



CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

COUNCIL MEMORANDUM NO. 95-19

Date: February 21, 1995
To: WASILLA CITY COUNCIL
From: FINANCE DEPARTMENT
Subject: ASSESSMENT REDUCTION REQUEST

Mr. Mike O'Neill, through the Mayor, has requested that his estimated paving assessment for the Hallea Paving District be reduced by 50% because of the much smaller size of Lot 1A, Blk 2, Fredericks Sub and the small usable area as compared to other lots in that block.

The attachment shows that Lot 1A is the smallest lot in the district at approx. 11,000 sq. ft. as compared to Lot 10A at approx. 50,000 sq. ft. which is the largest lot in the district. In terms of usable area Lot 1A is also the smallest, in terms of frontage, Lot 10A is the largest.

The variance between lot sizes makes choosing an assessment method that is entirely fair to every lot owner near impossible. This may be why Bob Harris chose to present the project to Council on a per lot basis and also why the City Council approved doing the project on a per lot basis.

There is no direct correlation between size of the lot and the benefit received from the improvement. Just because Mr. Bruno's lot across the street is five times the size of Mr. O'Neill's lot does not mean it will generate 5 times the traffic, however it might.

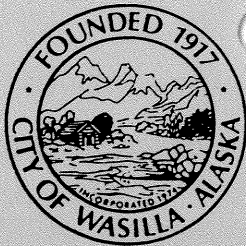
If Council decides to assist Mr. O'Neill in his request then that help should be in the form of subsidy without disturbing the assessment lots on the other lots. Also the next smallest lot in line may decide to request assistance. Where are you going to draw the line? One option would be to wait and deal with the question after the project is completed when assessments are being calculated. In other respects it would be helpful to have this question resolved before assessments are calculated.

e pn/EPN

Enc. 1

Tabled 3/13/95

HALLEA PAVING LID												
ASSESSMENT OPTIONS												
2/17/95												
SUBDIVISION	BLOCK	LOT	FRONTAGE	AREA	BACKAGE	LOT	MODIFIED LOT AREA FRONTAGE X 150 OR DEPTH	FRONTAGE FOOT ASSESSMENT	TOTAL AREA ASSESSMENT	BACKAGE FOOT ASSESSMENT	PER LOT ASSESSMENT	MODIFIED AREA ASSESSMENT
FREDRICKS												
1584B01L004	1	4	100.00	28986.88	100.00		15000.00	\$2,742.85	\$3,475.94	\$3,268.01	\$3,376	\$3,008.14
1584B01L005	1	5	100.00	35909.12	100.00		15000.00	\$2,742.85	\$4,306.01	\$3,268.01	\$3,376	\$3,008.14
1584B01L006	1	6	100.00	43696.64	100.00		15000.00	\$2,742.85	\$5,239.85	\$3,268.01	\$3,376	\$3,008.14
2481000L001A	2	1A	214.36	10986.00	170.55		10986.00	\$5,879.57	\$1,317.38	\$5,573.59	\$3,376	\$2,203.16
2481000L002A	2	2A	123.91	16511.00	100.00		18586.50	\$3,398.67	\$1,979.90	\$3,268.01	\$3,376	\$3,727.39
2481000L003A	2	3A	115.07	22956.00	100.00		17260.50	\$3,156.20	\$2,752.75	\$3,268.01	\$3,376	\$3,461.47
2481000L004A	2	4A	109.27	27946.00	100.00		16390.50	\$2,997.11	\$3,351.12	\$3,268.01	\$3,376	\$3,287.00
2481000L005A	2	5A	109.27	31314.00	100.00		16390.50	\$2,997.11	\$3,754.99	\$3,268.01	\$3,376	\$3,287.00
2481000L006A	2	6A	109.27	17541.00	100.00		16390.50	\$2,997.11	\$2,103.42	\$3,268.01	\$3,376	\$3,287.00
2481000L007A	2	7A	108.52	21792.00	100.03		16278.00	\$2,976.54	\$2,613.17	\$3,268.99	\$3,376	\$3,264.44
2481000L008A	2	8A	112.43	26087.00	99.91		16864.50	\$3,083.79	\$3,128.20	\$3,265.07	\$3,376	\$3,382.05
2481000L009A	2	9A	123.19	32230.00	100.02		18478.50	\$3,378.92	\$3,864.84	\$3,268.66	\$3,376	\$3,705.73
2481000L010A	2	10A	174.87	50056.00	72.51		26230.50	\$4,796.42	\$6,002.43	\$2,369.63	\$3,376	\$5,260.34
			1600.16	366011.64	1343.02		218856.00	\$43,890.00	\$43,890.00	\$43,890.00	\$43,890	\$43,890.00
								\$27.43	\$0.12	\$32.68		\$0.20



