

CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

COUNCIL MEMORANDUM NO. 90-79

FROM: Mayor Stein

DATE: November 8, 1990

RE: Selina Lane West Right-of-Way Acquisition - Doug Green

Following neighborhood meetings, refinement of some eleven alternative routes, public hearing and the final Council decision on the location of Selina Lane extension, the Mayor has been working with Doug Green to acquire right-of-way across his lot.

At the October 22 meeting, the Mayor relayed an offer from Mr. Green to sell 1/3 of his 30,000 square foot lot to the City for right-of-way at a total cost of \$28,000. Council did not favor the proposal and the Mayor decided to present this more formal written presentation to the Council.

The Mayor, Doug Green and Mr. Green's mortgage lender have since met and reconsidered the right-of-way negotiations. Mr. Green is anxious to conclude the matter and has offered the following considerations:

- (1) Raw land value
- (2) Cost of screening fence
- (3) Cost for both parties if condemnation occurs:
 - (a) Appraisals costs
 - (b) Legal costs
- (4) Impaired value of remaining house and lot
 - (a) Proximity of house to road
 - (b) Loss of esthetics
 - (c) Width limitation due to setback standards

Mr. Green values the approximate 10,600 square feet to be taken by the road extension in the range of \$10,000 to \$14,000. This is based on the value of a city lot, served by public sewer, natural gas and an on-site water well and having the amenity of a nearby lake and the commercial potential of being adjacent to a lake resort hotel.

With the development of Selina Lane, not only will the screening trees be lost to road development but additional traffic will create dust and privacy problems. A high fence along a portion of the southern lot line would provide some privacy separation for the existing house. The estimated cost range is \$3,000 to \$4,000.

Should the right-of-way acquisition go to condemnation both the City and Mr. Green could expect legal and appraisal expenses in the \$5,000 to \$8,000 range.

Finally, loss of one-third of Mr. Green's lot area and one-fourth of its width impairs the value of the remainder in the following ways: The

house existing on the site will lose 30 feet of yard and end up only 27 feet from the right-of-way. Valued trees and natural vegetation will be lost to road development, requiring a fence or screen. Most significantly, the 25 foot right-of-way setback requirements, the 10 foot side setbacks and the long, narrow remaining lot restrict the useable area of the lot to a strip 37 feet at its widest, 10 feet at its narrowest and about 270 feet long.

The Mayor has considered the above factors and offers the following:

It is a fact that the road development will have a significant negative impact on the lot. Other lots fronting the project would receive a net benefit from the road because of improved access.

There is a strong desire on the part of the lot owner to settle this issue. I believe that Mr. Green is negotiating in good faith.

The Council has three choices:

- (1) Do nothing and mothball the project.
- (2) Move to condemn the needed right-of-way.
- (3) Make a deal.

We have worked on this project for over six years and I believe that we should continue steps to complete Snider Subdivision access road.

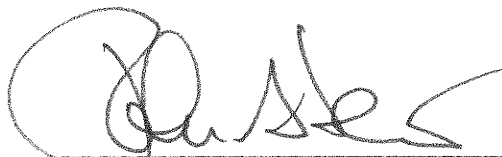
Condemning the property shouldn't be necessary and it makes more sense to agree on a price than to incur considerable costs to litigate.

Mr. Green proposes that we settle the land acquisition with a cash payment of \$25,000. This cost could be allocated as follows:

1/3 of lot or 10,600 square feet/City sewer, gas, etc.	\$ 9,000
Abate traffic/screening impact to residence w/fence	3,000
Compensation for impairment of remainder due to width, esthetics, setbacks	<u>13,000</u>
Total	\$25,000

I recommend that the Council seriously consider Mr. Green's offer and conclude a deal on this necessary right-of-way. Funds for the acquisition could come from general fund balance and must be appropriated by ordinance.

