



	Approved	Denied
Date Action Taken:	4/28/08	
Other:	Approved Option #1	
Verified by:	[Signature]	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 08-23

TITLE: VACATION OF WEST HASTINGS DRIVE RIGHT-OF-WAY AND UTILITY EASEMENT.

Agenda of: April 28, 2008
 Originator: Public Works Director

Date: April 17, 2008

Route to:	Department	Signature/Date
	Police Chief Youth Court, Dispatch, Code Compliance	
	Culture and Recreation Services Director Library, Museum, Sports Complex	
X	Public Works & Recreation Facility Maintenance Director	[Signature] 4/17/08
X	Finance, Risk Management & MIS Director Purchasing	[Signature]
X	Deputy Administrator Planning, Economic Development, Human Resources	[Signature]
X	City Clerk	[Signature]

REVIEWED BY MAYOR DIANNE M. KELLER: [Signature] 4/17/08

FISCAL IMPACT: yes or no Funds Available yes no

Account name/number:

Attachments: Vacation Application

SUMMARY STATEMENT: The adjacent property owners have requested the right-of-way and utility easement be vacated, and as such be incorporated into their lots. The primary reason for the vacation is to correct a private well encroachment and potential building setback violation on Tract G. In general, these reasons are not sufficient to support a vacation and government tends to avoid vacations in anticipation of future needs.

In this case, there is some merit in the vacation as it relates to future development if the property is rezoned commercial along Knik-Goose Bay Road, and there is no apparent future need of this right-of-way at this time. The following is a list of reasons for and reasons against the vacation for City Council consideration:

Reasons For Approval of Vacation

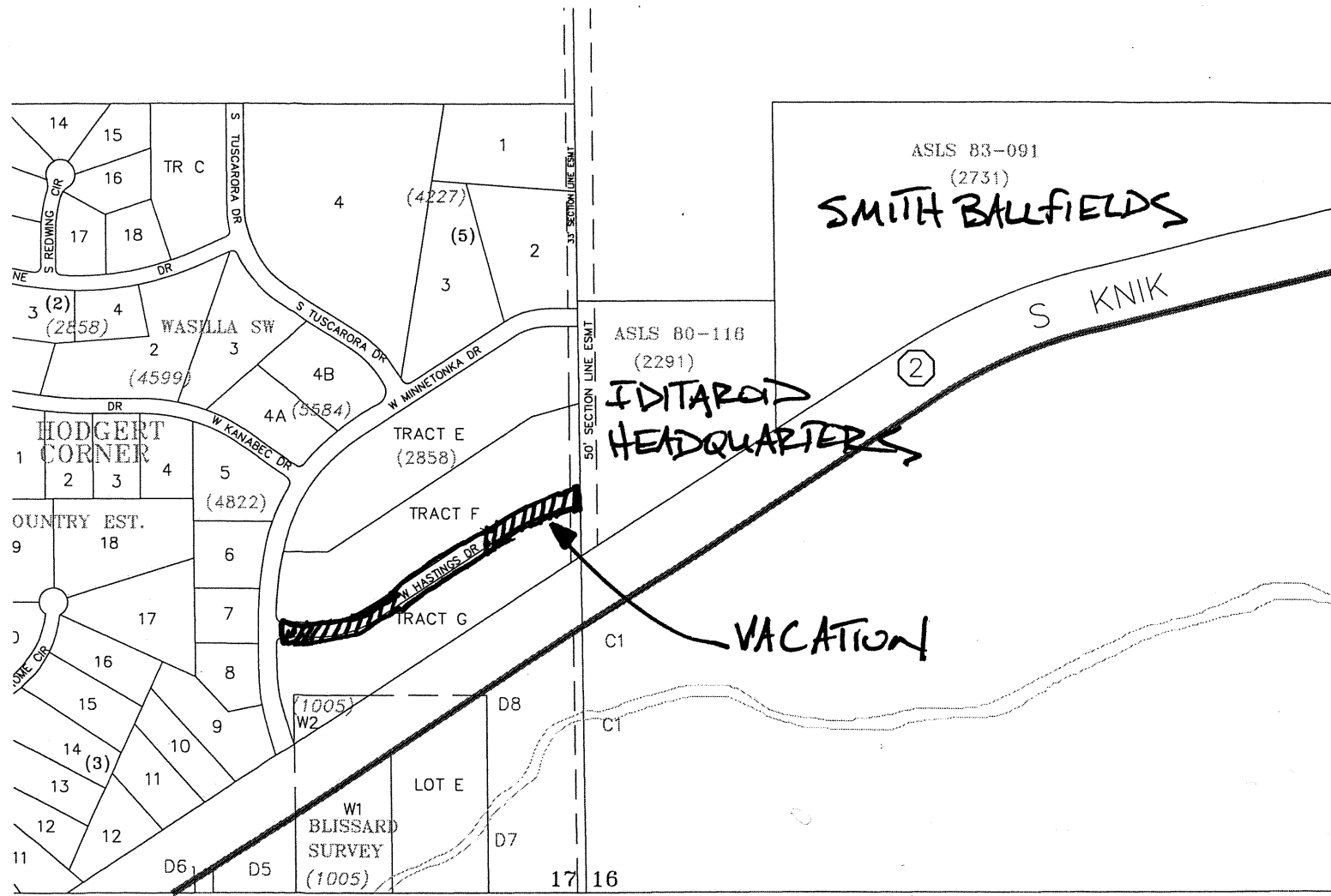
- 1) Access is maintained for each lot along Minnetonka Drive and Endeavor Street.
- 2) This right-of-way is not feasible for a frontage road based on adjacent development.
- 3) The lots could be combined into a large commercial tract in the future as Knik-Goose Bay road corridor develops.
- 4) Resolves well encroachment and potential building setback on Tract G.
- 5) The right-of-way has not been developed into a road at this time.

