



CITY OF WASILLA

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

COUNCIL MEMORANDUM NO. 94-60

Date: September 1, 1994

Subject: Ordinance Serial No. 94-27 designating portions of the Lake View Subdivision street end rights-of-way as greenway and restricting those portions so designated to pedestrian access only. Reconsidered by the Wasilla Planning Commission at the August 9, 1994 regular meeting.

BACKGROUND

At its June 27, 1994 regular meeting, the Council referred this case back to the Planning Commission. The Council requested clarification of the Commission's recommendation for the street rights-of-way connecting Lake View Avenue and Lake Lucille. The Commission reconsidered its recommendation at the August 9, 1994 regular meeting in light of as-built survey information that was not available when it made its original recommendation. The Commission affirmed its earlier recommendation, for the most part, with two minor changes. The Commission wanted to clarify its earlier recommendation so that the City of Wasilla would not be obligated to provide fencing along the proposed greenways. In addition, it wanted to make clear that developing 2 parking spaces to serve the greenway on Island Street was not optional as indicated in the Commission's previous recommendation.

The Commission also gave the staff some specific direction on how the recommendation should be presented to the Council, so that the Council can clearly see what the Commission intended. Staff has prepared site plans based on the 11 x 17 inch as-built surveys, so that the Council can see a before and after view for each of the five greenways connecting Lake View Avenue with Lake Lucille.

The Commission's recommendation to the City Council, based on the recommendations of the planning consultant and as amended, is summarized below:

Undeveloped Rights-of-Way (Maps 1, 3, and 4)

Designate the undeveloped rights-of-way as greenway. Prohibit vehicular access and construct a walking trail from Lake View Avenue to Lake Lucille in the undeveloped greenways, Beaver, Cove and Forest Streets. The trail corridor should be brushed out and either left natural or surfaced with a combination of flagstone, gravel or planking, depending of local conditions. Actual construction could be accomplished by civic volunteer groups under City supervision. Parking along Lake View Avenue would be provided for no more than two vehicles. The area would be signed and fenced to prevent use by 4-wheelers and snow machines. City regulations would be posted at the trailhead. Regulations would address hours of use and permitted activities. Each trail might be named after a Wasilla pioneer or special person. The shoreline of the lake would remain undisturbed, except for a small clearing near the lake. No park amenities

such as picnic tables and sanitation facilities would be provided. Ensure all utility easements are maintained and that city access is provided for, if needed.

Developed Rights-of-Way

Easy Street (Map 5)

Maintain vehicular access for the first 250 feet so that continued access is provided to the existing single-family dwelling on Lots 1C and 1D. Restrict vehicular access in the undeveloped portion of the greenway and construct a trail as referenced in the above section for Undeveloped Rights-of-Way. Develop parking for no more than two vehicles.

Island Street (Map 2)

The City recognizes the reality of existing structures, improvements and access drives in the greenway and leaves the Island Street corridor essentially as it is today. The existing access drive in the greenway would remain open to the public to provide continued access to the dwelling located near the lake, in recognition of this historical use. Vehicular access would be specifically prohibited for the undeveloped portion of the greenway. A trail would be constructed in the undeveloped portion of the greenway consistent with the above section for Undeveloped Rights-of-Way, to connect the access drive with the lake shore. Construction of 2 parking spaces at the end of the existing access drive is required for public parking.

After the Commission amended its recommendation to the City Council, staff revised draft Ordinance 94-27 for the Council's consideration.


RECOMMENDATION

Staff recommends that the Council adopt Ordinance No. 94-27, based on the amended recommendation of the Wasilla Planning Commission.

APPROPRIATE MOTION

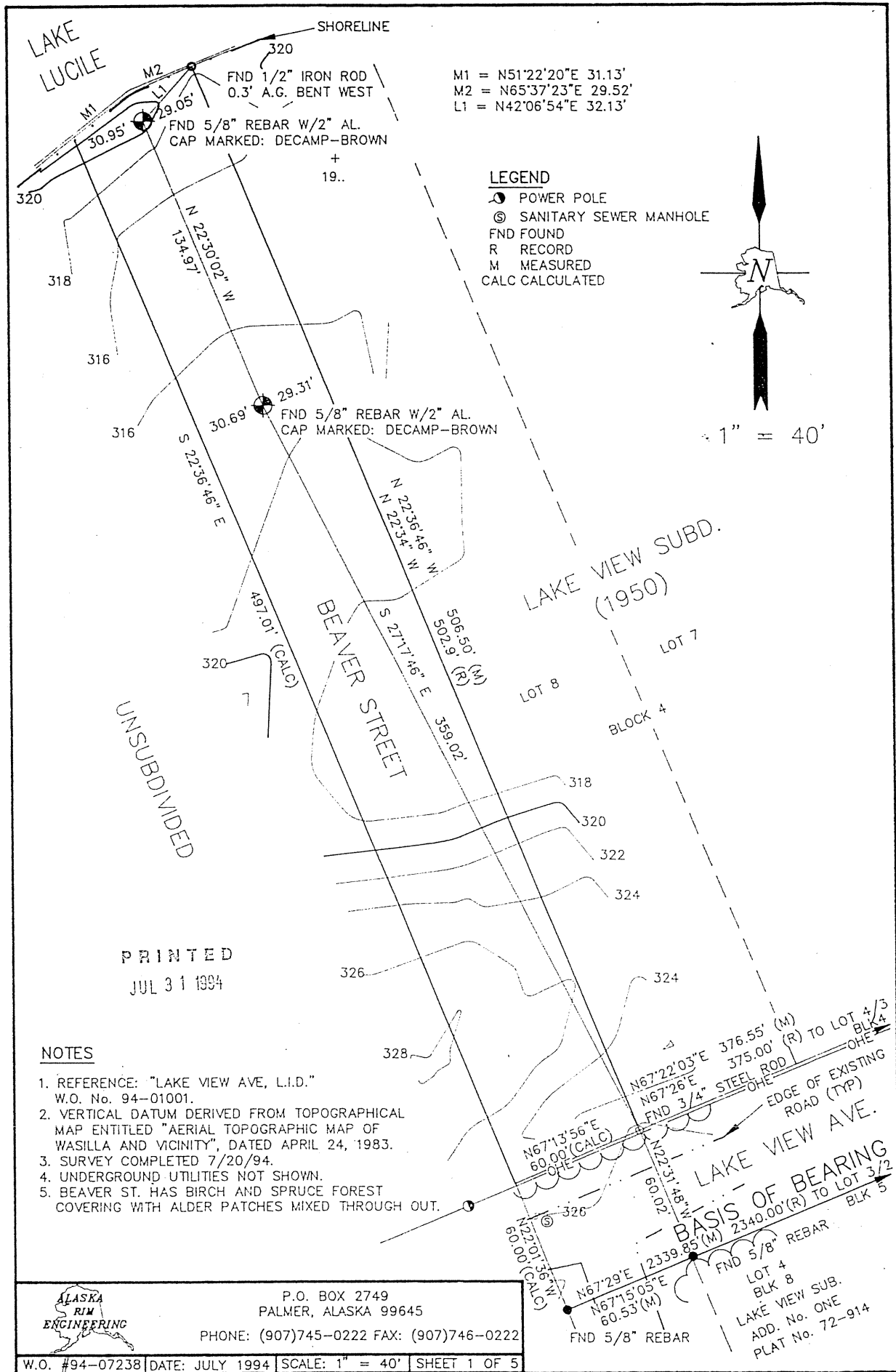
Should the Council agree with the Commission and staff recommendations, the following motion is appropriate:

