS CONFLICT OF INTEREST OF COMMISSIONER BERT GRIEST AND OF ASSISTANT ATTORNEY JOHN RUBINI, THE NORTH SLOPE BOROUGH FILED A LAWSUIT ON JANUARY 30, 1986.

UPON FILING, BERT GRIEST EXCUSED HIMSELF. AFTER HEARING, ON JANUARY 10, 1986, JUDGE PAUL JONES, WHO SITS IN KOTZEBUE, ENJOINED JOHN RUBINI FROM CONTINUING HIS OBVIOUS CONFLICT OF INTEREST AND DUAL REPRESENTATION.

ALL OF US TAKE PRIDE IN A FUNDAMENTAL PREMISE OF AMERICAN GOVERNMENT CALLED DUE PROCESS WHICH GUARANTEES FAIR PLAY AND PROHIBITS THE OBVIOUS COMPROMISE OF THAT FAIRNESS. THE ACTIONS OF

THE BOUNDARY COMMISSION FORCED THE NORTH SLOPE BOROUGH TO SEEK RELIEF IN COURT TO GUARANTEE IT RECEIVE MINIMAL IMPARTIALITY.

THE FACT THAT THE NORTH SLOPE BOROUGH WAS FORCED TO SEEK JUDICIAL RELIEF FOR THIS OBVIOUS WRONG SUPPORTS A NORTH SLOPE CONVICTION THAT THE LOCAL BOUNDARY COMMISSION'S DECISION WAS PREDETERMINED.

IN FURTHER SUPPORT OF THAT CONVICTION I OFFER THE FOLLOWING FACTS.

NANA APPROACHED THE NORTH SLOPE BOROUGH AS EARLY AS 1983, ASKING THE NORTH SLOPE BOROUGH TO PETITION THE BOUNDARY COMMISSION FOR DETACHMENT OF UP TO 488,000 ACRES OF LAND INCLUDING RED DOG MINE. NANA ALSO ASKED THAT THE NORTH SLOPE BOROUGH SUSPEND ITS TAXING AND ZONING AUTHORITY UNTIL THE AREA WAS DETACHED. INITIALLY, THERE WAS NO REQUEST THAT THE DETACHMENT BE CONDITIONED ON THE FORMATION OF A NANA REGION BOROUGH. THE NORTH SLOPE BOROUGH WAS ALSO INFORMED THAT IF IT DID NOT PETITION THE LOCAL BOUNDARY COMMISSION FOR DETACHMENT THAT NANA WOULD GET THE STATE TO PETITION AND DETACH IN EXCESS OF 2 MILLION ACRES OF AREA.

SUCH A DETACHMENT ONLY BENEFITS NANA AS OWNER OF RED DOG MINE AND ITS SELECTED DEVELOPER COMINCO BECAUSE IT WOULD REMOVE THE COST OF BOROUGH REGULATION AND TAXATION. IT WOULD ALSO

NEGATIVELY IMPACT SUBSISTENCE RESOURCES AND THEIR USERS IN BOTH THE NANA REGION AND THE NORTH SLOPE BOROUGH. NANA OFFERED NO VIABLE SUBSTITUTE FOR THESE CONCERNS, AND TO DATE HAS NOT PROPOSED A BOROUGH EXERCISING THE FULL RANGE OF SERVICES PROVIDED BY THE NORTH SLOPE BOROUGH.

FOR THESE REASONS, NANA'S REPRESENTATIONS TO THE LOCAL BOUNDARY COMMISSION THAT THE PURPOSE OF THE DETACHMENT IS TO ESTABLISH A LOCAL GOVERNMENT, AND TO PROTECT SUBSISTENCE DOES NOT RING TRUE. ALSO, THE SUCCESS OF NANA TO GET OVER TWO MILLION ACRES DETACHED, ON AN EXPEDITED SCHEDULE, AS THREATENED DEMONSTRATES NANA'S POLITICAL POWER IN THE STATE, AND IN ITS OWN REGION. IT IS USING THIS POWER TO BENEFIT THE DEVELOPMENT.

THE LBC'S DECISION FURTHER DEMONSTRATED BIAS. I WILL NOT ATTEMPT TO LIST ALL THE INCONSISTENCIES OF THE DECISION BUT THE FOLLOWING IS AN ILLUSTRATIVE HIGHLIGHT.

THE LBC DETERMINED THAT THE TAX BASE IN THE AREA TO BE DETACHED (PRESENTLY RED DOG MINE) IS ESSENTIAL TO THE FORMATION OF A NANA AREA BOROUGH BECAUSE IT WILL PROVIDE A POSITIVE FLOW OF TAX REVENUE.