Reasons For Denial of Vacation

- 1) Right-of-way may be needed in the future.
- 2) Does reduce future local circulation if road is constructed.
- 3) Knik-Goose Bay Road right-of-way may be need for widening in the future which could be traded for this right-of-way.

ACTION: **Option No. 1-** To recommend approval of W. Hasting Drive right-of-way vacation to Mat-Su Borough Assembly.
 Option No. 2- To recommend denial of right-of-way vacation to Mat-Su Borough Assembly.

VICINITY MAP





CITY OF WASILLA
 • Planning Office •
 290 East Herring Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

#08-1A
 Date: 3-13-08

LAND USE PERMIT FOR SUBDIVISION

SUBDIVISION INFORMATION	
Name of Proposed Subdivision: TRACTS G-1 & G-2 TELLERICO SUBDIVISION	
Property tax # S17N 01W17 Acct. N ^o 2858000T00G	
Legal Description: [Attach additional page if necessary.] TRACT G	
General location of property: MILE 2.25 S. KNIK GOOSEBA; ROAD RR	
Total acres in proposed subdivision: 14.4	Total Number of Lots/Parcels Proposed: 3
Access to the subdivision is from: W. MINNETONKA DR. & S. ENDEVOR ST.	
Proposed source of Water: <input type="checkbox"/> City of Wasilla Water Utility <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> Other _____	Proposed wastewater disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> On-site sewage system <input type="checkbox"/> Other _____

PROPERTY OWNER	OWNER'S REPRESENTATIVE (IF ANY)
Name: KIM ELGEE (TR.G) & BAKER TRUST (TR.F)	Name: ROBERT W. BASLER
Mailing Address: 2150 S. ENDEVOR RD. WASILLA 99654	Mailing Address: P.O. Box 877537
	WASILLA, AK 99687
Contact Phone: Day Night 373-5772	Contact Phone: Day Night 373-3171 SAME
FAX:	FAX: 357-3171
E-mail:	E-mail: baslerbb@mtaonline.net

*Attach list of additional owners if any.

ENGINEER/LAND SURVEYOR	
Name: ROBERT W. BASLER	
Mailing Address: P.O. Box 877537	Contact Phone: Day Night 373-3171
WASILLA, AK 99687	FAX:
E-mail:	E-mail:

RWB
PLS

Robert W. Basler
Professional Land Surveyor

P.O.Box 877537
Wasilla, Ak. 99687
(907) 373-3171

March 13, 2008

The City of Wasilla, Alaska
290 East Herning Ave.
Wasilla, Alaska 99654-7091

Dear Sirs;

I am representing my clients, Kim Elgee and Baker Trust, in a request to vacate the right of way of W. Hastings Drive. This right of way lies within the Tallerico Subdivision, Plat No. 84-251. Also vacating the 10 foot utility easements on both sides of W. Hastings Drive.

If you have any questions please contact me at my phone number, (907) 373-3171.

Sincerely,



Robert W. Basler, P.L.S.