Move to adopt Ordinance No. 94-27.



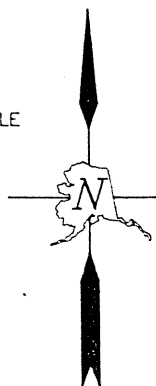
Duane Dvorak, City Planner

"Before" #1



M1 = N51°22'20"E 31.13'
M2 = N65°37'23"E 29.52'
L1 = N42°06'54"E 32.13'

LEGEND
● POWER POLE
⊙ SANITARY SEWER MANHOLE
FND FOUND
R RECORD
M MEASURED
CALC CALCULATED



1" = 40'

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JUL 31 1994

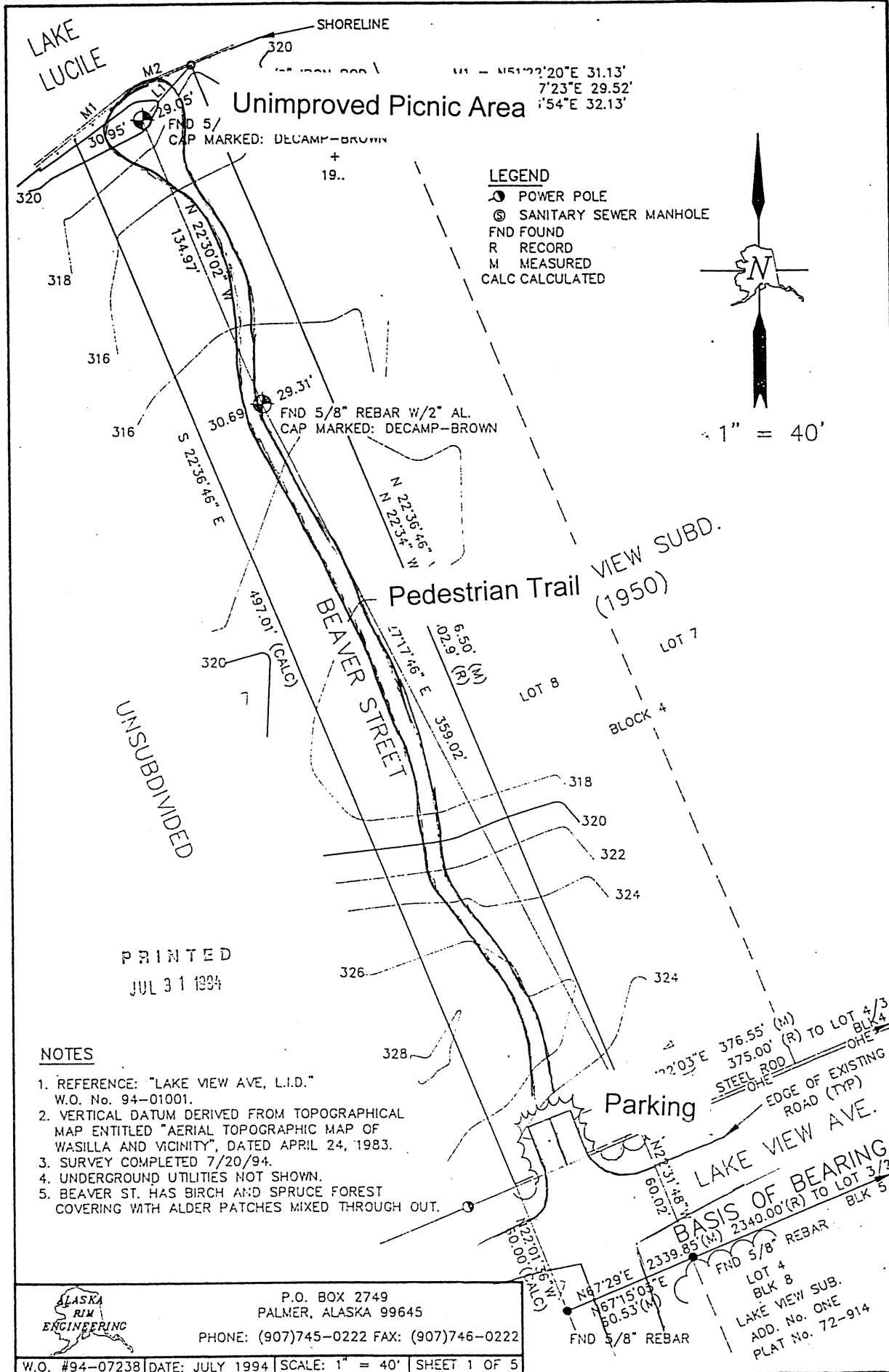
- NOTES**
1. REFERENCE: "LAKE VIEW AVE, L.I.D." W.O. No. 94-01001.
 2. VERTICAL DATUM DERIVED FROM TOPOGRAPHICAL MAP ENTITLED "AERIAL TOPOGRAPHIC MAP OF WASILLA AND VICINITY", DATED APRIL 24, 1983.
 3. SURVEY COMPLETED 7/20/94.
 4. UNDERGROUND UTILITIES NOT SHOWN.
 5. BEAVER ST. HAS BIRCH AND SPRUCE FOREST COVERING WITH ALDER PATCHES MIXED THROUGH OUT.