WHEN LOOKING AT THE LOSS OF THE TAX REVENUES TO THE NORTH SLOPE BOROUGH, THE LBC STATED, "THE LOSS OF A SMALL PORTION OF THE TAX BASE MAY BE SUBSTANTIALLY IF NOT TOTALLY NEUTRALIZED BY THE AVOIDED COSTS OF BEING RELIEVED FROM THE OBLIGATIONS TO

PROVIDE EXTENSIVE SERVICES IN AND TO THE DETACHED TERRITORY." I ASK YOU, HOW CAN RED DOG MINE BE A TAX BASE FOR A NEW BOROUGH AND ON THE SAME FACTS BE A TAX LIABILITY FOR THE NSB?

YOU HAVE THE AUTHORITY TO INTRODUCE A JOINT RESOLUTION THAT, UPON PASSAGE, VETOES THE LOCAL BOUNDARY COMMISSION'S DECISION. THIS ACTION WOULD FORCE A NEW HEARING AND POSSIBLY GUARANTEE A FAIR HEARING.

I SAY A NEW HEARING BECAUSE I BELIEVE THAT THE LOCAL BOUNDARY COMMISSION, AFTER A FAIR HEARING, COULD RENDER A DECISION THAT IS EQUITABLE AND DEFENSIBLE IN COURT. PASSAGE OF THE RESOLUTION WILL NOT STOP THE DRIVE FOR A NANA BOROUGH. FINALLY, THE NORTH SLOPE BOROUGH SUPPORTS THE FORMATION OF A NANA BOROUGH AFTER A FAIR HEARING AND DECISION. FOR THESE REASONS THE NORTH SLOPE BOROUGH URGES THE INTRODUCTION AND PASSAGE OF SUCH A JOINT RESOLUTION.

WHILE I URGE PASSAGE, IF THAT IS NOT POSSIBLE, AT A MINIMUM THE LEGISLATURE SHOULD PROVIDE THE NSB WITH COMPENSATION FOR ITS LOST TAX REVENUES. SUCH ACTION WILL BENEFIT THE STATE, THE NSB AND THE PROPOSED NANA BOROUGH.

THE ONLY SECURITY TO HOLDERS OF MUNICIPAL BONDS IS THE MUNICIPALITY'S TAX BASE. THE LBC'S DECISION TO REDUCE THE NORTH SLOPE BOROUGH'S TAX BASE WITHOUT PROVIDING COMPENSATION SETS A PRECEDENT THAT ALLOWS UNILATERAL REDUCTION OF THE BOND HOLDERS

SECURITY. THIS LOGICALLY IMPACTS THE MARKET VALUE OF ALL ALASKAN MUNICIPAL BONDS. THE STATE'S PAYMENT OF A PROPORTIONATE SHARE OF THE NORTH SLOPE BOROUGH'S BONDED INDEBTEDNESS DUE TO ITS LOST TAX REVENUES WILL REDUCE THIS IMPACT ON THE ALASKAN MUNICIPAL BOND MARKET. THIS SERVES THE BOROUGH AND STATEWIDE INTEREST OF MAINTAINING THE INTEGRITY OF THE MUNICIPAL BOND MARKET.

OVER THE NEXT TEN YEARS THE PROJECTED REVENUE LOSS TO THE NORTH SLOPE BOROUGH RESULTING FROM DETACHMENT IS IN EXCESS OF \$33,000,000. A STATE APPROPRIATION TO MAY A PROPORTIONATE SHARE OF THE NSB'S BONDED INDEBTEDNESS WILL NOT APPROACH THIS FIGURE.

WITH THE PRESENT PRICE OF OIL, A NORTH SLOPE BOROUGH REQUEST FOR \$33,000,000 FROM THE STATE IS NOT REALISTIC. AS A RESULT, MAYOR AHMAOGAK HAS ASKED THAT I RAISE A SEPARATE ISSUE -- MUNICIPAL LANDS ENTITLEMENT. THE NORTH SLOPE BOROUGH HAS RECEIVED NO MUNICIPAL LANDS AND IS PRESENTLY PROHIBITED FROM SELECTING ANY MUNICIPAL LANDS. LEGISLATION ALLOWING NORTH SLOPE BOROUGH SELECTION OF SUCH LANDS WILL ADDRESS THE NORTH SLOPE BOROUGH'S LOSS WITHOUT DIRECTLY COMPENSATING IT.

A LEGISLATIVE SOLUTION THAT PROVIDES ADEQUATE COMPENSATION WILL, IN EFFECT, AMEND THE LBC'S DECISION, REMOVING MUCH OF ITS SUBSTANTIVE UNFAIRNESS. THIS WILL ELIMINATE MANY OF THE REASONS FOR THE BOROUGH'S PURSUIT OF A LEGAL REMEDY.