03-13-08P01:59 RCVD

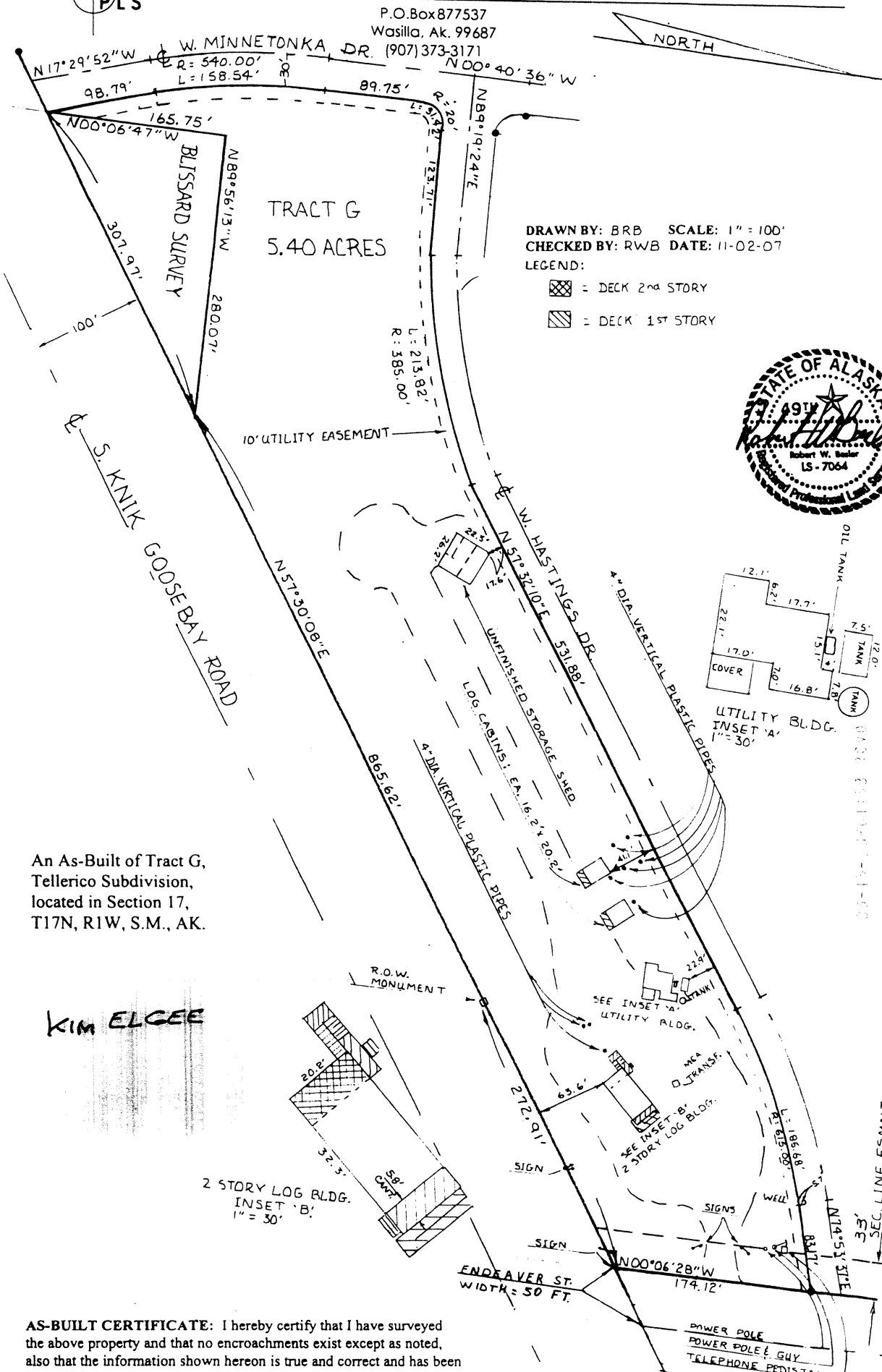
RWB
PLS

Robert W. Basler
Professional Land Surveyor

P.O. Box 877537
Wasilla, Ak. 99687

(907) 373-3171

NORTH



DRAWN BY: BRB SCALE: 1" = 100'
CHECKED BY: RWB DATE: 11-02-07

LEGEND:
[Cross-hatched] = DECK 2nd STORY
[Diagonal lines] = DECK 1st STORY

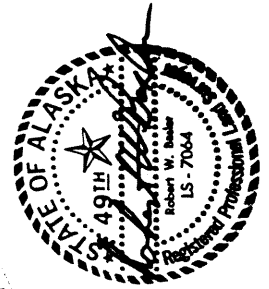


An As-Built of Tract G,
Tellerico Subdivision,
located in Section 17,
T17N, R1W, S.M., AK.

KIM ELGEE

2 STORY LOG BLDG.
INSET 'B'
1" = 30'

AS-BUILT CERTIFICATE: I hereby certify that I have surveyed the above property and that no encroachments exist except as noted, also that the information shown hereon is true and correct and has been established by acceptable surveying techniques.