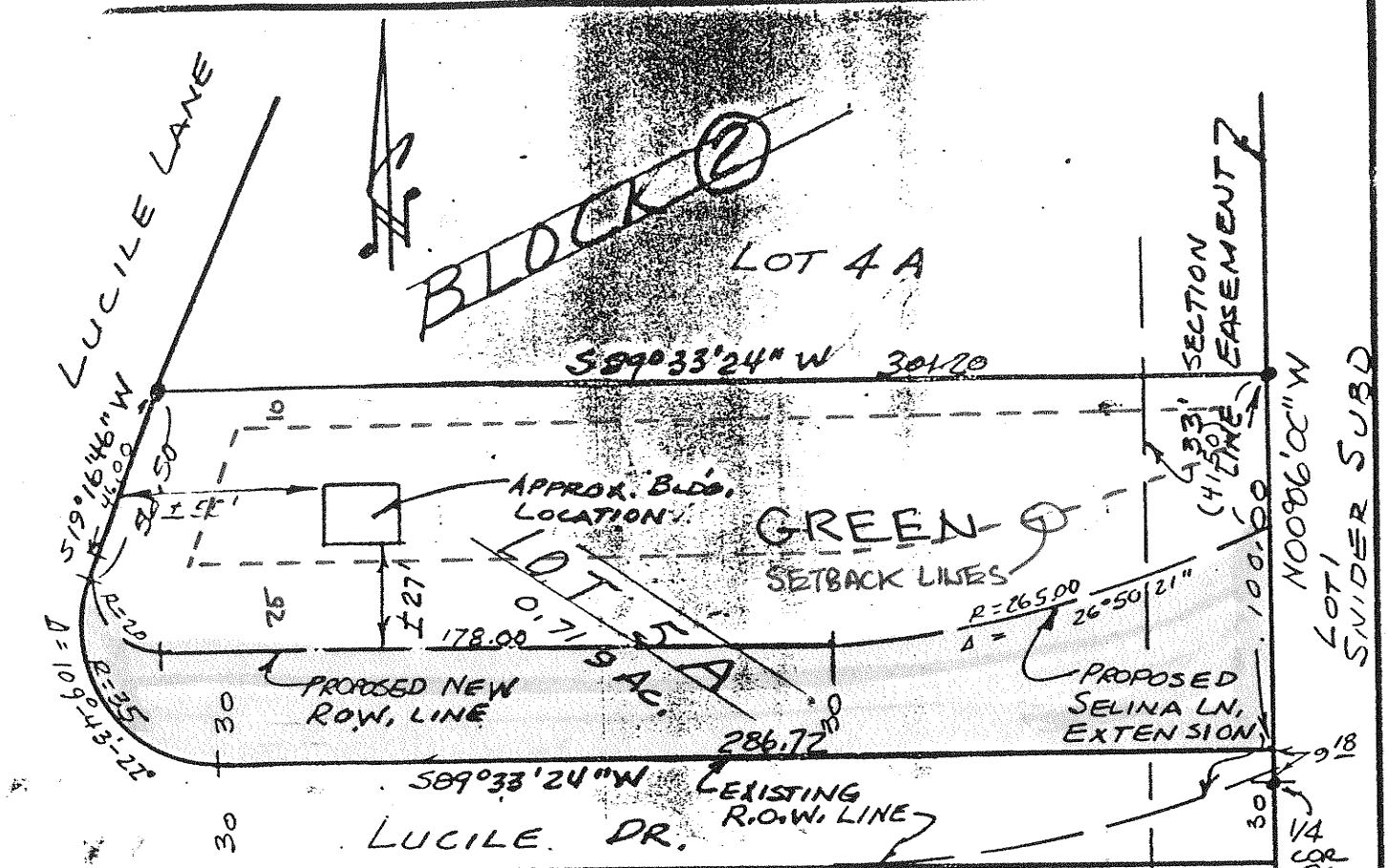
Doug Green will attend the November 14 meeting and wishes to address the Council.



John C. Stein, Mayor

approved 11/14/90

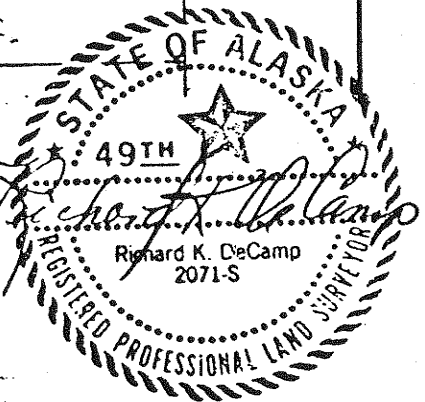
Enclosures



NOTE: AREA OF PROPOSED JCS TAKING APPROX. 10653 S.F.

NOTE: Calculated Area of remainder of Lot 5A North of proposed lot line = 20,667 S.F.