IT WILL ALSO ENABLE MAYOR AHMAOGAK TO GO TO HIS ELECTORATE AND RESTORE THEIR CONFIDENCE IN THE MUNICIPAL BOUNDARY PROCESS.

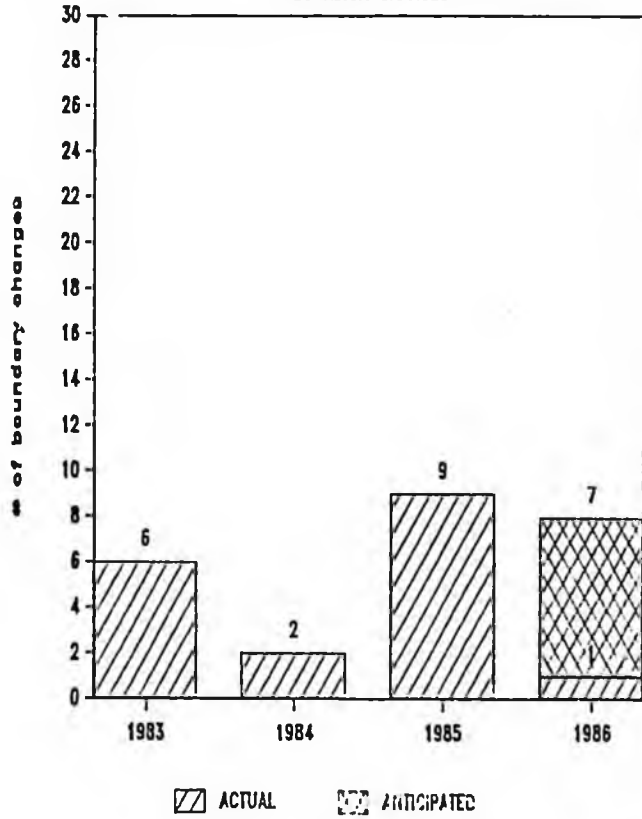
I APPRECIATE THE OPPORTUNITY TO ADDRESS YOU TODAY. I HAVE NOT INTENDED TO OFFEND ANY INDIVIDUAL OR BODY, BUT HAVE MERELY TRIED TO INFORM YOU OF THE NORTH SLOPE BOROUGH'S POSITION, WITH ILLUSTRATIVE EXAMPLES.

I WILL BE GLAD TO ANSWER ANY QUESTIONS WHICH YOU MAY HAVE.

