



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
FAX: (907) 373-9085

COUNCIL MEMORANDUM NO. 93-34

From: Deputy Administrator

Date: April 21, 1993

Subject: Road Development

We have received a request from Mark Warfield, a resident of Fredericks Subdivision, to provide road access to eight lots that are south of the Alaska Railroad. The City does not maintain the 20 foot dedicated right-of-way that extends from Hallea Drive to Lake Lucille Drive. The right-of-way is legal access to the adjacent properties but has not been constructed or accepted for City maintenance although Mr. Warfield and others drive on it.

It will not be possible to obtain right-of-way width that will meet City standards. In order to authorize construction and to accept the street for maintenance, Council would have to make an exception to the standards. It would be possible to designate the street as "one-way" and reasonably construct and maintain it. We can expect some concern or opposition from the owners of the lots adjacent to the north-south connection to Lake Lucille Lane.

Recommend that Council authorize administration to obtain preliminary construction cost estimates and to place the project on the City's Capital Improvement Program list as a one-way street as an exception to street standards.

Robert E. Harris
Deputy Administrator

Filed 4/26/93

4.18.93

City of Wasilla, Bob Harris,

Hi, my name is Mark Wayfield
and I'm writing this letter so I can
get the road I live on in city limits
maintained.

I would like this road put on
the priority list. The Road name is
Railroad Ave it is in the Fredricks
sub. I realize the road isn't 50 feet
wide. What I'm asking is to make
it Wasilla just one way street
so it won't have to be 50 feet
wide.

I own a house on this road. Bought
it Jan 1983 and been paying taxes all
this time. I'm not asking a lot, like
in the summer while the grader is
in the sub. if it could hit the road
once and in the winter help remove
some snow when it drifts

When Lucile Drive road. Become
 wash. Board. people from the sub.
 Begin using Railroad Ave. There are
 11 lot. Total on the road. and 3
 Steady Uses of road also possible
 1 more after construction is done on
 one either of the lots. I feel it
 would Be a Benifit to all resident
 to upgrade road to one way-

I'm sending some photo copy of
 the area that I have.

It is just one more assessment for
 things to Be Better. Hope we can
 figure something out.

