

**PETITION FOR ANNEXATION TO
THE CITY OF KETCHIKAN WITH UNANIMOUS CONSENT
BY ALL PROPERTY OWNERS AND RESIDENT VOTERS**

To: THE STATE OF ALASKA, LOCAL BOUNDARY COMMISSION

The petitioner seeks annexation of the territory described herein under the provisions of AS 29.06.040(c)(3), 3 AAC 110.090 - 3 AAC 110.130, 3 AAC 110.150(b), 3 AAC 110.400 - 3 AAC 110.590, 3 AAC 110.620 - 3 AAC 110.660 and 3 AAC 110.900 - 3 AAC 110.990. All exhibits attached to this petition are incorporated by reference.

Section 1. PETITIONER. The name and class of the city petitioning for annexation are listed below:

Name: City of Ketchikan (hereafter "City").

Class: Home Rule.

Section 2. GENERAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION. The territory proposed for annexation is generally described as follows:

The territory proposed for annexation consists of approximately twenty-seven (27) acres located on the westerly side of Bear Valley, beginning at the Schoenbar Road/Forest Avenue intersection and running above and parallel to Fairy Chasm Road. The territory includes the right-of-way of Forest Avenue extension, Tract 1004, Utica Lode and Tonawanda Lode.

Section 3. REASONS FOR ANNEXATION. A statement explaining why:

- the property owner(s) and voters residing within the area wish to have the territory annexed to the City; and

- the City wishes to have the territory annexed to the City.

Owners of property within the territory proposed for annexation include the City of Ketchikan, Ketchikan Gateway Borough, State of Alaska and the territory's majority land owner George Lybrand. The petition for annexation was initiated at the request of Mr. Lybrand in his efforts to receive City of Ketchikan municipal sewer and water services. Under terms of an agreement between the City and Mr. Lybrand (see Exhibit J-1), municipal water and sewer services were extended into his property with the understanding that Mr. Lybrand would support annexation into the City of Ketchikan. Adjoining property owned by the City of Ketchikan, Ketchikan Gateway Borough and the State of Alaska were included in the territory in order to create logical boundaries.

Both the Ketchikan Gateway Borough and the State of Alaska have indicated their consent and

support for annexation of their respective property into the City (see Exhibit J-2 and J-3) as well as the City through Ordinance 99-1422 (see Exhibit H).

In addition to providing municipal sewer and water services, annexation of the territory will allow the logical expansion of other municipal services including, but not limited to, police protection, fire protection and public works to the territory. Police, fire and public works services are of particular importance due to the territory's potential for development as a direct result from the construction of the Third Avenue Extension. Designed by the State Department of Transportation and Public Facilities to relieve traffic congestion on Tongass Avenue, the Third Avenue Extension will generate an estimated 6,900 vehicle trips per day through the territory proposed for annexation. Currently utilized as a storage area for Mr. Lybrand's construction company, the property's stage of site development and existing zoning of the land allows the property to be quickly converted to other commercial and/or residential uses.

Presently the territory proposed for annexation is not within a Borough Service Area and is not patrolled by the Alaska State Troopers. As such, no governmental agency is in place to provide those essential services typically required of a developed area including police protection, fire protection and public works. With road access to the territory from City streets, the City of Ketchikan is capable, equipped and best positioned to provide these basic and necessary life/safety services.

Section 4. LEGAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION. A written legal description of the territory proposed for annexation is presented in **Exhibit A**.

Section 5. LEGAL DESCRIPTION OF POST-ANNEXATION BOUNDARIES. A written legal description of the boundaries of the City should the annexation be approved is provided in **Exhibit B**.

Section 6. MAPS AND PLATS. A map showing the current boundaries of the City and the territory proposed for annexation, and plats and other documents necessary to demonstrate the accuracy of the written legal description of the territory proposed for annexation are presented in **Exhibit C**.

Section 7. SIZE. The territory proposed for annexation is estimated to encompass 27.41 acres.

Section 8. PETITIONER'S REPRESENTATIVE. The City designates the following individual to serve as its representative in matters concerning this annexation proposal:

Name: Karl R. Amylon, City Manager
City of Ketchikan
334 Front Street

Phone (907) 228-5603
Fax (907) 225-5075
e-mail

lindaa@city.ketchikan.ak.us

Ketchikan, Alaska 99901

Section 9. POPULATION. The population within the current boundaries of the City is 8,460 (former Department of Community and Regional Affairs, December 1998). The population of the territory proposed for annexation is estimated to be: zero (0).

Section 10. INFORMATION RELATING TO PUBLIC NOTICE. Exhibit D offers information relevant to providing public notice of the annexation proceedings. This includes information about local media, adjacent municipal governments, places for posting notice, location where the petition may be reviewed and parties who, because of their interest in this matter, may warrant individual notice of the annexation proceedings.

Section 11. CITY TAXES. The type and rate of each tax currently levied by the City is listed below:

<u>Tax Type</u>	<u>Tax Rate</u>
Property tax	6.4 mills
Sales tax	3.5%
Transient Occupancy	6.0%

Section 12. TAXABLE VALUE OF REAL AND PERSONAL PROPERTY. The following is the estimated or assessed value of taxable property in the City and the territory proposed for annexation:

Within current City boundaries, net Senior Citizen/Disabled Veteran properties valued at \$37,439,500:

Real property:	\$455,736,500
Personal property:	\$35,813,700

Within area proposed for annexation:

Real property:	\$141,300
----------------	-----------

Personal property: \$58,700

Section 13. VALUE OF TAXABLE SALES. The value of sales that would be subject to City sales taxes upon annexation is estimated to be \$0. At the current sales tax levy, this would generate an estimated \$0.

Section 14. OTHER REVENUES. It is estimated that annexation will result in the following additional revenues to the City.

The City of Ketchikan will receive negligible other revenues as a result of annexation.

Section 15. EXPENSES. It is estimated that annexation will result in the following additional operating and capital expenses to the City.

The City of Ketchikan does not anticipate any additional expenses to occur as a result of annexation.

Section 16. POWERS AND SERVICES. Listed below are the services and facilities currently provided by the City within its existing boundaries. All of these services, except for those designated below will be extended to the area in question upon its annexation.

The City of Ketchikan currently provides both Borough-wide and City-only services and facilities.

Services and facilities provided Borough-wide include:

- Hospital Services
- Emergency Medical Services
- Emergency Dispatch Services
- Human Services (mental health and substance abuse treatment)
- Harbors
- Port of Ketchikan
- Library
- Museum
- Civic Center
- Solid Waste Disposal
- Cemetery

- Telephone
- Electricity

Services provided within the City limits only include:

- Police Protection
- Fire Protection
- Streets and Storm Drains Maintenance
- Solid Waste and Recyclables Collection
- Public Works Engineering (including building code enforcement)
- Municipal Facility Maintenance
- Wastewater Collection and Treatment (provided by the City and funded through separate enterprise fund user fees)
- Water Treatment and Distribution (provided by Ketchikan Public Utilities and funded through separate enterprise fund user fees)

City Services not to be extended to the annexed area:

- All City services will be extended to the annexed area

Section 17. AREAWIDE AND NONAREAWIDE BOROUGH POWERS AND SERVICES. Listed below are the areawide and nonareawide services and facilities currently provided by the Borough.

Areawide:

- Animal Control
- Assessment and Tax Collection
- Transportation
- Recreation
- Economic Development
- Planning and Zoning
- Education

Non-areawide:

- Library (Library service is provided by the City through an agreement with the Borough)
- Waste water collection and treatment (power available but no services provided)

Section 18. BOROUGH SERVICE AREAS. The Borough performs the following

functions in the territory proposed for annexation through service areas.

The territory to be annexed is not within a Borough Service Area.

Section 19. EXTRATERRITORIAL POWERS. The City currently exercises the following powers within the territory proposed for annexation under authority of AS 29.35.020.

The City provides a number of services for the territory proposed for annexation and for other areas outside of the City’s boundaries. Most of these services are not provided as an exercise of the City’s extraterritorial powers under AS 29.35.020. Some services are provided by mutual aid agreements (fire fighting services) or to assist other governmental agencies (law enforcement). Other services provided by the City are available at large without regard to municipal boundaries (hospital, cemetery, mental health and substance abuse services). Three of the services provided to the territory proposed for annexation are provided under its extraterritorial powers. These are electric and telephone services provided by the City d/b/a Ketchikan Public Utilities and emergency medical services.

Section 20. BONDED INDEBTEDNESS. The following is a summary of the bonded indebtedness of the City as of November 30, 1999.