NOTE: INFORMATION SHOWN HEREON IS BASED ON THE RECORD PLAT OF FREDRICKS SUBD. - NO FIELD SURVEY OF LOT 5A WAS DONE



PLOT PLAN - LOT SURVEY

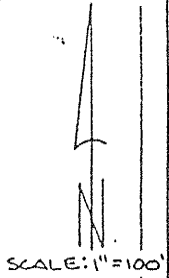
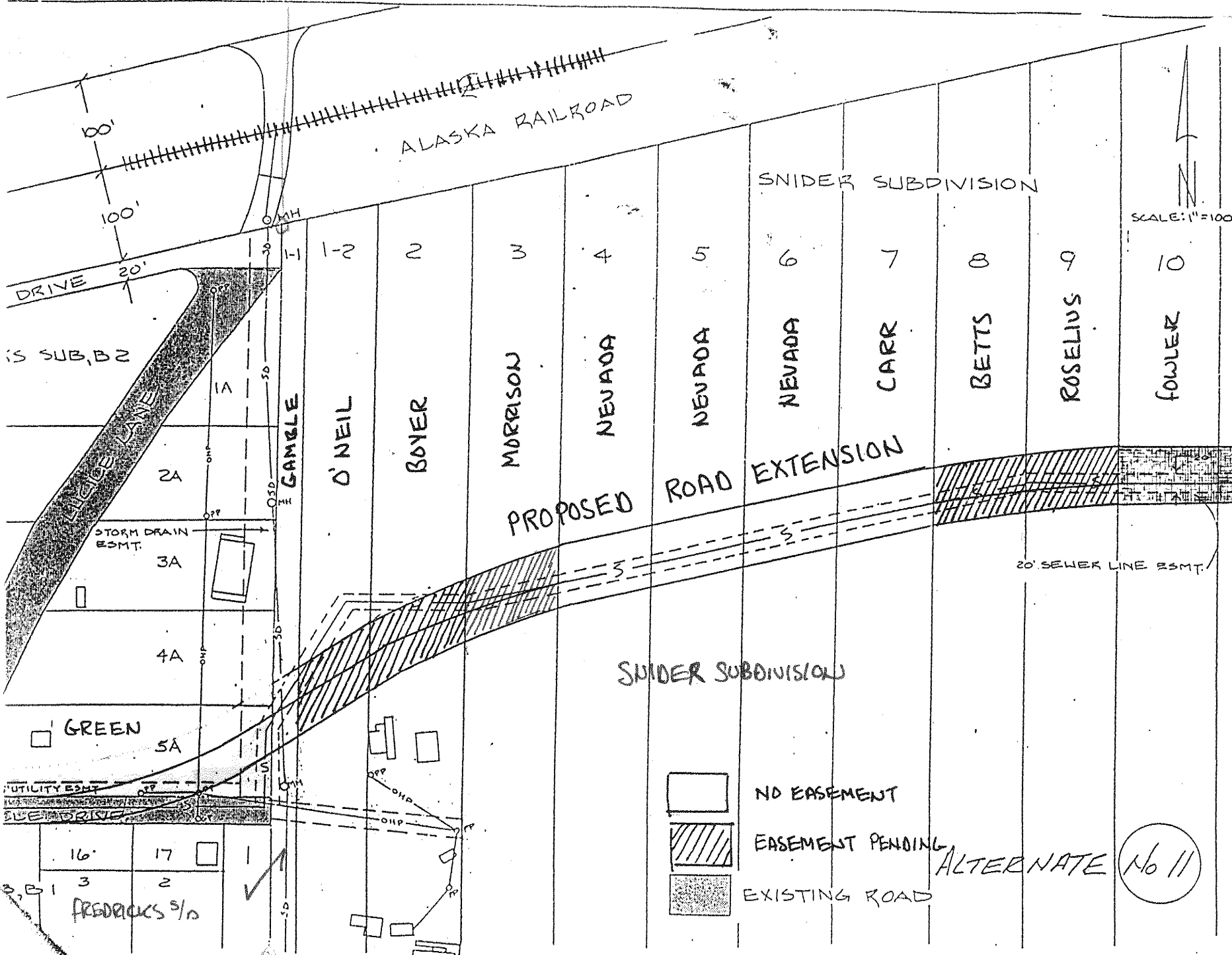
LOT 5A BLOCK 2, FREDRICKS SUBDIVISION
PALMER RECORDING DISTRICT, ALASKA




REVISIONS	BY	DATE

PREPARED BY:
KEN DeCAMP - LAND SURVEYING
P.O. BOX 875614, WASILLA, ALASKA 99687
PHONE: (907) 376-3206

PREPARED FOR:
GILFILLIAN ENGINEERING

DRAWN BY: RKD	DATE: 8-31-90	W.O. NO. —	DWS. NO. —	FIELD BOOK 107
CHECKED BY: "	SCALE: 1" =	PLAT FILING NO. 83-111	SECTION, TOWNSHIP & RANGE Sec 8, T.17N, R.1W, S.1N.	



-  NO EASEMENT
-  EASEMENT PENDING
-  EXISTING ROAD

ALTERNATE No 11

PROPOSED ROAD LOCATIONS FOR SNIDER SUBDIVISION WEST
 CITY OF WASILLA
 EXISTING ROAD SYSTEM AND SEWER LINE ESMT.
 PROJECT NO. 14088-05 SCALE: 1"=100' DATE: 3/17/88
 DESIGNED BY: C.P.C. DRAWN BY: C.L. SHEET 1 OF 1

Alaska Civil Constructors, Inc.
 P.O. Box 87186A, Wasilla, Alaska 99687