Thank you for your
 Time

Mark Wayfield

36A
(3244)
37A

WASILLA HEIGHTS, ADDITION
(1065)
(3)
16
PR 71-33
A2
19
'A (2964)
'B

MP 43

TR-A

RAILROAD

RAILROAD AVE

2

FREDRICKS

HALLEA DR
PR 83-35

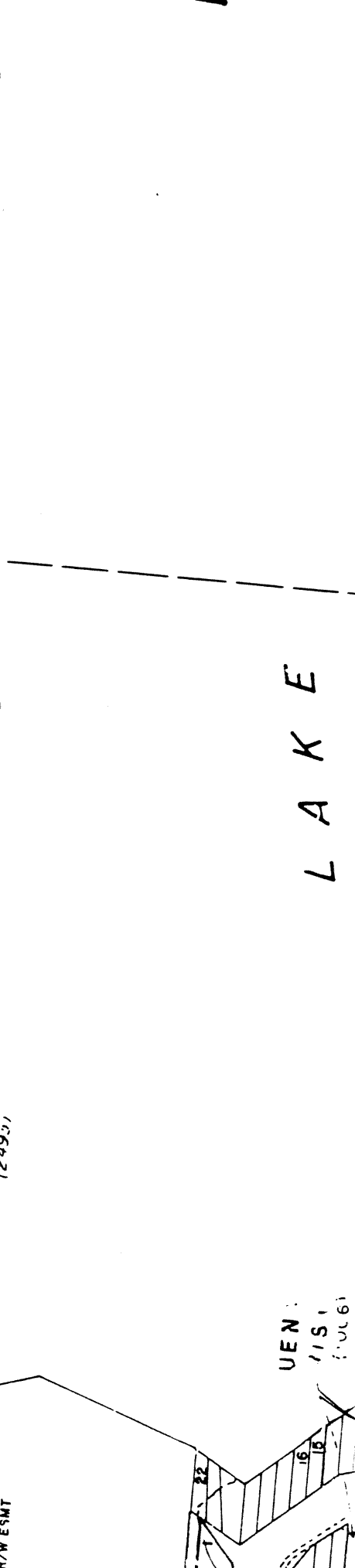
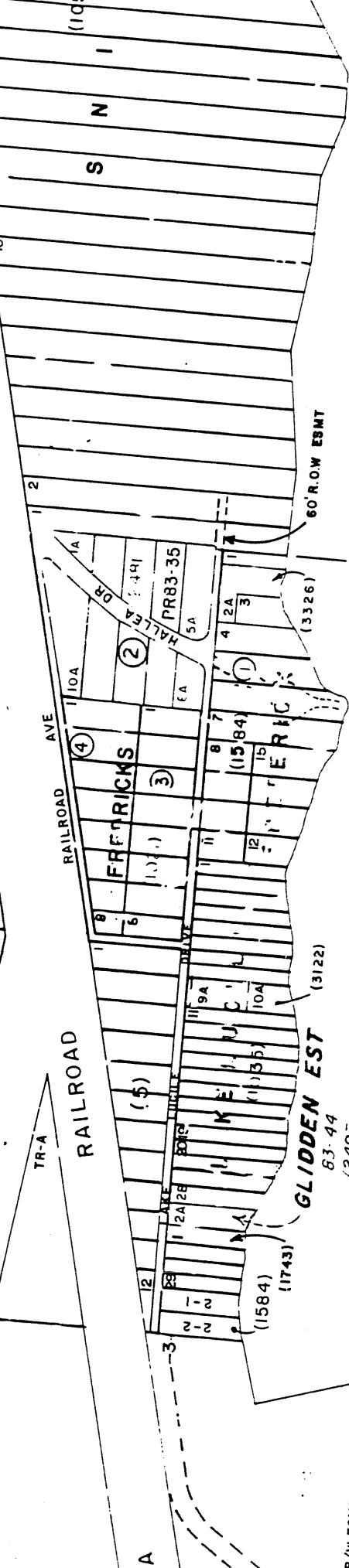
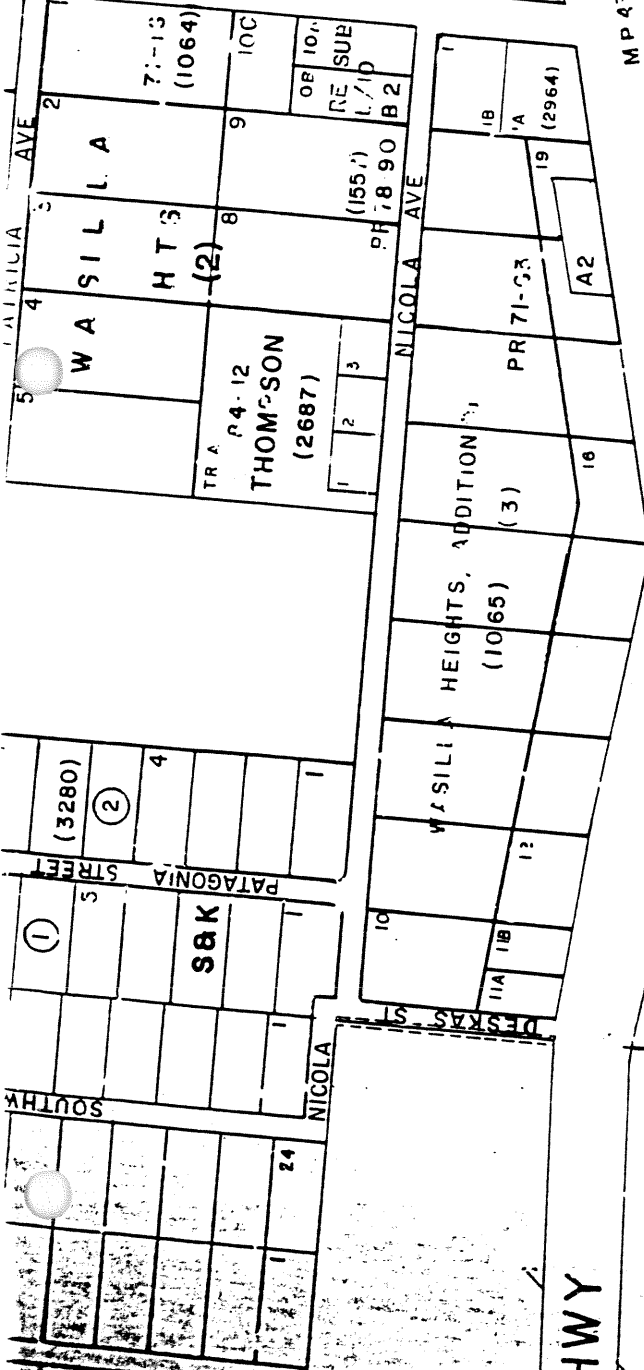
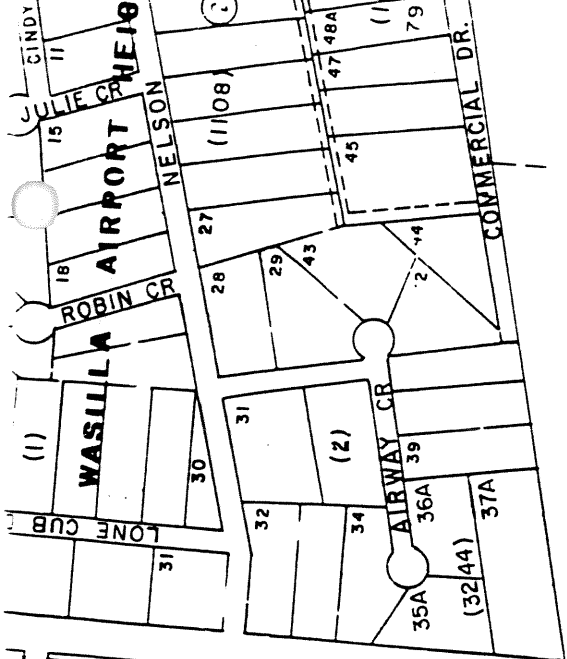
GLIDDEN EST
83-44
(2495)