CITY OF WASILLA

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

INQUIRY ACTION FORM Serial No. _____

Phone In-Person Written

Date 2/15/95 Time 1:20 Received By J. Allen

Name MIKE O'NEILL

Address: PO Box 870238 Wasilla

Telephone No. 373-6094

Location: Address _____

Legal Lot 1A B22 Fredricks

Request/ Problem/ Complaint/ Compliment

That road assessment be reduced by 50%
because of much smaller lot area and limited
depth of usable lot.

Referred to: Department FINANCE / COUNCIL

Name _____

Action: Received Date _____ Time _____ By _____

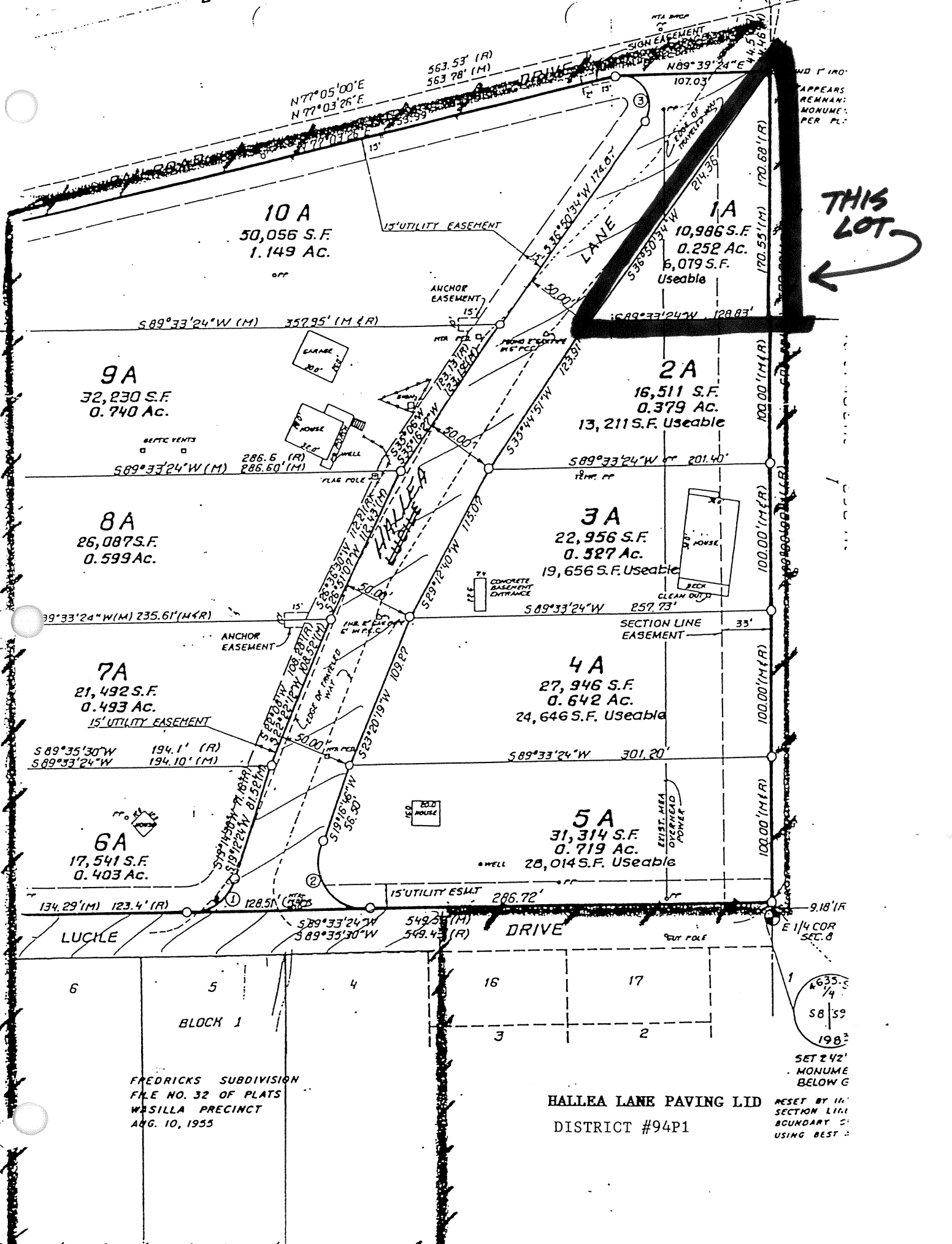
Long Term Policy Revision?