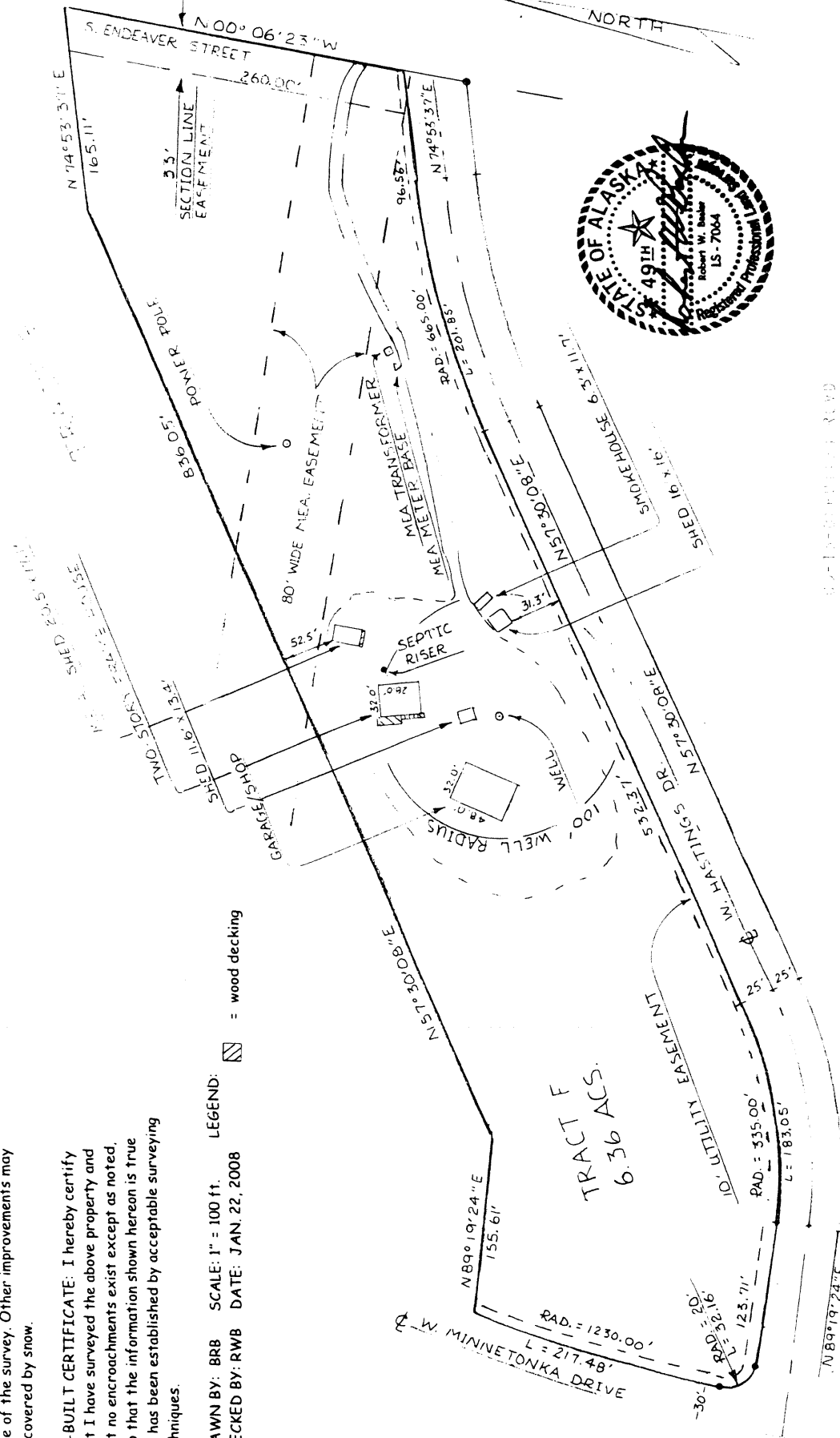
BAKER TRUST

An AS-BUILT of Tract F, Tallienico Subdivision located in Section 17, T17N, R1W, Seward Meridian, Alaska.

Note: Structures shown were visible at the time of the survey. Other improvements may be covered by snow.

AS-BUILT CERTIFICATE: I hereby certify that I have surveyed the above property and that no encroachments exist except as noted, also that the information shown hereon is true and has been established by acceptable surveying techniques.

DRAWN BY: BRB SCALE: 1" = 100 ft. LEGEND: = wood decking
CHECKED BY: RWB DATE: JAN. 22, 2008



0-1-10-20-30-40-50-60-70-80-90-100-110-120-130-140-150-160-170-180-190-200