<u>Bond Issue</u>	<u>Principal Amount</u>	<u>Annual Payment</u>	<u>Date When Fully Paid</u>
1986 Series A	\$ 2,455,000	\$ 572,000-584,000	2003
1994 Series Port	\$ 2,880,000	\$284,000-1,310,000	2013
1997 Series Hospital	\$10,450,000	\$ 867,000-894,000	2017
1997 Series Fire	\$ 855,000	\$ 196,000-207,000	2003

Section 21. TRANSITION PLAN. Exhibit E consists of a practical plan demonstrating:

1. The intent and capability of the City to extend essential city services (as defined by 3 AAC 110.990(a)(8)) into the territory proposed for annexation in the shortest practical time following annexation (not to exceed two years).
2. The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised within the territory proposed for annexation.
3. The manner in which the City will assume and integrate all relevant and appropriate assets and liabilities of the Borough relating to the territory proposed for annexation without loss of value in assets, loss of credit reputation, or a reduced bond rating for liabilities.
4. That the plan was prepared in consultation with the Borough and other entities currently

responsible for or otherwise providing those services to the territory that will be assumed by the City.

5. The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised by the Borough in the territory proposed for annexation.

Section 22. FEDERAL VOTING RIGHTS ACT INFORMATION. Information relevant to the federal Voting Rights Act, which is applicable to any annexation, is provided in **Exhibit F**. This information includes the following:

1. Purpose and effect of annexation as it pertains to voting.
2. Extent to which the annexation excludes minorities while including other similarly-situated persons.
3. Extent to which annexation reduces the City's minority population percentage.
4. Whether the electoral system of the City fails fairly to reflect minority voting strength.
5. Participation by minorities in the development of the annexation proposal.
6. Designation of Alaska Native for U.S. Department of Justice contact.
7. Statement concerning the minorities' understanding of English in written and spoken forms.

Section 23. BRIEF. Exhibit G contains a written statement fully explaining how the proposed annexation satisfies the standards set out in 3 AAC 110.090 - 3 AAC 110.130, 3 AAC 110.150(2) and 3 AAC 110.900 - 3 AAC 110.910. The brief demonstrates that:

- all voters and property owners of the territory proposed for annexation signed a petition requesting annexation of the territory to the city. Describe circumstances relating to the development and submission of the petition to the City from such voters and property owners and provide a copy of the petition to the City from such voters and property owners.
- The territory proposed for annexation exhibits a reasonable need for city government as required by 3 AAC 110.090(a).
- The City is capable of providing “essential city services” (as defined by 3 AAC 110.990(8)) more efficiently and more effectively to the territory proposed for annexation

than another existing city or organized borough as required by 3 AAC 110.090(b).

- The territory proposed for annexation is compatible in character with the area inside the current boundaries of the City as required by 3 AAC 110.100.
- the area within the proposed post-annexation boundaries of the City (i.e., the territory proposed for annexation and the area within the existing boundaries of the City) includes the human and financial resources needed to provide essential city services on an efficient, cost-effective level as required by 3 AAC 110.110.
- The population within the proposed post-annexation boundaries of the City is sufficiently large and stable to support the extension of city government as required by 3 AAC 110.120.
- The proposed post-annexation boundaries of the City encompass all land and water necessary to provide the full development of essential city services on an efficient, cost-effective level as required by 3 AAC 110.130(a).
- The territory proposed for annexation is contiguous to the City's present corporate boundaries as presumed by 3 AAC 110.130(b). Alternatively, there is a specific and persuasive basis for annexation of non-contiguous territory.
- The proposed post-annexation boundaries of the City include only that area comprising the local community plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation as required by 3 AAC 110.130(c).
- As required by 3 AAC 110.130(d), the proposed post-annexation boundaries of the City exclude entire geographical regions or large unpopulated areas, except where justified by the application of the city annexation standards in 3 AAC 110.090 - 3 AAC 110.130.
- The territory proposed for annexation does not overlap the boundaries of any other City. Alternatively, the brief also addresses that circumstance as required by 3 AAC 110.130(e).
- The proposed annexation to the City will not deny any person the enjoyment of any civil or political right, including voting rights, because of race, color, creed, sex, or national origin in accordance with 3 AAC 110.910.
- In addition, the brief explains why the proposed annexation is good public policy. All assertions in the brief are supported with detailed facts.

Section 24. AUTHORIZATION. A certified copy of the ordinance adopted by the City Council to authorize the filing of this petition is provided as **Exhibit H.**

Section 25. PETITION INFORMATION & ACCURACY. An affidavit of the petitioner's representative affirming that the information in the petition is true and accurate is provided in **Exhibit I.**

DATED at Ketchikan, Alaska, this _____ day of _____, 2000.

By: _____
Petitioner's Representative

EXHIBIT A
LEGAL DESCRIPTION OF THE TERRITORY PROPOSED FOR ANNEXATION
(LYBRAND ADDITION)

An area located within the Ketchikan Gateway Borough, First Judicial District, State of Alaska, comprised of Tract F and Tract G of Tract 1004, U.S.M.S. 769; a portion of the Tonawanda and Utica Lode Claims, U.S.M.S. 769; and a portion of the Third Avenue Extension Right of Way more particularly described as follows:

Beginning at the north corner of Tract F, Tract 1004, U.S.M.S. 769, as shown on plat 88-18, this corner being on the common boundary between the Columbia and Potosi Lode Claims U.S.M.S. 769;

- 1) **thence** southerly along the western boundary of said Tract F to its point of intersection with the northerly boundary of the Third Avenue Extension right of way;
- 2) **thence** westerly along said right of way boundary to its point of intersection with the northeast boundary of the Kentucky Lode Claim, U.S.M.S. 769;
- 3) **thence** southeasterly along said boundary to its point of intersect with the northerly boundary of the Schoenbar Road right-of-way;
- 4) **thence** N 37° 52' E a distance of 14.20 feet along the Schoenbar Road right-of-way boundary;
- 5) **thence** N 59° 26' E a distance of 163.16 feet along the Schoenbar Road right-of-way boundary;
- 6) **thence** N 58° 35' E a distance of 108.98 feet along the Schoenbar Road right-of-way boundary to the south corner of Lot 28, Block 4, U.S.M.S. 769, Bear Valley Addition;
- 7) **thence** N 31° 25' W a distance of 124.93 feet to a point on the westerly boundary of Lot 27, Block 4, U.S.M.S. 769, Bear Valley Addition;
- 8) **thence** N 3° 30' E a distance of 999.50 feet to a point on the

westerly boundary of Lot 15, Block 4, U.S.M.S. 769, Bear Valley Addition;

- 9) **thence** N 39° 25' E a distance of 170 feet to a point on the northwest boundary of Lot 13, Block 4, U.S.M.S. 769, Bear Valley Addition;
- 10) **thence** N 70° 51' 48" E a distance of 343.48 feet to a point on the north boundary of Lot 9, Block 4, U.S.M.S. 769, Bear Valley Addition;
- 11) **thence** S 73° 40' E a distance of 550 feet to the northeast corner of Lot 3, Block 4, U.S.M.S. 769, Bear Valley Addition;
- 12) **thence** N 16° 20' E a distance of 20 feet to the north corner of Lot 2, Block 4, U.S.M.S. 769, Bear Valley Addition, this point being on the northeast boundary of Utica Lode Claim, U.S.M.S. 769;
- 13) **thence** northwesterly along the northeast boundary of the Utica Lode Claim to the northwest corner of said claim as shown of the plat of the Claim of James A. Davis, Mineral Survey 769, recorded May 7, 1904, Juneau Land District;
- 14) **thence** southwesterly to the northeast corner of the Columbia Lode Claim;
- 15) **thence** northwesterly along the common boundary between the Columbia Lode Claim and the Potosi Lode Claim, U.S.M.S. 769, to the point of beginning, containing approximately 27 acres more or less.