60' R.O.W ESMT

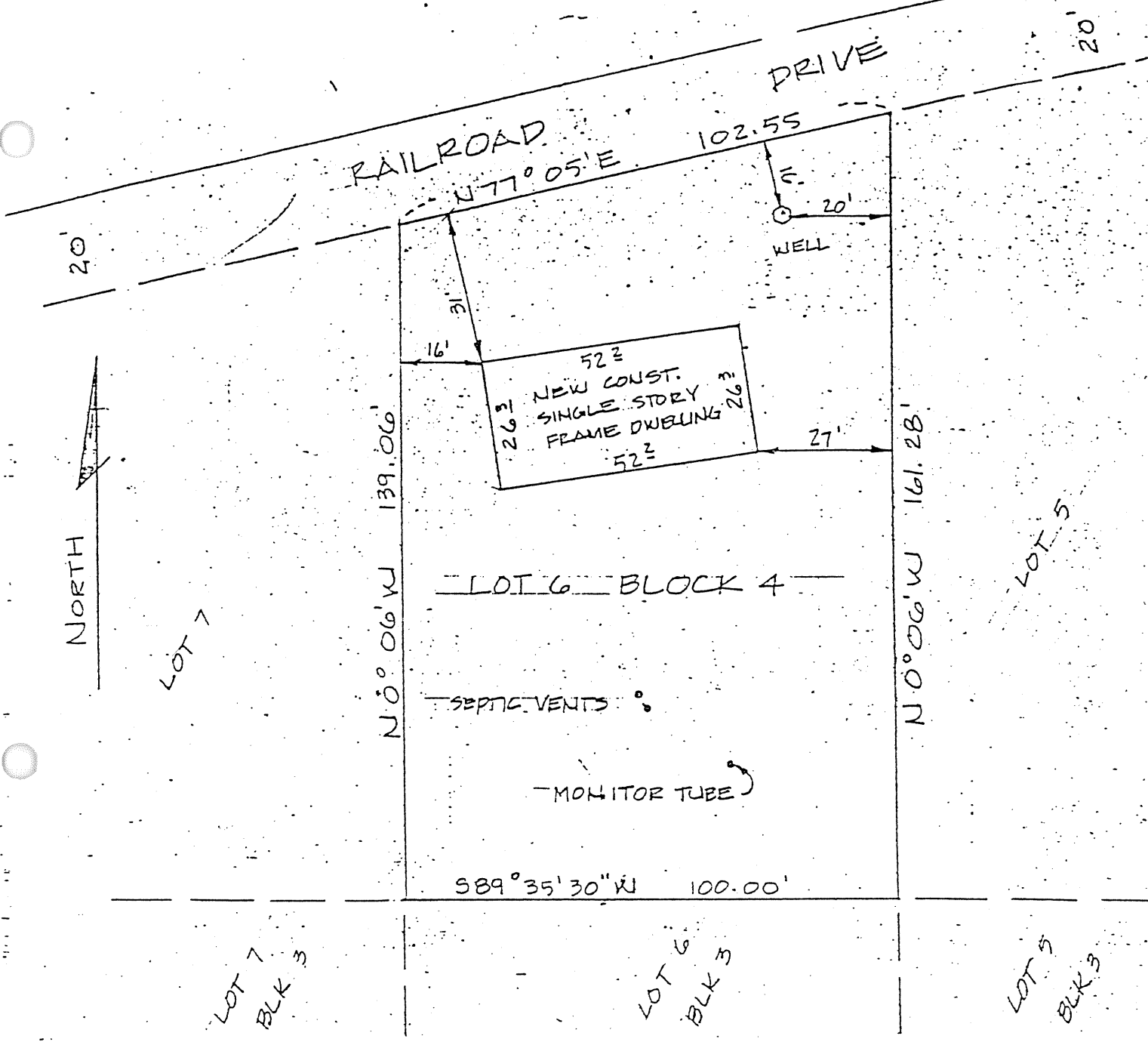


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UNEN
1151
JUL 61



SCALE: 1" = 30' * PLOT PLAN: AS-BUILT: X GRID: WA 12 DRAWN BY: GAG CHECKED BY:

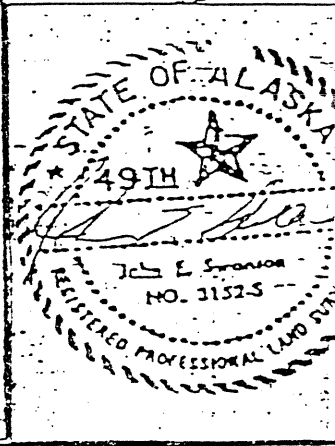
S&S ENGINEERS, INC.

P.O. BOX 15000-93
WASILLA, ALASKA 99687

I HEREBY CERTIFY THAT THE IMPROVEMENTS SITUATED ON LOT 6, BLOCK 4, FREDRICK'S SUBD. PALMER RECORDING DISTRICT, AK, ARE WITHIN THE PROPERTY LINES AND DONOT ENCROACH ON THE PROPERTY LYING ADJACENT THERETO. THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCROACH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON.

DATED THIS 30th DAY OF AUGUST, 1983. WASILLA, ALASKA