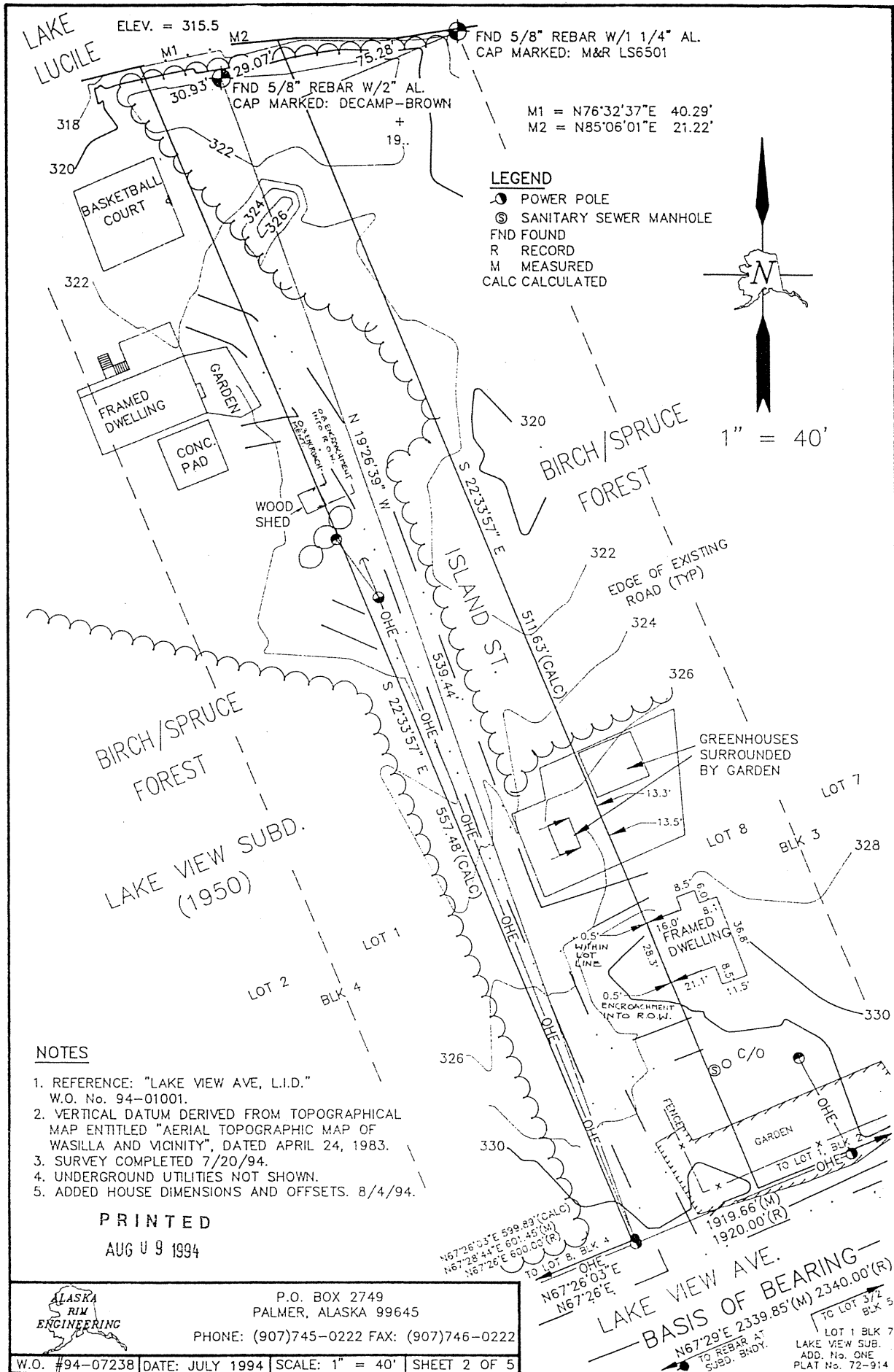
P.O. BOX 2749
PALMER, ALASKA 99645
PHONE: (907)745-0222 FAX: (907)746-0222