EXHIBIT B
LEGAL DESCRIPTION OF THE PROPOSED POST-ANNEXATION
BOUNDARIES OF THE CITY

(EXISTING CITY WITH LYBRAND ADDITION. THE POST-ANNEXATION BOUNDARIES DOES NOT INCLUDE THE 1.2 SQUARE MILES OF TERRITORY, COMMONLY REFERRED TO AS THE SHORELINE ANNEXATION, WHICH TAKES EFFECT JANUARY 1, 2001)

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, this also being the west corner of U.S.S. 1261;

thence N 29° 36' E a distance of 404.58 feet along the northwest boundary of U.S.S. 1261 of the north corner of U.S.S. 1261;

thence S 59° 34' E a distance of 255.40 feet along the northeast boundary of U.S.S. 1261 to the south corner of Tract A U.S.S. 2635;

thence N 23° 00' E a distance of 140.89 feet along the east boundary of Tract A to its intersection with the north boundary of U.S.S. 2635;

thence a bearing of East a distance of 1773.30 feet along the north boundary of U.S.S. 2635 to Corner 3 of U.S.S. 2635;

thence a bearing of South a distance of 147.18 feet to Corner 4 of U.S.S. 2635;

thence a bearing of East a distance of 460.35 feet to Corner 5 of U.S.S. 2635;

thence a bearing of South a distance of 1623.60 feet along the east boundary of U.S.S. 2635 to Corner 6 of U.S.S. 2635 this being the true point of beginning;

thence S 26° 23' 03" E a distance of 1632.09 feet;

thence S 51° 57' W a distance of 816.38 feet to a point on the northeast boundary of U.S.S. 1667;

thence S 43° 58' E a distance of 1702.52 feet along the northeast boundary of U.S.S. 1667;

thence S 46° 06' W a distance of 1986.44 feet along the northwest boundary of U.S.S. 1584 and A.T.S. 118 to a point in Tongass Narrows;

thence N 48° 28' W a distance of 1927.73 feet to a point in Tongass Narrows;

thence N 54° 53' 54" W a distance of 8487.96 feet to a point in Tongass Narrows;

thence N 65° 35' 45" W a distance of 2633.28 feet to a point in Tongass Narrows;

thence N 67° 10' 56" W a distance of 3111.05 feet to a point in Tongass Narrows;

thence N 49° 25' 17" W a distance of 4796.14 feet to a point in Tongass Narrows;

thence N 29° 20' 00" E a distance of 1502.90 feet to the north corner of USS 1083;

thence S 60° 41' 00" E a distance of 100.00 feet along the northeast boundary of USS 1083 to its point of intersection with the east boundary line of Block 1, Tract 1004, U.S.S. 1587;

thence N 29° 20' 00" E a distance of 703.39 feet along the east boundary of Block 1, Tract 1004, U.S.S. 1587 to its point of intersection with the north boundary of U.S.S. 1587;

thence S 89° 59' 30" E a distance of 176.42 feet along the north boundary of U.S.S. 1587;

thence N 89° 59' 45" E a distance of 1478.11 feet along the north boundary of U.S.S. 1587;

thence a bearing of East a distance of 4601.93 feet along the north boundary of U.S.S. 1587, U.S.S. 1781, and U.S.S. 1229 to Corner 2 of U.S.S. 1229;

thence a bearing of South a distance of 3180.91 feet along the east boundary of U.S.S. 1229 to Corner 3 of U.S.S. 1378;

thence southeasterly along the northeast boundary of U.S.S. 1378 and the northeast boundary of the Kentucky Lode Claim, U.S.M.S. 769 to a point on the northern boundary of the Third Avenue Extension right of way;

thence easterly along said right-of-way boundary to its point of intersection with the western boundary of Tract F, of Tract 1004 within U.S.M.S. 769;

thence northerly along said boundary of Tract F to its point of intersection with the common boundary between the Columbia and Potosi Lode Claims, U.S.M.S. 769 as shown of the plat of the Claims of James A. Davis, Mineral Survey 769, recorded May 7, 1904, Juneau Land District;

thence northwesterly along said common boundary of the Columbia and Potosi Lode Claims to the northwest corner of the Columbia Lode Claim, this point being in common with corner 4 of Potosi Lode Claim and also being on the western boundary of U.S.M.S. 769;

thence northeasterly along said boundary to the northwest corner of U.S.M.S. 769, this point being in common with the northwest corner of the Cosmos Lode Claim;

thence southeasterly along the north boundary of U.S.M.S. 769 to its point of intersection with the western boundary of the

east 1/2 of the northwest 1/4 of protracted Section 19, T75S, R91E, Copper River Meridian (C.R.M.);

thence north to the northwest corner of the east 1/2 of the northwest 1/4 of protracted Section 19, T75S, R91E, C.R.M.;

thence east to the northeast corner of the west 1/2 of the northeast 1/4 of protracted Section 19, T75S, R91E, C.R.M.;

thence south to the northern boundary line of U.S.M.S. 769;

thence southeasterly along said boundary line to its intersection with the north boundary of the northeast 1/4 of the southeast 1/4 of protracted Section 19, T75S, R91E, C.R.M.;

thence east to the northeast corner of the southwest 1/4 of protracted Section 20, T75S, R91E, C.R.M.;

thence south to the northerly boundary of U.S.M.S. 769;

thence southeasterly along said boundary to the northeast corner of U.S.M.S. 769, this corner being in common with the northeast corner of the Sterling Lode Claim;

thence southwesterly along the eastern boundary of U.S.M.S. 769 to its point of intersection with the east boundary of U.S.S. 2635;

thence a bearing of south to the true point of beginning, containing approximately 2462 acres or 3.8 square miles, more or less.

EXHIBIT C
MAP OF EXISTING AND PROPOSED BOUNDARIES; PLATS AND OTHER
DOCUMENTS DEMONSTRATING ACCURACY OF LEGAL DESCRIPTION

A map showing the current boundaries of the City and the territory proposed for annexation, and plats and other documents necessary to demonstrate the accuracy of the written legal description of the territory proposed for annexation is presented in this Exhibit.

EXHIBIT D
INFORMATION RELATING TO PUBLIC NOTICE

MEDIA

The following is a list of the principal media serving the area within the current and proposed boundaries of the City:

NEWSPAPER(S):

Name:	Ketchikan Daily News	The Local Paper
Address:	P.O. Box 7900 Ketchikan, Alaska 99901	516 Stedman Street Ketchikan, Alaska 99901
Telephone #:	(907) 225-3157	(907) 225-6540
Fax #:	(907) 225-1096	(907) 225-6435

APPROPRIATE LOCAL RADIO STATION(S) FOR BROADCASTING NOTICE:

Name:	KFMJ FM Radio	KGTW FM/KTKN AM Radio
Address:	516 Stedman Street Ketchikan, Alaska 99901	526 Stedman Street Ketchikan, Alaska 99901
Telephone #:	(907) 247-3699	(907) 225-2193
Fax #:	(907) 247-5365	(907) 225-0444

Name:	KRBD FM Radio/Rainbird Broadcasting Company	The Ketchikan Channel
Address:	123 Stedman Street Ketchikan, Alaska 99901	P.O. Box 7900 Ketchikan, Alaska 99901
Telephone #:	(907) 225-9655	(907) 225-3157
Fax #:	(907) 247-0808	(907) 225-1096

LOCAL TELEVISION SCANNER:

Name:	Alaskan Cable Network
Address:	2030 Sea Level Drive Ketchikan, Alaska 99901
Telephone #:	(907) 225-2191
Fax #:	(907) 225-4943

PLACES DESIGNATED FOR POSTING OF NOTICES RELATING TO ANNEXATION

The following three or more public and prominent places within the territory proposed for annexation are designated for posting of notices concerning this annexation proposal.

1. Notice placed on a post to be erected at the intersection of Schoenbar Road and Forest Avenue (vehicle entrance to territory).
2. Notice placed on side of scale shack located within the territory. The scale shack is located on property owned by George Lybrand.
3. Notice placed on a post to be erected at the intersection of Fairy Chasm Road and Brown Deer Road, adjacent to the territory to be annexed.

The following three or more public and prominent places within the current boundaries of the City are designated for posting of notices concerning this annexation proposal.

Office of the City Clerk
City of Ketchikan
334 Front Street
Ketchikan, Alaska 99901
(907) 228-5658

Ketchikan Public Library
City of Ketchikan
629 Dock Street
Ketchikan, Alaska 99901
(907) 225-3331

City Hall 2nd Floor Bulletin Board
Attn: City Clerk
City of Ketchikan
334 Front Street
Ketchikan, Alaska 99901
(907) 228-5658

City Police Department
361 Main Street
Ketchikan, Alaska 99901
(907) 225-6631

MUNICIPALITIES ADJACENT TO THE CITY

The following is a list of cities with boundaries located within 20 miles of the current or proposed boundaries of the City.

City of Saxman
Ketchikan Gateway Borough

**PARTIES THAT THE PETITIONER BELIEVES SHOULD BE PROVIDED
INDIVIDUAL NOTICE OF THE FILING OF THE ANNEXATION PETITION**

The following is a list of names and addresses of parties whose potential interest in the annexation proceedings may warrant individual notice.