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER PRIOR TO CONSTRUCTION TO VERIFY PROPERTY LINES AND PROPOSED BUILDING GRADE RELATIVE TO FINISH GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DONOT APPEAR ON THE RECORDED SUBDIVISION PLAT.



WASILLA, ALASKA

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11 11

1/4 COR
SEC 8 - 51C

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M 110

DRIVE

RAILROAD

RAILROAD

313 17 N0806 W
DRIVE

37 10

110 84

20 10

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DRIVE

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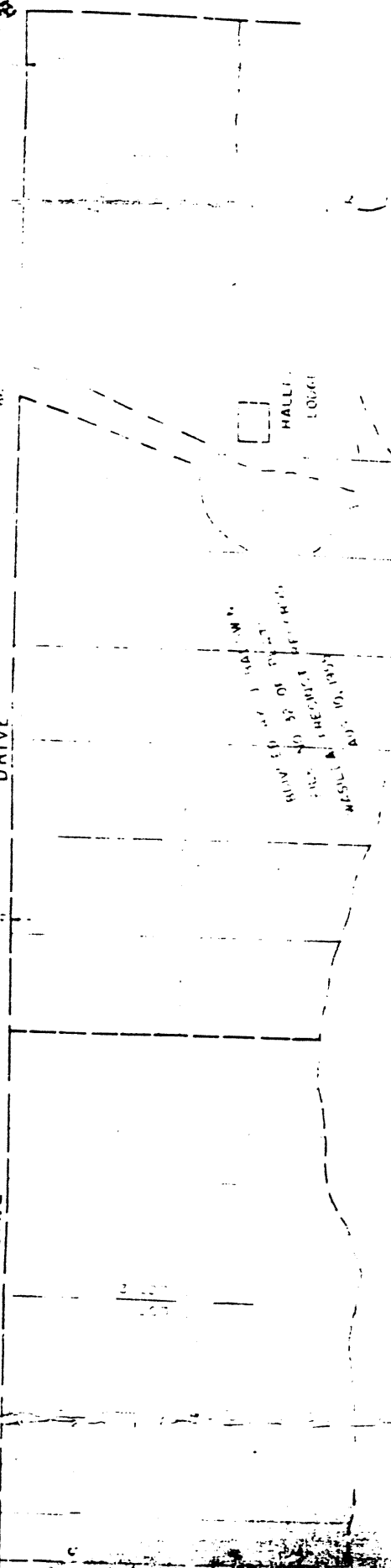
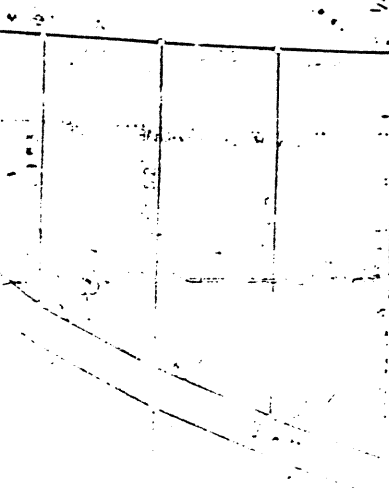
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RECORDED IN 114-11-11
PAGE 52 OF 57
RECORDED IN 114-11-11
PAGE 52 OF 57
MAY 10, 1937

