

ALASKA LEGISLATURE COMMITTEE FILES 1905-1900 00/2  
3833 SCRA LOCAL BOUNDARY COMMISSION (FILE 4) 209

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 1399.06 feet;
- thence N-40°28'-W a distance of 1927.3 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:

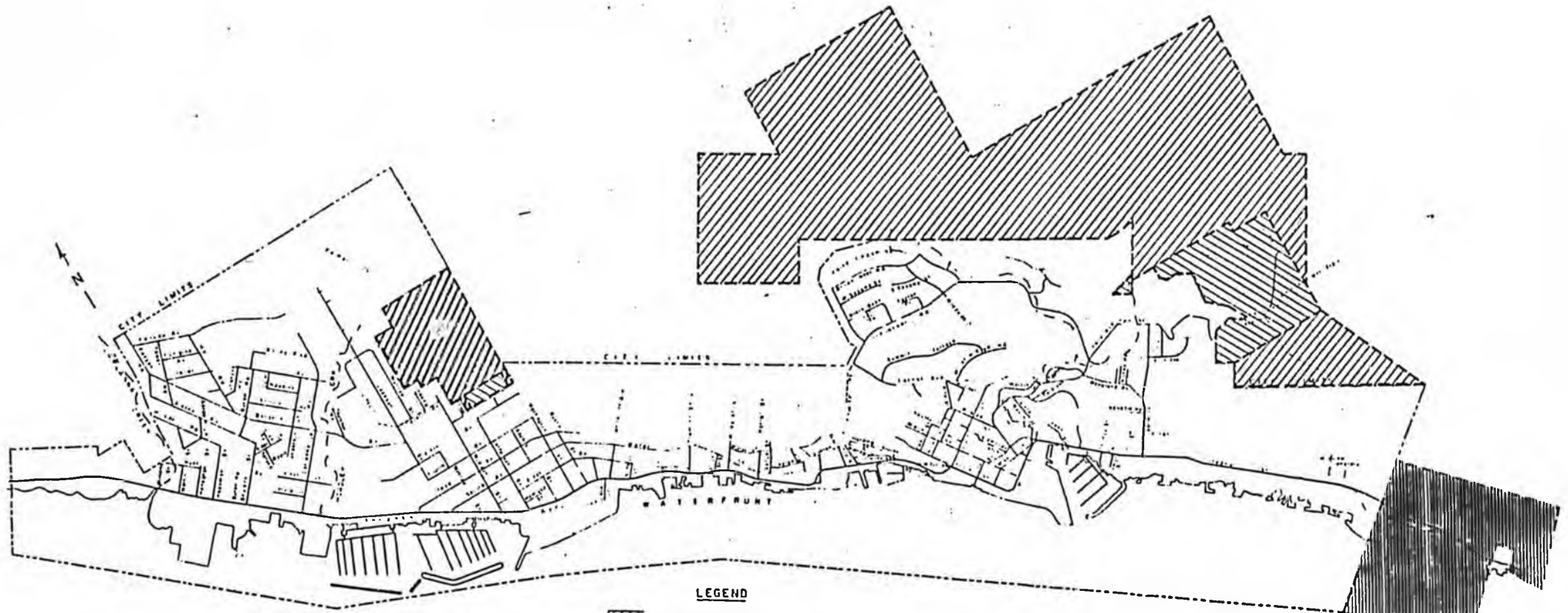
Commencing at the northeast corner of the Homer Lode, U. S. Mineral Survey 769;

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 64° 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;

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 East 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 - 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 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 G

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

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°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.

Resolution 85-1431

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 Nottl  
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 10.500.

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.