Robert & Beulah Roppel
3101 Tongass Avenue
Ketchikan, Alaska 99901

Kelly & Pamela Roth
284 Forest Park Drive
Ketchikan, Alaska 99901

Hazel & Garnet Dima
6437 S. Tongass Highway
Ketchikan, Alaska 99901

Debra L. & Tommy G. Hilton
P.O. Box 7681
Ketchikan, Alaska 99901

Norman M. Charles
1204 Black Bear Road
Ketchikan, Alaska 99901

Anthony & Delise Olmstead
1192 Black Bear Road
Ketchikan, Alaska 99901

Wendy & Brian Gierard
1182 Black Bear Road
Ketchikan, Alaska 99901

Cheryl A. Haven
1170 Black Bear Road
Ketchikan, Alaska 99901

State of Alaska, DOT
6860 Glacier Highway
Juneau, Alaska 99801

Coy & Jerilyn Lester
1923 Fairy Chasm Road
Ketchikan, Alaska 99901

Terral Wanzer
435 Hillcrest
Ketchikan, Alaska 99901

Jay R. & Teresa Leonhardy
961 Sesame Street
Ketchikan, Alaska 99901

Henry M. Brouillette, Jr.
963 W. Sesame Street
Ketchikan, Alaska 99901

Dennis & Angelina
Lammers
975 Sesame Street
Ketchikan, Alaska 99901

Leo & Phyllis Besaw
P.O. Box 5493
Ketchikan, Alaska 99901

Frances & Henry Wise
P.O. Box 5078
Ketchikan, Alaska 99901

Melinda Maneman & Ryan
Fisher
936 W. Sesame Street
Ketchikan, Alaska 99901

Alaska Building Authority
P.O. Box 230329
Anchorage, Alaska

Steven Abajian
P.O. Box 6594
Ketchikan, Alaska 99901

Walter & Memory Marsh
P.O. Box 8604
Ketchikan, Alaska 99901

Dean Baehr
1135 Black Bear Road
Ketchikan, Alaska 99901

Richard & Lynne Miller
P.O. Box 23283
Ketchikan, Alaska 99901

William Angelus
P.O. Box 9402
Ketchikan, Alaska 99901

George Lybrand
P.O. Box 8278
Ketchikan, Alaska 99901

Jack & Evelyn Cousins
P.O. Box 7173
Ketchikan, Alaska 99901

Ursus & Elsa Pahang
P.O. Box 23082
Ketchikan, Alaska 99901

John & Rhonda Hozey
933 Brown Deer Road
Ketchikan, Alaska 99901

Deborah McElroy
P.O. Box 9518
Ketchikan, Alaska 99901

Carrol & Viola McMillen
1810 Fairy Chasm
Ketchikan, Alaska 99901

Darlene Guzman
P.O. Box 5054
Ketchikan, Alaska 99901

Michael & Susan Stewart
P.O. Box 9403
Ketchikan, Alaska 99901

Julius & Georgiann
Douglas
P.O. Box 7613
Ketchikan, Alaska 99901

Kenneth & Alice Ketah
P.O. Box 6872
Ketchikan, Alaska 99901

Wally & Patty Klingelhut
1731 Fairy Chasm Road
Ketchikan, Alaska 99901

William Lynn
P.O. Box 8302
Ketchikan, Alaska 99901

Michael & Martha Lyshol
1902 Fairy Chasm
Ketchikan, Alaska 99901

Michael & Roberta Brown
P.O. Box 9195
Ketchikan, Alaska 99901

Dixie Collins
P.O. Box 23542
Ketchikan, Alaska 99901

Fredrick & Norma McGinnes
P.O. Box 1172
Ward Cove, Alaska 99928

Cheryl Lee Calton
P.O. Box 7391
Ketchikan, Alaska 99901

Ervie & Vickie Brown
1914 Cub Court
Ketchikan, Alaska 99901

Terilyn Taylor
P.O. Box 6423
Ketchikan, Alaska 99901

Cynthia Schelin
P.O. Box 9176
Ketchikan, Alaska 99901

Robert & Francis Lewis
950 W. Sesame Street
Ketchikan, Alaska 99901

David & Carol Vermillion
1910 Cub Court
Ketchikan, Alaska 99901

Trevor Sande
1227 Black Bear Road
Ketchikan, Alaska 99901

Betty and Sharon Wilson
806 Shoshone Dr
La Conner, WA 98257

Sherrie L. Yeltatzie
937 W. Sesame Street
Ketchikan, Alaska 99901

Dennis & Tammy Massingham
P.O. Box 6822
Ketchikan, Alaska 99901

Thomas Aspinwall
P.O. Box 618
Ward Cove, Alaska 99928

Steven Roberts
P.O. Box 5562
Ketchikan, Alaska 99901

Sebastian & Jean Biagi
P.O. Box 621
Ward Cove, Alaska 99928

Angelito & Lumen Ner
941 Monroe Street
Ketchikan, Alaska 99901

Bruce & Susan Johnstone
974 West Sesame St.
Ketchikan, Alaska 99901

Jerry & Candace Scudero
1007 Water Street
Ketchikan, Alaska 99901

Karen Thompson Lybrand
P.O. Box 6484
Ketchikan, Alaska 99901

Maxine Doyle
P.O. Box 1005
Ward Cove, Alaska 99928

Edwin Johnson, Susan
Wanberg & David & Yvonne
Seaford
14951 N. Tongass Hwy
Ketchikan, Alaska 99901

Sabrina Sarber
P.O. Box 6635
Ketchikan, Alaska 99901

Patrick & Susan Bethel
1925 Cub Court
Ketchikan, Alaska 99901

Rural Action Community
Action Program
P.O. Box 300908
Anchorage, Alaska 99520

George Shaffer
306 Main Street #202
Ketchikan, Alaska 99901

Mark & Monika Cornejo
926 A Street
Juneau, Alaska 99801

Julie Stone-Marquez & Nancy
Hudson
1445 Perfumo Canyon #12
San Luis, CA 93405

Walter & Kindra Campo
916 Brown Deer Road
Ketchikan, Alaska 99901

Michael & Sandra Smith
1802 Fairy Chasm Road
Ketchikan, Alaska 99901

State of Alaska, DNR
400 Willoughby Avenue
Juneau, Alaska 99801

Ketchikan Gateway
Borough
344 Front Street
Ketchikan, Alaska 99901

Alaska Mental Health Trust
Authority, Trust Land Office
3602 C Street, Suite 880
Anchorage, Alaska

Lisa Allphin
1124 Black Bear Road
Ketchikan, Alaska 99901

Kathryn Frank
1134 Black Bear Road
Ketchikan, Alaska 99901

Deborah & David Otte
P.O. Box 5103
Ketchikan, Alaska 99901

Lorena Younce
P.O. Box 5746
Ketchikan, Alaska 99901

Jack & Nancy Dickey
1160 Black Bear Road
Ketchikan, Alaska 99901

Joseph & Karolyn Hallmann
P.O. Box 5056
Ketchikan, Alaska 99901

Vernon & Lori Ably
P.O. Box 8694
Ketchikan, Alaska 99901

Erik Bolshakoff
P.O. Box 9014
Ketchikan, Alaska 99901

Duane & Karen Barnes
815 Brown Deer Road
Ketchikan, Alaska 99901

City of Ketchikan
334 Front Street
Ketchikan, Alaska 99901

David & Roberta Hull
827 Brown Deer Road
Ketchikan, Alaska 99901

Thomas & Susan Bachant
840 Brown Deer Road
Ketchikan, Alaska 99901

Victor & Kathy Forrester
P.O. Box 8884
Ketchikan, Alaska 99901

Gail E. Mullins Trust, Gail
Mullins
702 Jack Pine Ct.
Sunnyvale, CA 94086

Clifford & Lela Chatham
860 Brown Deer Road
Ketchikan, Alaska 99901

Donald Wrobel
874 Brown Deer Road
Ketchikan, Alaska 99901

John Tatsuda
14309 Duvell Road #A12
Woodenville, WA 98072

Bruce & Karen Brown
896 Brown Deer Road
Ketchikan, Alaska 99901

Two Boys Eleven Builders
P.O. Box 525
Wartrace, IN 37183

Mark Stracener
909 Brown Deer Road
Ketchikan, Alaska 99901

Thomas & Debbie Coapstick
924 Brown Deer Road
Ketchikan, Alaska 99901

Richard Mills
934 Brown Deer Road
Ketchikan, Alaska 99901

Robert Bloom
950 Brown Deer Road
Ketchikan, Alaska 99901

Lawrence & Diane Willard
964 Brown Deer Road
Ketchikan, Alaska 99901

Gregory & Therese Williams
411 Mission Street
Ketchikan, Alaska 99901

Richard & Sharon Monrean
1307 Fairy Chasm
Ketchikan, Alaska 99901

David & Dixie Tallman
P.O. Box 9025
Ketchikan, Alaska 99901

Inga S. Goodwin Olsen
1335 Fairy Chasm
Ketchikan, Alaska 99901

Joseph & Dorothy
Demmert
2724 Fourth Avenue
Ketchikan, Alaska 99901

Sabra L. Lichty
P.O. Box 9303
Ketchikan, Alaska 99901

Donald & Mae Bates
and Tyyne North
P.O. Box 777
Ward Cove, Alaska 99901

Lester & Nikki Silva
P.O. Box 9407
Ketchikan, Alaska 99901

Susan & Daniel Hoyt
P.O. Box 9407
Ketchikan, Alaska 99901

James & Rachael Llanos
1370 Deer Mountain Court
Ketchikan, Alaska 99901

Theodore Cabot & Nancy
Johnson
1380 Fairy Chasm
Ketchikan, Alaska 99901

Charles Shedlosky
1388 Fairy Chasm
Ketchikan, Alaska 99901

Charles & Mariam Bredehoft
P.O. Box 5335
Ketchikan, Alaska 99901

Cleveland & Louise
Mitchell
1415 Fairy Chasm
Ketchikan, Alaska 99901

Jerry & Victoria West
1416 Fairy Chasm
Ketchikan, Alaska 99901

Chris & Cathy Herby
P.O. Box 7381
Ketchikan, Alaska 99901

Southeast Alaska Assn.
c/o Olympic Management
Co.
4117 S. Meridian
Puyallup, Washington
98373