LOT 4
BLK 8
LAKE VIEW SUB.
ADD. No. ONE
PLAT No. 72-914

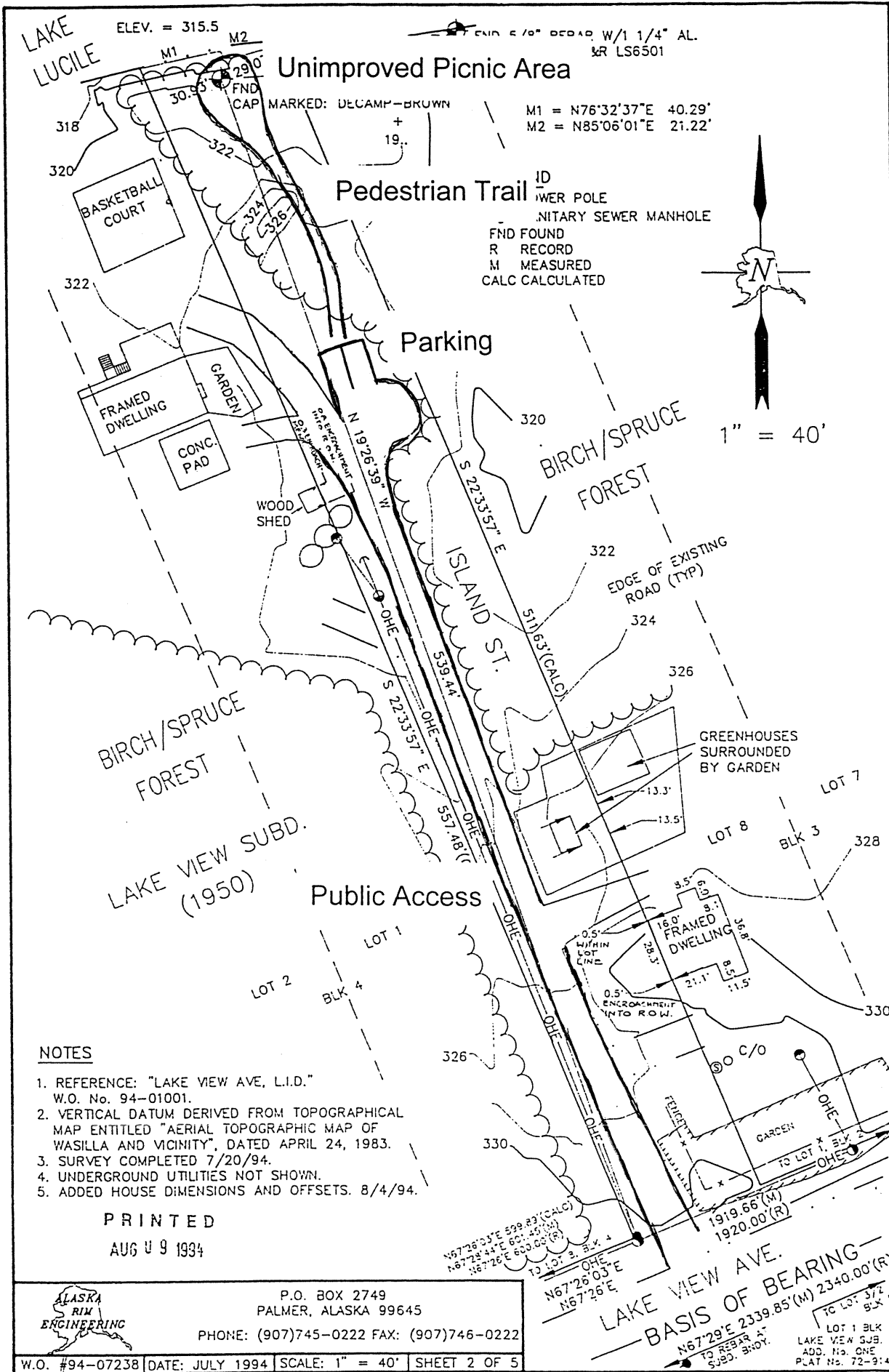
"After" #1



"Before" #2

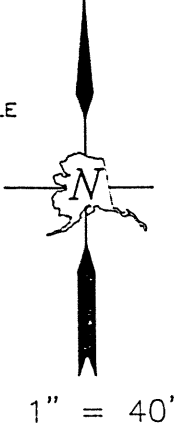


"After" #2



M1 = N76°32'37"E 40.29'
 M2 = N85°06'01"E 21.22'

ID
 WOWER POLE
 NITARY SEWER MANHOLE
 FND FOUND
 R RECORD
 M MEASURED
 CALC CALCULATED



NOTES

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2. VERTICAL DATUM DERIVED FROM TOPOGRAPHICAL MAP ENTITLED "AERIAL TOPOGRAPHIC MAP OF WASILLA AND VICINITY", DATED APRIL 24, 1983.
3. SURVEY COMPLETED 7/20/94.
4. UNDERGROUND UTILITIES NOT SHOWN.
5. ADDED HOUSE DIMENSIONS AND OFFSETS. 8/4/94.

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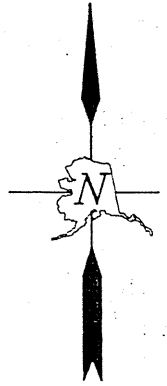
LAKE VIEW AVE.
 BASIS OF BEARING—
 N67°29'E 2339.85'(M) 2340.00'(R)
 TO REBAR AT SUBD. BNDY.
 TO LOT 3, BLK 4
 TO LOT 3/2, BLK 5
 LOT 1 BLK 7
 LAKE VIEW SUBD.
 ADD. No. ONE
 PLAT No. 72-91.4