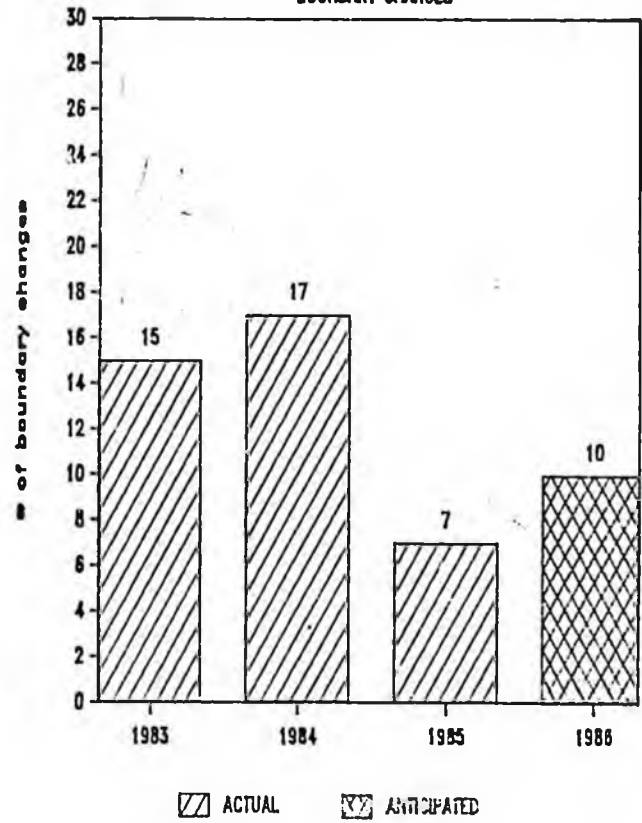
# LOCAL BOUNDARY COMMISSION ACTIVITIES

1983 to 1985 and 1986 PROJECTED

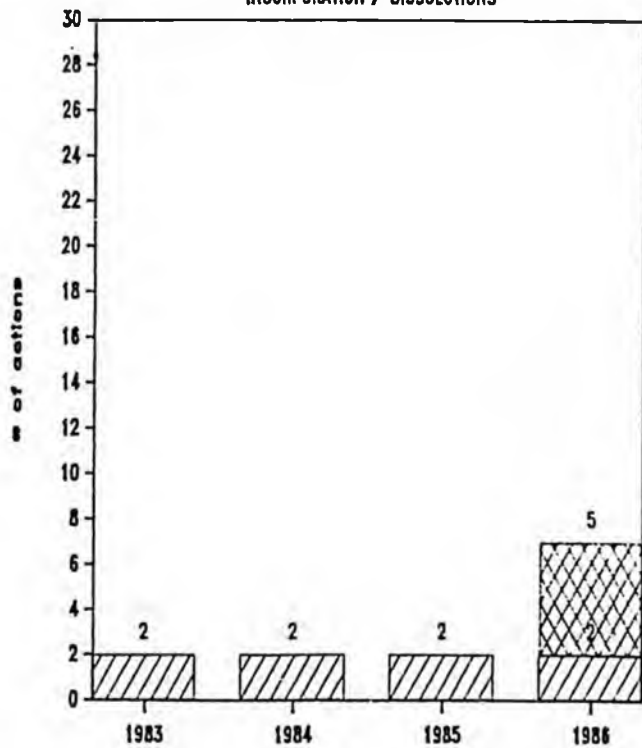
LEGISLATIVE REVIEW  
BOUNDARY CHANGES



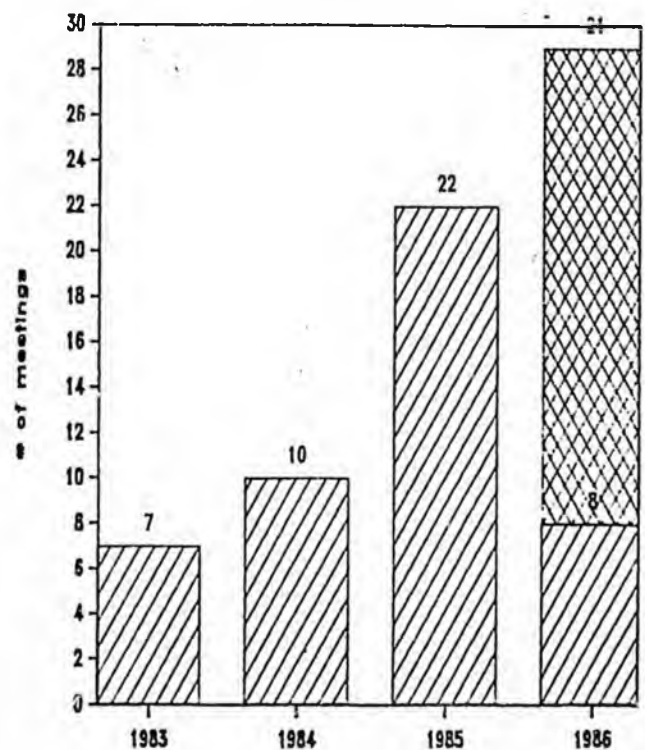
LOCAL ACTION  
BOUNDARY CHANGES



MUNICIPAL  
INCORPORATION / DISSOLUTIONS



MEETINGS



Sen. DeVries

# Alaska State Legislature

## Senate

Senator Edna DeVries, Chairman

Members:

Senator Ferguson, Vice Chairman

Senator Coghill

Senator Sturgulewski

Senator V. Fischer



Official Business

## Committee on Community and Regional Affairs

Pouch V

Juneau, Alaska 99811

February 11, 1986 -- Rm 17, Capitol

Joint Senate/House C&RA Committee Meeting, Rep Goll, Chairing

Public Hearing on the North Slope Borough detachment issue

Teleconference sites on line for listening and comment:  
Barrow, Kotzebue, Anaktuvuk Pass, Atkasuk, Nuiqsut, Point  
Hope, Point Lay, Wainwright, Tahatala (?), Fairbanks (at their  
request), Wrangell (for LBC Member Jo Anderson)

---CONFERENCE MODERATOR REQUESTS TIME AT BEGINNING OF MEETING  
TO POLL EACH SITE IN ORDER TO ASCERTAIN NUMBER OF PERSONS  
WISHING TO TESTIFY --- It is hoped that each person wishing  
to testify will be able to---in view of the fact that tele-  
conference bridge will be needed for another teleconference  
at 5:30p; and further, teleconference facilities are not  
available for continuing this hearing tomorrow.

KBRW Radio, Barrow -- will be taping teleconference.

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**AGENDA**

- I. Public Hearing
- II. Committee Discussion/Action

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**Attached material:**

- 1) Data on proposed Chugiak-Eagle River Borough
- 2) Data on petition for detachment from the Matanuska-Susitna  
Borough
- 3) Ltr w/attached Resolution from City of Cordova
- 4) Copy of Petition from North Slope Borough residents
- 5) Ltr from Interior Energy Corp in opposition to North Pole  
annexation