Robert & Bridget Norton
P.O. Box 5724
Ketchikan, Alaska 99901

Ann Mosenski
1821 Fairy Chasm Road
Ketchikan, Alaska 99901

Bradley & Tara Schrepel
P.O. Box 9082
Ketchikan, Alaska 99901

Daniel & Patricia Anslinger
683 Forest Avenue
Ketchikan, Alaska 99901

Tore & Margaret Lynne
P.O. Box 7796
Ketchikan, Alaska 99901

James & Elizabeth Hall
815 S. 216th St. CTG #32
Des Moines, WA 98198

Terrence Rose
P.O. Box 23634
Ketchikan, Alaska 99901

Alan & Susan Murray
57 Main Street
Ketchikan, Alaska 99901

Robert Weinstein
P.O. Box 7801
Ketchikan, Alaska 99901

William and Linda Auger
P.O. Box 9335
Ketchikan, Alaska 99901

Rosalind Ruth Oliver Ellis
dba Roz Ellis
851 Forest Avenue
Ketchikan, Alaska 99901

Brenda & Stephen Eusted
P.O. Box 7034
Ketchikan, Alaska 99901

Raymond & Michelle Troll
P.O. Box 8874
Ketchikan, Alaska 99901

Christena Williams
755 Grant Street
Ketchikan, Alaska 99901

William Savage
5130 Georgetown Avenue
San Diego, CA 92110

David & Karen Pitcher
P.O. Box 5642
Ketchikan, Alaska 99901

Tony Kindle
627 Grant Street
Ketchikan, Alaska 99901

Arthur Kimball
629 Grant Street
Ketchikan, Alaska 99901

Nevin May
P.O. Box 23160
Ketchikan, Alaska 99901

David & Mary Dossett
639 Grant Street
Ketchikan, Alaska 99901

Leonard & Michele
Jackson
644 Grant
Ketchikan, Alaska 99901

Michael & Marsha George
P.O. Box 7175
Ketchikan, Alaska 99901

Kristopher Singstad
8115 N. Tongass Highway
Ketchikan, Alaska 99901

Charles & Suzanne Gass
719 Grant Street
Ketchikan, Alaska 99901

Darwin & Audrey Mears
723 Grant
Ketchikan, Alaska 99901

Ralph & Irene Homan
729 Grant
Ketchikan, Alaska 99901

William & Vijayala Anthes
P.O. Box 8653
Ketchikan, Alaska 99901

Fred & Jane Monrean
P.O. Box 9343
Ketchikan, Alaska 99901

Llewellyn & Dorothy Williams
755 Grant
Ketchikan, Alaska 99901

Susan Beardsworth
P.O. Box 712
Metlakatla, Alaska 99926

Steven & Ruth Dulin
652 Park Avenue
Ketchikan, Alaska 99901

Calvin & Ernest Anderes
P.O. Box 5858
Ketchikan, Alaska 99901

Kathy Branda
659 Harris Street
Ketchikan, Alaska 99901

Sonja Alvarez
P.O. Box 7933
Ketchikan, Alaska 99901

Don Wright
P.O. Box 8843
Ketchikan, Alaska 99901

Norman & Helen Bolles
P.O. Box 5285
Ketchikan, Alaska 99901

Neil Ebling
757 S.E. 17th St. #706
Ft. Lauderdale, FL 33316

Samuel & Christin Mullenax
P.O. Box 6614
Ketchikan, Alaska 99901

Timothy & Linda Volpi
753 Harris Street
Ketchikan, Alaska 99901

Joseph Friedmann
2926 Calle Noquera
Santa Barbara, CA 93105

Gary & Vera Plumb
441 Hillcrest
Ketchikan, Alaska 99901

Richard & Bonnie Collins
447 Hillcrest
Ketchikan, Alaska 99901

Richard & Virginia Adams
3743 Alaska Avenue
Ketchikan, Alaska 99901

Janice Stokes
2126 First Avenue
Ketchikan, Alaska 99901

Delwin Hansen c/o Alaska
Diving Service
4845 N. Tongass Highway
Ketchikan, Alaska 99901

Mike & Debra Enger
715 Miller Ridge
Ketchikan, Alaska 99901

Samuel & Donna Soderstrom
735 Miller Ridge Road
Ketchikan, Alaska 99901

William & Marie Freer
748 Miller Ridge Road
Ketchikan, Alaska 99901

Kent Miller & Robert Ziegler
P.O. Box 6276
Ketchikan, Alaska 99901

Andrew Tagliaferri &
Gwennyth Byrd
4878 Forest Park Drive
Ketchikan, Alaska 99901

Hans Holum
730 Park Avenue
Ketchikan, Alaska 99901

Jeanne Snyder
P.O. Box 8273
Ketchikan, Alaska 99901

Alfred & Eileen Hagevig
655 Park Avenue
Ketchikan, Alaska 99901

Dorothy Nickles
P.O. Box 23048
Ketchikan, Alaska 99901

Carem Holum
730 Park
Ketchikan, Alaska 99901

Milan & Sandra Browne
P.O. Box 5363
Ketchikan, Alaska 99901

Janice Williams
1324 Peyton Place
Ketchikan, Alaska 99901

John & Elizabeth Ritterbach
P.O. Box 9420
Ketchikan, Alaska 99901

Aulson & Jeffrey Stevenson
1326 Peyton Place
Ketchikan, Alaska 99901

David Carlson
P.O. Box 9517
Ketchikan, Alaska 99901

Dexter & Dixie Duehn
1330 Peyton Place
Ketchikan, Alaska 99901

Monica Wallace
P.O. Box 6894
Ketchikan, Alaska 99901

Richard & Joyce Olmstead
P.O. Box 6915
Ketchikan, Alaska 99901

Frank Bennett
P.O. Box 1304
Ward Cove, Alaska 99928

Cecelia Bird
P.O. Box 5404
Ketchikan, Alaska 99901

Robert Ziegler, Jr.
P.O. Box 8621
Ketchikan, Alaska 99901

Dale & Velda Rolando
609 Pine Street
Ketchikan, Alaska 99901

Richard & Kari Erickson
P.O. Box 5881
Ketchikan, Alaska 99901

Terry Welsh
621 Pine Street #A
Ketchikan, Alaska 99901

Steven & Joan Wandke
625 Pine Street
Ketchikan, Alaska 99901

Andrew Pankow & Penny
Pederson
P.O. Box 9438
Ketchikan, Alaska 99901

Edwin Johnson & Susan
Wanberg
14951 N. Tongass Highway
Ketchikan, Alaska 99901

Alaska State Building Authority
P.O. Box 230239
Ketchikan, Alaska 99901

Midge Dawson
P.O. Box 31668
Bellingham, Washington
98228

Richard Watson
P.O. Box 23104
Ketchikan, Alaska 99901

Judith Martin
P.O. Box 6016
Ketchikan, Alaska 99901

Wendy Stryker & Thomas
Sivertsen
948 Park Avenue
Ketchikan, Alaska 99901

Jerry & Terisa Gardiner
596 Schoenbar Road
Ketchikan, Alaska 99901

Robert & Maria Nedzwecky
606 Schoenbar Road
Ketchikan, Alaska 99901

Nancy Haldane
P.O. Box 23107
Ketchikan, Alaska 99901

Cynthia Gardiner
626 Schoenbar
Ketchikan, Alaska 99901

Lonnie & Della Dunkin
P.O. Box 23142
Ketchikan, Alaska 99901

Daniel & Sandra Decourcey
P.O. Box 6334
Ketchikan, Alaska 99901

Kurt & Linda Key
5767 S. Tongass Highway
Ketchikan, Alaska 99901

Raymond Ladanye
P.O. Box 6174
Ketchikan, Alaska 99901

Bear Valley Warehouse &
Storage
833 Schoenbar Road
Ketchikan, Alaska 99901

Dennis & Grace Simmons
14420 15th Avenue S.W.
Seattle, Washington 98106

Felicita Alba
818 E. Sesame Street
Ketchikan, Alaska 99901

Milton Jackson
821 E. Sesame St. - Box 10
Ketchikan, Alaska 99901

Phillip & Tamara Tucker
832 E. Sesame Street
Ketchikan, Alaska 99901

Henry & Esther Shea
835 Sesame Street
Ketchikan, Alaska 99901

Milne & Vera Hudson &
Clifford & Lenore Guthrie
844-846 E. Sesame St.
Ketchikan, Alaska 99901