"Before" #3

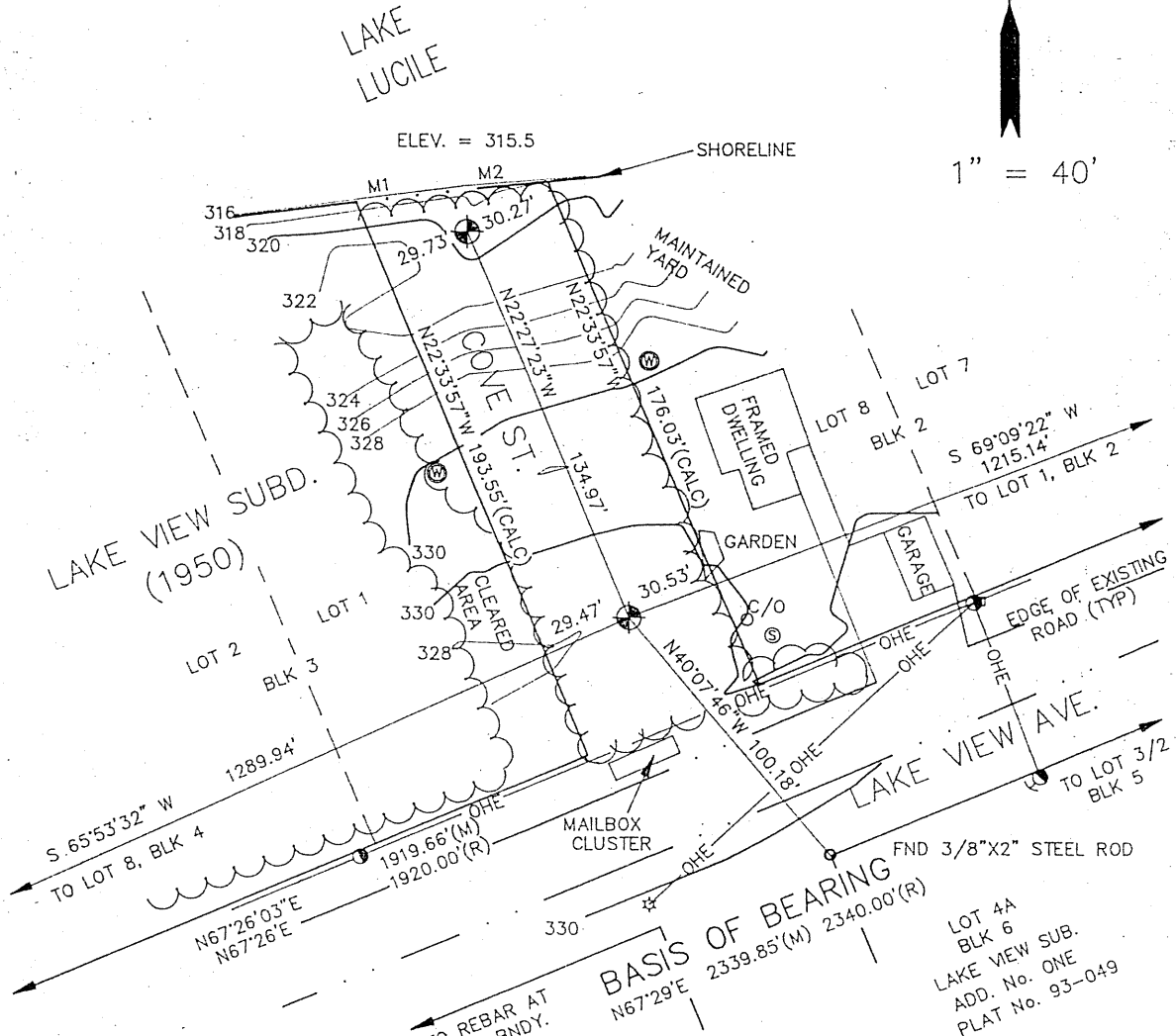
LEGEND

- ☆ LIGHT POLE
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- FND FOUND
- R RECORD
- M MEASURED
- CALC CALCULATED
- ⊙ FND 5/8" REBAR W/2" AL.
CAP MARKED: DE CAMP-BROWN
+
19..

M1 = N83°20'05"E 39.07'
M2 = N84°28'19"E 23.46'



1" = 40'



NOTES

1. REFERENCE: "LAKE VIEW AVE, L.I.D." W.O. No. 94-01001.
2. VERTICAL DATUM DERIVED FROM TOPOGRAPHICAL MAP ENTITLED "AERIAL TOPOGRAPHIC MAP OF WASILLA AND VICINITY", DATED APRIL 24, 1983.
3. SURVEY COMPLETED 7/20/94.
4. UNDERGROUND UTILITIES NOT SHOWN.
5. COVE ST. HAS BIRCH AND SPRUCE FOREST COVERING WITH ALDER PATCHES MIXED THROUGH OUT.

LOT 1
BLK 7
LAKE VIEW SUB.
ADD. No. ONE
PLAT No. 72-914

LOT 4A
BLK 6
LAKE VIEW SUB.
ADD. No. ONE
PLAT No. 93-049

PRINTED
JUL 31 1994

	P.O. BOX 2749 PALMER, ALASKA 99645		
	PHONE: (907)745-0222 FAX: (907)746-0222		
W.O. #94-07238	DATE: JULY 1994	SCALE: 1" = 40'	SHEET 3 OF 5