HALL
LOU



RESIDENTIAL APPRAISAL REPORT

Borrower Unknown **Census 7** **Map Reference**

Property Address NHN Railroad Drive

City Wasilla **County** Code 170 **State** Alaska **Zip Code** 99687

Description Lot 6 Block 4 Fredrick Subdivision

Sale Price \$ **Date of Sale** **Loan Term** yrs **Property Rights Appraised** Fee Leasehold DeMinimis PUD

Actual Real Estate Taxes \$ (yr) **Loan charges to be paid by seller \$** **Other sales concessions**

Lender/Client **Address**

Appraiser Michael J. Baker **Instructions to Appraiser** Appraise from plans
Applicant John H. Ekemo 1161208

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| Location | <input type="checkbox"/> Urban | <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> Rural | | | | | | |
| Built Up | <input type="checkbox"/> Over 75% | <input checked="" type="checkbox"/> 25% to 75% | <input type="checkbox"/> Under 25% | | | | | | |
| Growth Rate <input type="checkbox"/> Fully Dev. | <input type="checkbox"/> Rapid | <input type="checkbox"/> Steady | <input type="checkbox"/> Slow | | | | | | |
| Property Values | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining | | | | | | |
| Demand/Supply | <input type="checkbox"/> Shortage | <input checked="" type="checkbox"/> In Balance | <input type="checkbox"/> Over Supply | | | | | | |
| Marketing Time | <input checked="" type="checkbox"/> Under 3 Mos. | <input type="checkbox"/> 4-6 Mos. | <input type="checkbox"/> Over 6 Mos. | | | | | | |
| Present Land Use | 28% 1 Family _____ % 2-4 Family _____ % Apts. _____ % Condo _____ % Commercial _____ % Industrial 70% Vacant _____ % | | | | | | | | |
| Change in Present Land Use | <input type="checkbox"/> Not Likely | <input type="checkbox"/> Likely (*) | <input checked="" type="checkbox"/> Taking Place (*) | | | | | | |
| | (*) From Vacant _____ To SFR & Recreational _____ | | | | | | | | |
| Predominant Occupancy | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Tenant | _____ % Vacant | | | | | | |
| Single Family Price Range | \$ 50,000 to \$ 125,000 Predominant Value \$ 85,000 | | | | | | | | |
| Single Family Age | New yrs to 15 yrs Predominant Age 5-7 yrs | | | | | | | | |

| | Good | Avg | Fair | Poor |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Employment Stability | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Convenience to Employment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Convenience to Shopping | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Convenience to Schools | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Adequacy of Public Transportation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Facilities | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Adequacy of Utilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Property Compatibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Protection from Detrimental Conditions | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police and Fire Protection | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| General Appearance of Properties | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Appeal to Market | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) This subdivision is located on the north shore of Lake Lucille in Wasilla. It is one of the more active recreational lakes in the area. The Halleah Lodge is located in the subdivision. The quality of homes ranges from fair to good but this has not affected market ability in this subdivision. The roads are maintained by the City of Wasilla.

Dimensions See Plat = 15246 Sq. Ft. ~~XXXXXX~~ Corner Lot

Zoning classification None (C&R) **Present improvements** do do not conform to zoning regulation

Highest and best use: Present use Other (specify) _____

| | | | |
|--|--|-------------------------------|----------------------------------|
| Elec. <input checked="" type="checkbox"/> | Public <input type="checkbox"/> | Other (Describe) _____ | Topo Mostly level |
| Gas <input type="checkbox"/> | | | Size Typical for area |
| Water <input type="checkbox"/> | Well | | Shape Irregular |
| San. Sewer <input type="checkbox"/> | Septic | | View Typical for area |
| <input type="checkbox"/> Underground Elect. & Tel. | | | Drainage Appears adequate |

OFF SITE IMPROVEMENTS

Street Access: Public Private

Surface Gravel

Maintenance: Public Private

Storm Sewer Curb/Gutter

Sidewalk Street Lights

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) There are no adverse easements noted on the plat.

Is the property located in a HUD Identified Special Flood Hazard Area? No Yes