Alan & Kathy Skidmore
845 E. Sesame
Ketchikan, Alaska 99901

Michael & Carol Dooley
P.O. Box 23177
Ketchikan, Alaska 99901

Harry & Jilleen Dasher
P.O. Box 23243
Ketchikan, Alaska 99901

Evette & Bob Kaus
80312 Highway 99
Cottage Grove, OR 97424

Rosemary Perry
911 W. Sesame St.
Ketchikan, Alaska 99901

Mary Jo Turek
2724 Third Avenue
Ketchikan, Alaska 99901

Peggy Toldy
407 Coach Hovis Drive
Yorktown, VA 23693

Nancy Smith
935 W. Sesame St.
Ketchikan, Alaska 99901

D.D. Becket Company, Inc.
P.O. Box 5055
Ketchikan, Alaska 99901

City of Ketchikan dba KPU
334 Front Street
Ketchikan, Alaska 99901

Glenn & Mary Adams
790 Summit Terrace
Ketchikan, Alaska 99901

Point Baker Trading Post, Inc.
P.O. Box 130
Point Baker, Alaska 99927

Lauri & Michael Murray
P.O. Box 23650
Ketchikan, Alaska 99901

Judith Miller
637 Main Street
Ketchikan, Alaska 99901

Jeffrey & Leslie Baken
P.O. Box 8751
Ketchikan, Alaska 99901

Wayne & Mary Short
30003 N. Dalton Road
Deer Park, WA 99006

Andrew Tagliaferry & Gwennyth
Byrd c/o NBA Mortgage Dept.
306 Main Street
Ketchikan, Alaska 99901

Clyde & Phyllis Steward
P.O. Box 7203
Ketchikan, Alaska 99901

Kanaway Seafoods, Inc.
2875 Roeder Avenue
Bellingham, WA 98225

Mark & Frances Hoyt
P.O. Box 7444
Ketchikan, Alaska 99901

Robert & Patrice Hammer
815 Summit Terrace
Ketchikan, Alaska 99901

David & Jean Henderson
829 Summit Terrace
Ketchikan, Alaska 99901

Azmi, Merita & Lir Zhuta
P.O. Box 8551
Ketchikan, Alaska 99901

Wick Construction
Attention: Dave
P.O. Box 31509
Seattle, Washington 98103

Linda Holstrom
P.O. Box 5146
Ketchikan, Alaska 99901

Monte & Kay Guymon
P.O. Box 1126
Ward Cove, Alaska 99928

Val & Candy Strassel
P.O. Box 5194
Ketchikan, Alaska 99901

Herbert & Martha Burton
1340 Woodside Dr.
Ketchikan, Alaska 99901

Cecelia Lasiter
1343 Woodside Drive
Ketchikan, Alaska 99901

Joni Buckley
24 Shoup Street S.
Ketchikan, Alaska 99901

Trina McCamy
832 Buren #10
Ketchikan, Alaska 99901

Larry Bruesch
1366 Woodside
Ketchikan, Alaska 99901

Michael & Cecelia Glasser
1378 Woodside
Ketchikan, Alaska 99901

Gavin & Kristi Charreir
P.O. Box 8692
Ketchikan, Alaska 99901

W. Scott & Mellanie Russell
116 Front Street
Ketchikan, Alaska 99901

Ernest & June Hamilton
980 Monroe Street
Ketchikan, Alaska 99901

EXHIBIT E TRANSITION PLAN

This exhibit consists of a practical plan demonstrating:

- 1? The intent and capability of the City to extend essential city services 9as defined by 3 AAC 110.990(a)(8)) into the territory proposed for annexation in the shortest practical time following annexation;
- 2? The manner in which the City will assume all relevant and appropriate powers, duties, rights, and functions presently exercised within the territory proposed for annexation;
- 3? The manner in which the City will assume and integrate all relevant and appropriate assets and liabilities of an entity providing services to the territory which will be assumed by the City;
- 4? That the borough in which the City is located was formally consulted about the annexation and has no objection to the proposed annexation; and
- 5? That the City will assume all relevant and appropriate powers, duties, rights and functions presently exercised by the borough in the territory proposed for annexation.

Within 30 calendar days of notice that annexation has been approved, all City powers and services as listed in Section 16 of this petition will immediately be provided the territory. City law enforcement will immediately begin patrolling the territory and fire protection will respond as required. City Public Works and Ketchikan Public Utilities will immediately take possession and maintenance responsibilities of sewer and water mainlines which have been extended into the territory in anticipation of annexation. Given the relatively small size of the territory as compared to the City and the City's existing infrastructure to provide those services listed in Section 16, no additional expenses will be experienced by the City to provide services and powers to the territory. City of Ketchikan property and business personal taxes will commence January 1, 2001.

Non-areawide library powers provided by the Borough will immediately be assumed by the City. Since the Ketchikan Gateway Borough contracts with the City to provide library services to residents outside the City limits, the territory will realize no change in library service. Once annexed, the territory will receive library services directly by the City rather than through the Borough's non-areawide library function. The non-areawide tax for library services which is imposed on the territory by the Borough will discontinue and automatically be incorporated in the City's taxing structure.

All services provided by the Borough on an areawide basis including assessing, tax collection, animal control, land use, parks and recreation, transportation, economic development and education will continue to be provided to the territory by the Borough. Annexation will have no effect upon these Borough services provided on an areawide basis.

The territory proposed for annexation is not located within a Borough Service Area. As such, no powers or services typically provided through the formation of a service area will be assumed by the City.

The Ketchikan Gateway Borough's only asset or liability within the territory to be annexed is Borough owned land, which upon annexation, will continue to be owned and controlled by the Borough. While the Borough has identified Borough owned property within the territory as a potential site for a new school, the City is not aware of any plans for the immediate development or use. The City will not assume any Borough assets or liabilities through annexation.

The Ketchikan Gateway Borough is in support of the proposed annexation as evident by Borough Resolution 1399 Amended, attached as Exhibit J-2. As of the date of this Petition, the Borough has not expressed any objections to the proposed annexation.

EXHIBIT F
VOTING RIGHTS ACT REVIEW

This exhibit provides the following information.

1. Purpose and effect of annexation as it pertains to voting.
2. Extent to which the annexation excludes minorities while including other similarly situated persons.
3. Extent to which annexation reduces the City's minority population percentage.
4. Whether the electoral system of the City fails fairly to reflect minority voting strength.
5. Participation by minorities in the development of the annexation proposal.
6. Designation of Alaska Native for U.S. Department of Justice contact.
7. Statement concerning the minorities' understanding of English in written and spoken forms.

RESPONSE:

1. Purpose and effect of annexation as it pertains to voting.

The territory proposed for annexation is uninhabited and therefore will not affect the City's present population of 8,460. The annexation will have no effect on voting in City or Borough elections. No redistricting will be required as a result of annexation.

2. Extent to which the annexation excludes minorities while including other similarly situated persons.

The territory proposed for annexation is uninhabited and therefore will not exclude minorities while including other similarly situated persons.

3. Extent to which annexation reduces the City's minority population percentage.

The territory proposed for annexation is uninhabited and therefore will not affect the City's minority population percentage.

4. Whether the electoral system of the City fails fairly to reflect minority voting strength.

The electoral system of the City of Ketchikan reflects minority strength through at large elections for all offices.

5. Participation by minorities in the development of the annexation proposal.

The annexation has been discussed at several public meetings during which public comment was permitted by all persons.

6. Designation of Alaska Native for U.S. Department of Justice contact.

The City designates Ernest Boyd, a Tlingit, as the Alaska Native designated for U.S. Department of Justice contact. Mr. Boyd's address and telephone number are:

P.O. Box 6831
Ketchikan, Alaska 99901
(907) 225-2567

7. Statement concerning the minorities' understanding of English in written and spoken forms.

English is spoken and understood throughout the City of Ketchikan and throughout the Ketchikan Gateway Borough. All minority groups are familiar with English in written and spoken form. Spanish or Tagalog may occasionally be spoken within the Filipino community by new immigrants. Some residents are fluent in Tlingit, Haida or Tshimshian as well as English.