"After" #3

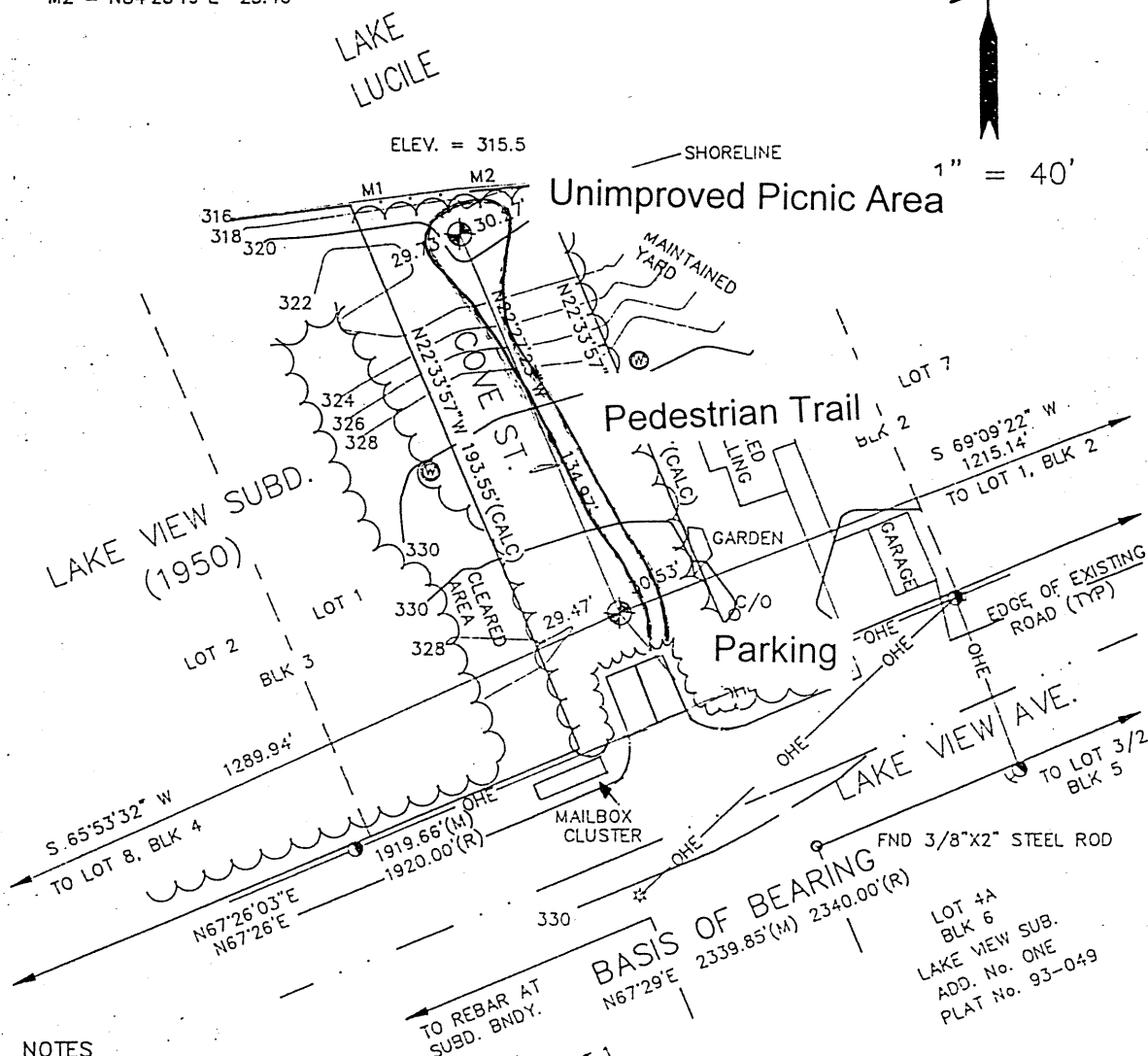
LEGEND

- ☆ LIGHT POLE
- ⊙ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- FND FOUND
- R RECORD
- M MEASURED
- CALC CALCULATED
- ⊕ FND 5/8" REBAR W/2" AL.
CAP MARKED: DECOMP-BROWN
+
19..

M1 = N83°20'05"E 39.07'
M2 = N84°28'19"E 23.46'



1" = 40'



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LOT 1
BLK 7
LAKE VIEW SUB.
ADD. No. ONE
PLAT No. 72-914

LOT 4A
BLK 6
LAKE VIEW SUB.
ADD. No. ONE
PLAT No. 93-049

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JUL 31 1994

	P.O. BOX 2749 PALMER, ALASKA 99645		
	PHONE: (907)745-0222 FAX: (907)746-0222		
W.O. #94-07238	DATE: JULY 1994	SCALE: 1" = 40'	SHEET 3 OF 5

"Before" #4

LAKE
LUCILE

ELEV. = 315.5

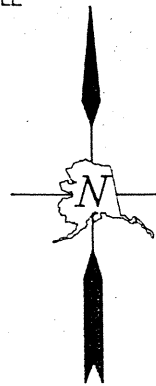
M1 = N30°45'56"E 25.12'
M2 = N36°14'34"E 46.59'

FND 5/8" REBAR W/2" AL
CAP MARKED: DEKAMP-BROWN
+
19..

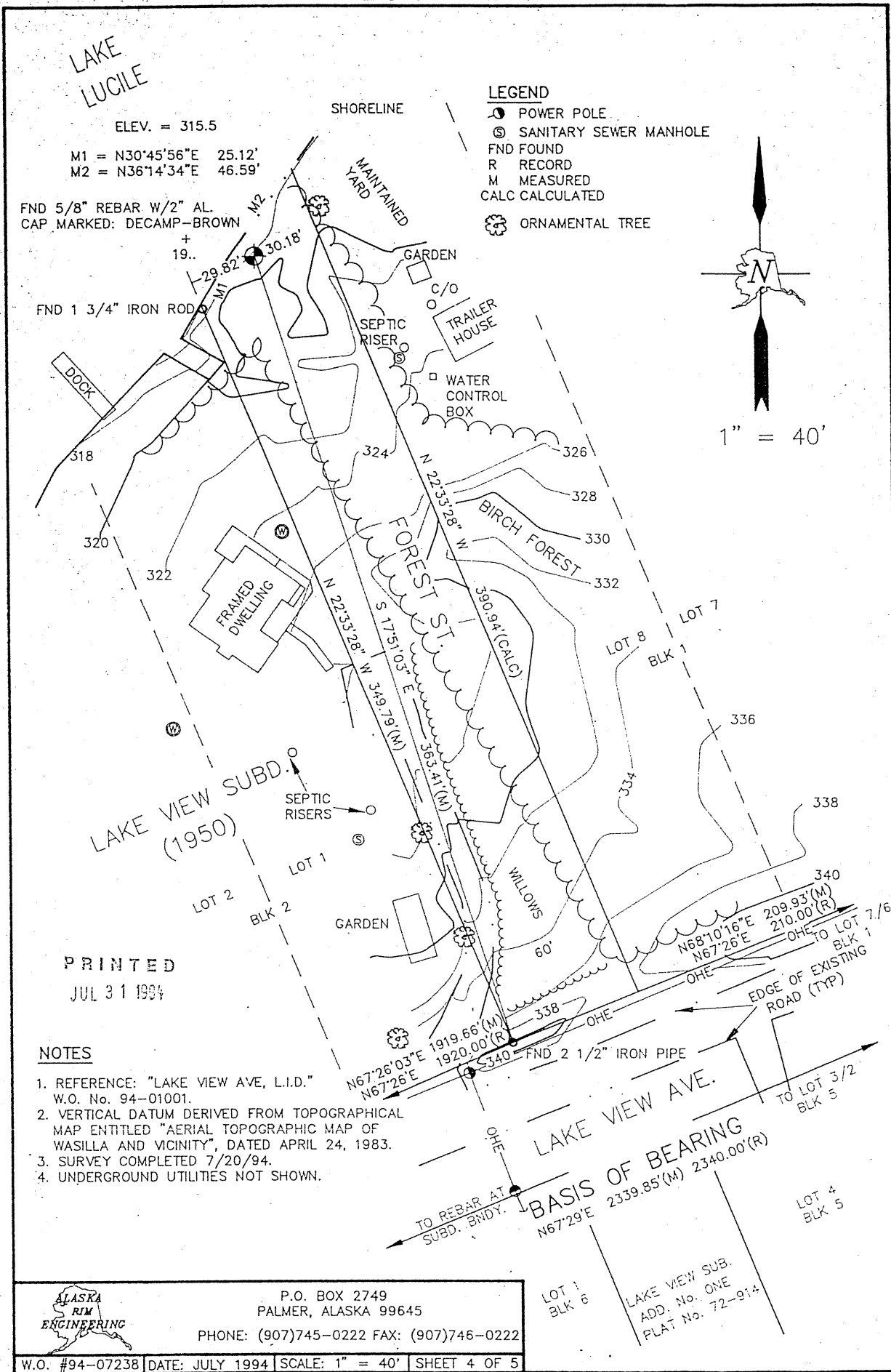
FND 1 3/4" IRON ROD

LEGEND

- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- FND FOUND
- R RECORD
- M MEASURED
- CALC CALCULATED
- 🌳 ORNAMENTAL TREE