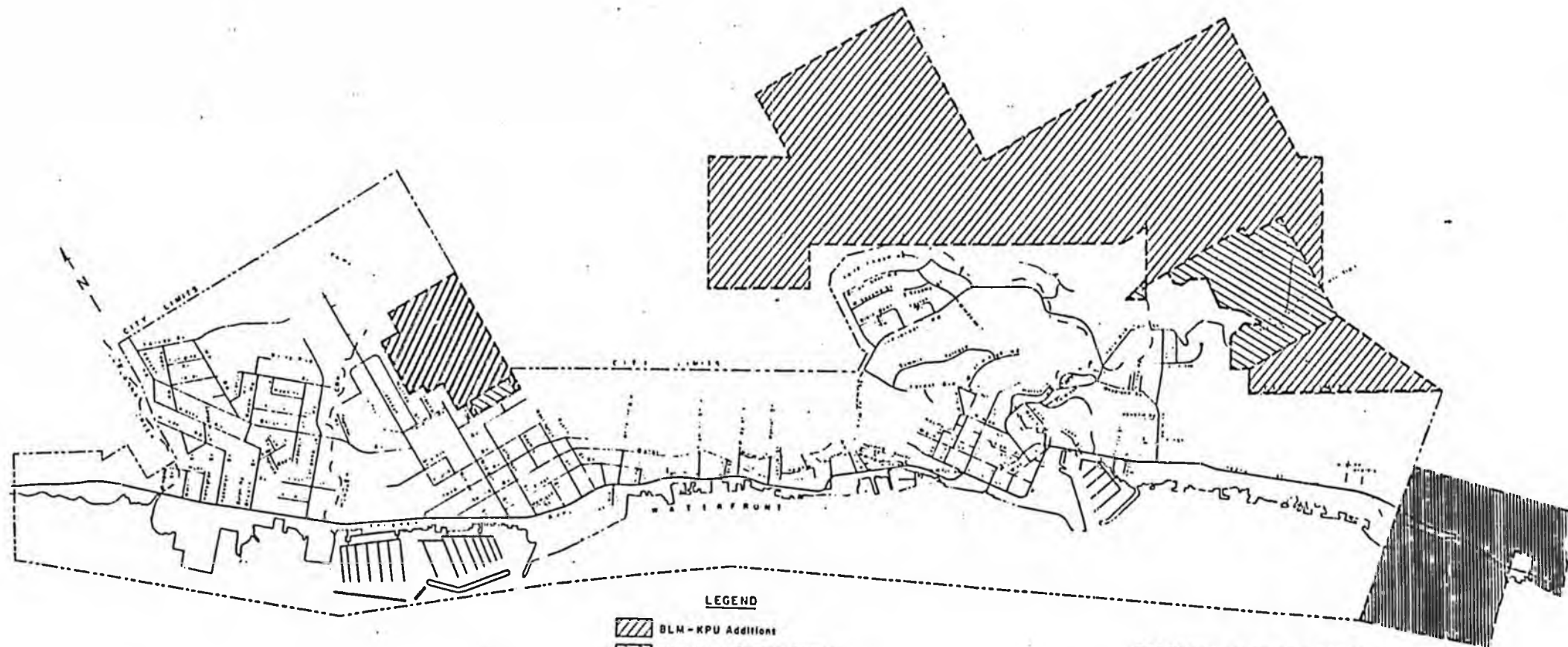
thence N 29° 36' E a distance of 9.12 feet;  
thence a bearing of East, a distance of 270.60 feet;  
thence southward along the centerline of Ketchikan Creek approximately 700 feet;  
thence S 79°15' W a distance of 205.26 feet;  
thence S 21° 47' W a distance of 34.65 feet;  
thence a bearing of East 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 2955.52 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 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 81.65 feet;

**EXHIBIT B**







854/Master  
City w/Gisse-Furuseth-Spear

Ketchikan Metes and Bounds

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-Furuseth-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-Furuseth-Spear Additions: Clarence and Virginia Gisse, 3378 Tide Creek, Deer Island, OR 97054; Hans Furuseth 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.

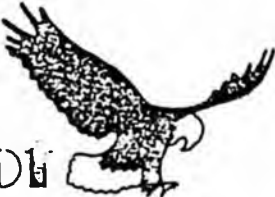
\_\_\_\_\_  
James A. Van Altvorst  
City Manager

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

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

(SEAL)

**EXHIBIT F**



**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 Gisse-Furuseth-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 Furuseth 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-Furuseth 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-Furuseth 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 Furuseth (Sixth Avenue) and Gisse-Furuseth 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-Furusetth 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-Furuseth-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-FURUSETH-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 just a copy of conditions, not giving reasons of facts

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-Furuseh Addition:

- a. The bypass route (as surveyed) will pass only a few hundred feet above the Gisse-Furuseh 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-Furuseh 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.

W/STO  
SAYS

In addition to the above criteria the City's petition brief referred to criterion No. 1 regarding the Gisse-Furusest 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-Furusest-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-Furusest-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 Furueth and Gisse-Furueth additions, and ignored or underestimated the services presently provided these properties by the City. The City of Ketchikan maintains that the Gisse-Furueth-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-Furueth-Spear Additions within a reasonable time period.

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

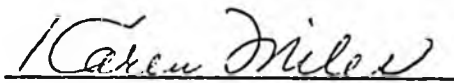
Dated at Ketchikan, Alaska, this 5<sup>th</sup> day of November,  
1985.

CITY OF KETCHIKAN



James A. Van Altvorst, City Manager

ATTEST:



Karen Miles, CMC

City Clerk

MH/857