EXHIBIT G
PETITIONER'S BRIEF

This exhibit provides a written statement fully explaining how the proposed annexation satisfies the standards set out in 3 AAC 110.090 - 3 AAC 110.130, 3 AAC 110.150(2), and 3 AAC 110.910. **Specifically:**

Section 1 demonstrates that all voters and property owners of the territory proposed for annexation approve and support, in writing, annexation of the territory to the city. Describe circumstances relating to the development and submission of the petition to the City from such voters and property owners and provide a copy of the petition to the City from such voters and property owners.

Section 2 demonstrates that the territory proposed for annexation exhibits a reasonable need for city government as required by 3 AAC 110.090(a).

Section 3 demonstrates that the City is capable of providing “essential city services” (as defined by 3 AAC 110.990(8)) more efficiently and more effectively to the territory proposed for annexation than another existing city or organized borough as required by 3 AAC 110.090(b).

Section 4 demonstrates that the territory proposed for annexation is compatible in character with the area inside the current boundaries of the City as required by 3 AAC 110.100.

Section 5 demonstrates that the area within the proposed post-annexation boundaries of the City (i.e., the territory proposed for annexation and the area within the existing boundaries of the City) includes the human and financial resources needed to provide essential city services on an efficient, cost-effective level as required by 3 AAC 110.110.

Section 6 demonstrates that the population within the proposed post-annexation boundaries of the City is sufficiently large and stable to support the extension of city government as required by 3 AAC 110.120.

Section 7 demonstrates that the proposed post-annexation boundaries of the City encompass all land and water necessary to provide the full development of essential city services on an efficient, cost-effective level as required by 3 AAC 110.130(a).

Section 8 demonstrates that the territory proposed for annexation is contiguous to the City’s present corporate boundaries as presumed by 3 AAC 110.130(b). Alternatively, there is a specific and persuasive basis for annexation of non-contiguous territory.

Section 9 demonstrates that the proposed post-annexation boundaries of the City include only that area comprising the local community plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation as required by 3 AAC 110.130(c).

Section 10 demonstrates that, as required by 3 AAC 110.130(d), the proposed post-annexation boundaries of the City exclude entire geographical regions or large unpopulated areas, except where justified by the application of the city annexation standards in 3 AAC 110.090 - 3 AAC 110.130.

Section 11 demonstrates that the territory proposed for annexation does not overlap the boundaries of any other city. Alternatively, the brief also addresses that circumstance as required by 3 AAC 110.130(e).

Section 12 demonstrates that the proposed annexation to the City will not deny any person the enjoyment of any civil or political right, including voting rights, because of race, color, creed, sex, or national origin in accordance with 3 AAC 110.910.

RESPONSE:

Section 1:

All voters and property owners of the territory proposed for annexation support and approve, in writing, annexation of the territory to the City. Describe circumstances relating to the development and submission of the petition to the City from such voters and property owners and provide a copy of the petition to the City from such voters and property owners.

Owners of property within the territory proposed for annexation include the City of Ketchikan, Ketchikan Gateway Borough, State of Alaska and the territory's majority land owner George Lybrand. The petition for annexation was initiated at the request of Mr. Lybrand in his efforts to receive City of Ketchikan municipal sewer and water services. Under terms of an agreement between the City and Mr. Lybrand (see Exhibit J-1), municipal water and sewer services were extended into his property with the understanding that Mr. Lybrand would support annexation into the City of Ketchikan. Adjoining property owned by the City of Ketchikan, Ketchikan Gateway Borough and the State of Alaska were included in the territory in order to create logical boundaries. Both the Ketchikan Gateway Borough and the State of Alaska have indicated their consent and support for annexation of their respective property into the City (see Exhibit J-2 and J-3). By the attached Exhibits J-1, J-2 and J-3, all voters and property owners of the territory proposed for annexation support, in writing, the City's annexation request.

Section 2:

The territory proposed for annexation exhibits a reasonable need for city government, and

Section 3:

The City is capable of providing “essential city services” more efficiently and more effectively to the territory proposed for annexation than another existing city or organized borough.

The territory proposed for annexation is located adjacent and contiguous to the City of Ketchikan’s boundaries. The territory is within one-half mile of the City’s downtown area as well as being located near other community facilities including the recreation center, ballfields and schools, all of which are located within the City.

The territory is isolated from other roaded portions of the Ketchikan Gateway Borough and access to the territory can only be gained through the City of Ketchikan via Schoenbar Road, Forest Avenue or Third Avenue Extension. The latter, a project currently under design by the State Department of Transportation and Public Facilities, is intended to relieve traffic congestion on Tongass Avenue thereby generating an estimated 6,900 vehicle trips per day through the territory. Without use of these City streets, the territory is inaccessible.

Given several factors, including existing site development, commercial and residential zoning of the territory, location to downtown Ketchikan and other community facilities, and the future construction of Third Avenue Extension, the territory has a high potential for development. With such development will come the need for essential life/safety and municipal services including law enforcement, fire protection, sewage disposal, potable water and public works. Due to the territory’s isolation from other roaded portions of the Borough, these essential life/safety services are simply not available from other governmental agencies. Only the City of Ketchikan is positioned and equipped to effectively provide these basic and necessary life/safety services.

The City of Ketchikan Police Department and the Alaska State Department of Public Safety Detachment A provide law enforcement in the Ketchikan area. Detachment A’s area of responsibility is estimated to be 28,320 square miles (from Kake south), resulting in a law enforcement presence of 0.35 Troopers for each 1,000 residence (DCED 1999 Preliminary Report to the LBC Concerning Annexation of 1.2 Square Miles to the City of Ketchikan, page 34). In and around the Ketchikan area, Detachment A primarily patrols outside the City limits along North and South Tongass Highway. Assuming the territory to be the responsibility of the Troopers, any increase in demand for law enforcement to that area would result in a direct decrease in overall public safety to the remaining areas of coverage. The Troopers, in their patrols or responses to calls within the territory would be traveling outside their normal patrol routes, along City streets, likely passing one or more Ketchikan Police Officers along the way.

The Ketchikan Police Department, on the other hand, currently patrols the immediate area adjoining the territory, providing law enforcement protection to the residential neighborhood, community recreation center, ballfields and schools at a presence level of 2.7 Officers for each 1,000 residence. By its existing ability to respond in a prompt and efficient manner, the City of Ketchikan Police Department is better manned and situated to serve the territory to be annexed.

The City of Ketchikan also provides the only available fire protection service in the vicinity of the territory proposed for annexation. The territory is not within a Borough service area or an area served by an independent fire protection agency. The territory's isolation, together with its relatively small size, prohibits the supporting of its own fire department. The City Fire Department is the sole reasonable provider of fire protection.

The territory's need for City services further includes sewage disposal, potable water and other public works services, which again, are unavailable except through the City of Ketchikan. Under an agreement that Mr. Lybrand would support annexation to the City (see Exhibit J-1), the City has extended its sewer collection system and water supply system into the territory.

Finally, the City currently provides numerous areawide services to the territory to be annexed. These services include medical health care facilities, emergency medical services, mental health and substance abuse, civic center, ports and harbors, museum, and funding of community service agencies. It is appropriate for the owners of property in this area to pay for a share of these services as other owners of property who receive the benefit from these services.

Section 4:

The territory proposed for annexation is compatible in character with the city to which annexation is proposed.

The territory proposed for annexation is comprised of both commercial and residential zoned property. Currently undeveloped and uninhabited, it is highly likely that development will occur within the territory as a result of the availability of municipal sewer and water infrastructure from the City and the construction of Third Avenue Extension by the Department of Transportation and Public Facilities.

Development of the territory's residential property is a logical extension of the City's "Bear Valley" residential neighborhood located adjacent to the southeasterly boundary of the territory. Utilizing City infrastructure and services, such residential development would be compatible and in character with the City of Ketchikan.

Development of the territory's commercial property within the territory would be an extension of the commercial/institutional development, which currently exists along the Schoenbar Road corridor. Presently, commercial/institutional development along this corridor includes Schoenbar Middle School, Valley Park Elementary School, Norman Walker Ballfields, the Ketchikan Gateway Borough's and School District maintenance facilities, the community recreation center, a mini-storage facility, two separate housing/apartment complexes and the State Correctional Facility. Furthering this corridor of commercial/institutional development through the territory, along the Third Avenue Extension, is compatible and in character with the City's existing development.

Section 5:

The economy within the proposed post-annexation boundaries of the city include the human and financial resources necessary to provide essential city services on an efficient, cost-effective level.