1" = 40'



LAKE VIEW SUBD.
(1950)

PRINTED
JUL 31 1994

NOTES

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"After" #4

LAKE
LUCILE

ELEV. = 315.5

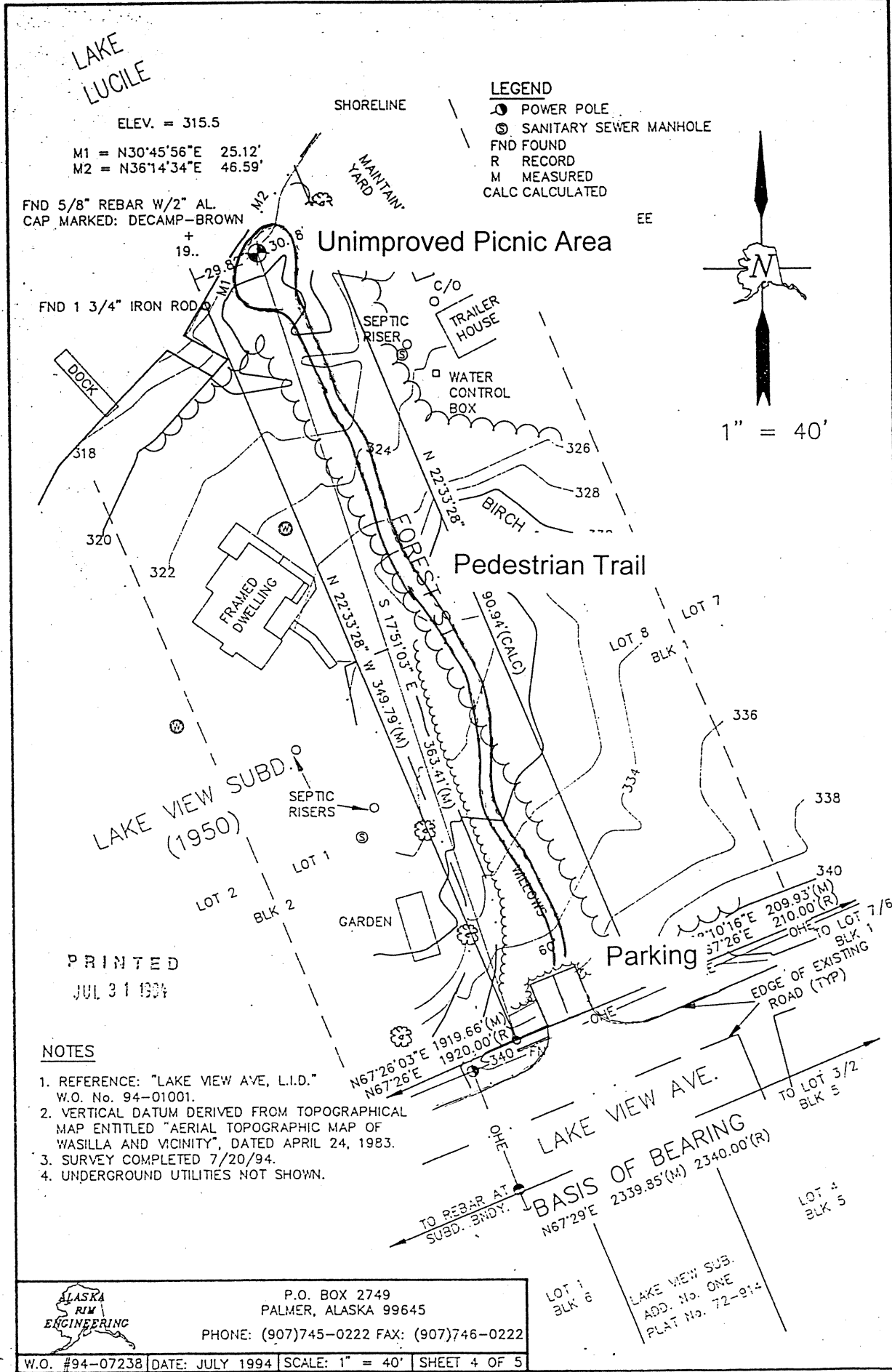
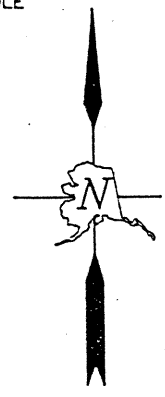
M1 = N30°45'56"E 25.12'
M2 = N36°14'34"E 46.59'

FND 5/8" REBAR W/2" AL.
CAP. MARKED: DECAMP-BROWN

FND 1 3/4" IRON ROD

LEGEND

- ⊙ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- FND FOUND
- R RECORD
- M MEASURED
- CALC CALCULATED



LAKE VIEW SUBD.
(1950)

PRINTED
JUL 31 1994

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W.O. #94-07238 DATE: JULY 1994 SCALE: 1" = 40' SHEET 4 OF 5			

"Before" #5

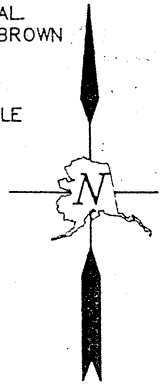
LAKE
LUCILE

M1 = N68°17'39"E 53.31'
M2 = N47°07'58"E 7.14'

ELEV. = 315.5

LEGEND

- FND 5/8" REBAR W/2" AL
CAP MARKED: DECAMP-BROWN
+
19..
- POWER POLE
- SANITARY SEWER MANHOLE
- FND FOUND
- R RECORD
- M MEASURED
- CALC CALCULATED