The territory to be annexed is approximately 27 acres, representing approximately 1.1% of the City's land base, and is uninhabited. As noted in Sections 2 and 3 of this Brief, the City is best positioned and equipped to provide basic life/safety and other necessary services to the territory. The City Police Department currently patrols the area adjacent to the territory while the City's Fire Department provides protection to the same immediate area. Both water and sewer services have been extended to the territory and are available for use. Negligible costs are expected to be incurred by the City to provide these services to the territory.

The City's current assessed real and personal property valuation is \$491,550,200 generating an estimated \$3.1 million in property tax revenues annually. Given the negligible costs necessary to provide additional services, the City has the human and financial resources necessary to provide essential city services on an efficient, cost-effective level.

Section 6:

The population within the proposed post-annexation boundaries of the city is sufficiently large and stable to support the extension of city government.

The City of Ketchikan has a population of 8,460 people and is one of the more populous communities in the State. The City of Ketchikan has provided essential governmental services for approximately 100 years, the past 39 under home rule powers. The territory to be annexed is approximately 27 acres, representing approximately 1.1% of the City's size, and is uninhabited. For similar reasons stated in Section 5 above, the existing population of the proposed post-annexation boundaries will be sufficiently large and stable to support the extension of city government.

Section 7:

The proposed post-annexation boundaries of the city include all land and water necessary to provide the full development of essential city services on an efficient, cost-effective level.

The proposed post-annexation includes all the lands necessary to provide full development of City services on an efficient and cost-effective basis. Given the City's existing land base, water base and services provided, the relatively small size of the territory will have negligible affect on the current City's ability to provide for essential services to the post-annexation boundaries. The uninhabited territory will initially require minimal services. As development occurs and additional services are required, any increase in costs to provide the service will be offset by the increase in property and sales tax generated from the territory.

Section 8:

The territory proposed for annexation is contiguous to the City's present corporate boundaries as presumed by 3 AAC 110.130(b). Alternatively, there is a specific and persuasive basis for annexation of non-contiguous territory.

As shown on Exhibit C, the boundaries of the territory proposed for annexation is contiguous to the City's present corporate boundaries.

Section 9:

The proposed post-annexation boundaries of the City include only that area comprising the local community plus reasonably predictable growth, development, and public safety needs during the 10 years following the effective date of annexation as required by 3 AAC 110.130(c).

Property located northerly to the territory consists of wetlands with deep muskeg, making development difficult both in terms of permitting and construction. Property westerly and southerly to the territory is steep in grade and at a higher elevation making construction difficult and expensive. The territory proposed for annexation is partially developed in terms of excavation and fill. The territory will reasonably accommodate growth over the next 10 years.

Section 10:

The proposed post-annexation boundaries of the city exclude entire geographical regions or large unpopulated areas.

The territory proposed for annexation is uninhabited and includes a reasonable geographic region.

Section 11:

The territory proposed for annexation does not overlap the boundaries of any other city.

The only cities within the region of the proposed annexation is the City of Ketchikan and the City of Saxman. The proposed territory for annexation is contiguous to the City of Ketchikan and is in excess of five miles from the boundaries of the City of Saxman.

Section 12:

The annexation will not deny any person the enjoyment of any civil or political right because of race, color, creed, sex or national origin.

Since the area to be annexed is uninhabited, the annexation will not deny any person civil or political rights because of race, color, creed, sex or national origin. The fact that the owners of the property located within the territory to be annexed are supporting the City's annexation petition is further evidence that the annexation will not deny any person the enjoyment of any civil or political rights.

**EXHIBIT H
AUTHORIZATION**

See attached Ordinance.

for the City of Ketchikan who relied on information provided by Jim Voetberg, Assistant City Manager for the City of Ketchikan.

9. The statement of other revenues which may accrue to the City as a result of annexation provided in the petition was based on information provided by Robert Newell, Jr., Finance Director for the City of Ketchikan, who relied on information provided by James Voetberg, Assistant City Manager for the City of Ketchikan.
10. The statement of expenses which the City may incur as a result of annexation provided in the petition was based on information provided by James Voetberg, Assistant City Manager for the City of Ketchikan.
11. The statement of City services provided in the petition was based on information provided by James Voetberg, Assistant City Manager. Richard Leipfert, Fire Chief, Daniel Anslinger III, Police Chief and Harvey Hansen, Director of Public Works and their respective staff, all employees of the City of Ketchikan.
12. The statement in the petition regarding Borough services delivered to the area proposed for annexation was based on information provided by James Voetberg, Assistant City Manager.
13. The statement of extraterritorial City services as provided in of the petition was based on information provided by Steven H. Schweppe, City Attorney for the City of Ketchikan.
14. The statement of City bonded indebtedness provided in the petition was based on information provided by Robert Newell, Jr., Finance Director for the City of Ketchikan.
15. The transition plan presented in the petition was prepared in consultation with the following parties: Richard Leipfert, Fire Chief, Daniel Anslinger III, Chief of Policy, Harvey Hansen, Director of Public Works and their respective staff, all employees of the City of Ketchikan.
16. The federal Voting Rights Act information presented in the petition was prepared by Steven Schweppe, City Attorney for the City of Ketchikan.
17. The information contained in the petition for annexation is complete and factual to the best of my knowledge.

DATED in Ketchikan, Alaska this _____ day of _____, 2000.

Karl R. Amylon, City Manager

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2000.

[notary seal]

Notary Public in and for Alaska
My Commission expires: _____

EXHIBIT J
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION

Information and materials that may be useful to the Department of Community and Economic Development in evaluating the City's petition and in preparing the Department's reports.

- J-1 Agreement between the City and George Lybrand to support annexation
- J-2 Ketchikan Gateway Borough Resolution 1399, supporting annexation
- J-3 Letter from State of Alaska, DOT&PF supporting annexation
- J-4 City's current operating budget
- J-5 City's most recent audit
- J-6 Ketchikan Gateway Borough's most recent comprehensive plan
- J-7 Photographs of the territory proposed for annexation
- J-8 Photographs representing major facilities and services of the City

**EXHIBIT J-1
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION**

Agreement between the City and George Lybrand to support annexation (attached).

**EXHIBIT J-2
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION**

Ketchikan Gateway Borough Resolution 1399, supporting annexation (attached).

EXHIBIT J-3
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION

Letter from State of Alaska, Department of Transportation and Public Facilities, supporting annexation (attached)

EXHIBIT J-4
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION

City's current operating budget has been submitted to the Local Boundary Commission with its Petition For Annexation To A City Within A Borough by Legislative Review, dated February, 1999.

EXHIBIT J-5
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION

City's most recent audit has been submitted to the Local Boundary Commission with its Petition For Annexation To A City Within A Borough by Legislative Review, dated February, 1999.

**EXHIBIT J-6
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION**

Ketchikan Gateway Borough's most recent comprehensive plan (attached).

EXHIBIT J-7
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION

Photographs of the territory proposed for annexation (attached), and have been submitted via electronic transmission.

EXHIBIT J-8
OTHER INFORMATION NOT REQUIRED TO BE
INCLUDED WITH THE FORMAL PETITION

Photographs representing major facilities and services of the City are referenced below. Exception: Photographs previously submitted to the Local Boundary Commission with the City's Petition For Annexation To A City Within A Borough by Legislative Review, dated February, 1999 are listed separately and have not been re-transmitted.

Exhibit J-8(1)	City Hall
Exhibit J-8(2)	Police Department
Exhibit J-8(3)	Fire Department
Exhibit J-8(4)	Fire Department Westend Station
Exhibit J-8(5)	Bar Harbor
Exhibit J-8(6)	Casey Moran Float
Exhibit J-8(7)	Hole-In-The-Wall
Exhibit J-8(8)	Knudson Cove
Exhibit J-8(9)	Mountain Point Boat Launch Facility
Exhibit J-8(10)	Thomas Basin
Exhibit J-8(11)	Public Works Warehouse
Exhibit J-8(12)	Public Works Solid Waste Disposal
Exhibit J-8(13)	Public Works Wastewater Plant
Exhibit J-8(14)	Ketchikan Public Utilities Administration
Exhibit J-8(15)	KPU Electric Warehouse
Exhibit J-8(16)	KPU Water Warehouse
Exhibit J-8(17)	KPU Ketchikan Power Plant
Exhibit J-8(18)	KPU Bailey Power Plant
Exhibit J-8(19)	KPU Telephone Warehouse

Photographs previously submitted:

Exhibit I-9(1)	Ketchikan General Hospital (new construction)
Exhibit I-9(2)	Ketchikan General Hospital (main entry)
Exhibit I-9(3)	Berth I
Exhibit I-9(4)	Berth II
Exhibit I-9(5)	Ted Ferry Civic Center
Exhibit I-9(6)	Totem Heritage Center
Exhibit I-9(7)	Gateway Human Services

Exhibit I-9(10) Bayview Cemetery
Exhibit I-9(11) Museum and Library