1" = 40'

CARTER RESERVE
NOT SUBDIVIDED

PRINTED
JUL 31 1994

NOTES

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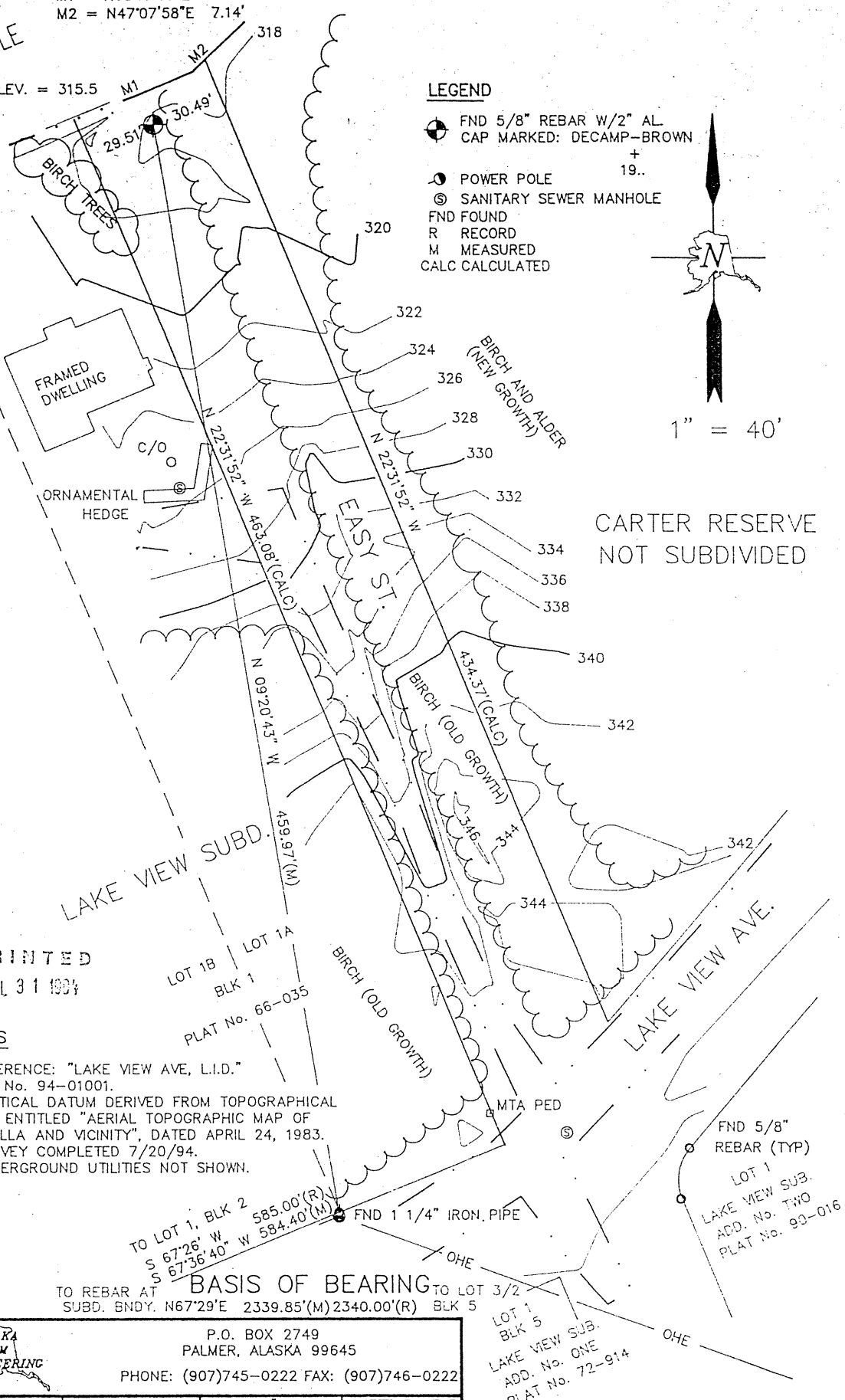
TO LOT 1, BLK 2 585.00'(R)
S 67°26' W 584.40'(M)
S 67°36'40" W 584.40'(M)

TO REBAR AT
SUBD. BNDY. N67°29'E 2339.85'(M) 2340.00'(R) BLK 5

BASIS OF BEARING



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PHONE: (907)745-0222 FAX: (907)746-0222



"After" #5

LAKE LUCILE

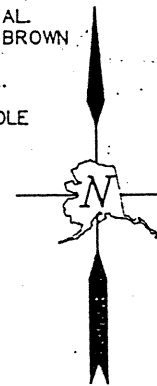
M1 = N68°17'39"E 53.31'
M2 = N47°07'58"E 7.14'

ELEV. = 315.5

Unimproved Picnic Area

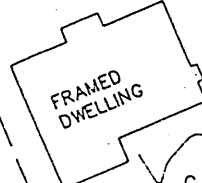
REBAR W/2" AL
1: DECAMP-BROWN
+
19..

● POWER POLE
⊙ SANITARY SEWER MANHOLE
FND FOUND
RECORD
MEASURED
CALCULATED



1" = 40'

CARTER RESERVE
NOT SUBDIVIDED



Parking

BIRCH AND ALDER
(NEW GROWTH)

Public Access

LAKE VIEW SUBD.

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LOT 1B LOT 1A
BLK 1
PLAT No. 66-035

NOTES

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4. UNDERGROUND UTILITIES NOT SHOWN.

TO LOT 1, BLK 2 585.00'(R)
S 67°26' W 584.40'(M)
S 67°36' 40" W 584.40'(M)

FND 1 1/4" IRON PIPE

TO REBAR AT
SUBD. BNDY. N67°29'E 2339.85'(M) 2340.00'(R) BLK 5

BASIS OF BEARING

TO LOT 3/2

FND 5/8"
REBAR (TYP)

LOT 1
LAKE VIEW SUBD.
ADD. No. TWO
PLAT No. 90-016

LOT 1
BLK 5
LAKE VIEW SUBD.
ADD. No. ONE
PLAT No. 72-914



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