Administrative Procedure _____

Municipal Code _____

Other _____

Completed By _____ Date _____ Time _____



10 A
50,056 S.F.
1.149 Ac.

1A
10,986 S.F.
0.252 Ac.
6,079 S.F. Useable

THIS LOT.
←

9A
32,230 S.F.
0.740 Ac.

2A
16,511 S.F.
0.379 Ac.
13,211 S.F. Useable

8A
26,087 S.F.
0.599 Ac.

3A
22,956 S.F.
0.527 Ac.
19,656 S.F. Useable

7A
21,492 S.F.
0.493 Ac.
15' UTILITY EASEMENT

4A
27,946 S.F.
0.642 Ac.
24,646 S.F. Useable

6A
17,541 S.F.
0.403 Ac.

5A
31,314 S.F.
0.719 Ac.
28,014 S.F. Useable

FREDRICKS SUBDIVISION
FILE NO. 32 OF PLATS
WASILLA PRECINCT
AUG. 10, 1955

HALLEA LANE PAVING LID
DISTRICT #94P1

SET 2'42"
MONUMENT
BELOW G
RESET BY IN
SECTION LINE
BOUNDARY C
USING BEST



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

Area Code (907)

Administration
Ph: 373-9055
Fx: 373-9085

Clerks Office
Ph: 373-9065
Fx: 373-9085

Finance
Ph: 373-9070
Fx: 373-9085

Library
Ph: 376-5913
Fx: 376-2347

Museum
Ph: 373-9071
Fx: 373-9072

Planning
Ph: 373-9074
Fx: 373-9085

Public Works
Ph: 373-9077
Fx: 373-9051

Ph: _____
Fx: _____

MEMORANDUM

DATE: October 6, 1994
TO: Mayor Stein
FROM: Finance Director
RE: Lot 1A, Block 2, Fredricks Subdivision

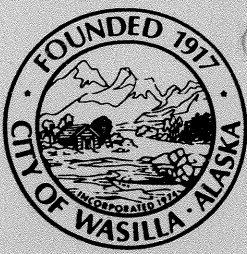
WR93-50 & WR94-07 both call for a per lot assessment regardless of size. The survey was done on this basis and the district was created on this basis.

If the assessment was unsatisfactory the proper time to protest was during the public hearing held on 1-24-94 prior to formation of the district. Mr. O'Neil voted in opposition to the assessment but did not protest the assessment or assessment method.

At this point, per WMC 2.60.020 B6, Mr. O'Neil's only recourse is to object to the assessment roll by submitting reason(s) why the assessment roll should be amended or corrected. After the public hearing the Council may correct any error or inequality in the assessment roll. If the Council adjusts any assessment downward, they have to also replace that revenue from another source.

The 13 lots in this LID range from 10,986 square feet (Mr. O'Neil) to 50,056 square feet. Lot frontages range from 100' to 214.36' with Mr. O'Neil's lot being 214.36'. This is a very strange set of circumstances with the lot being triangular with the long side alongside the road.


Erling P. Nelson, CMC



CITY OF WASILLA

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Lee
Capt Finance
Selling

INQUIRY ACTION FORM Serial No. _____

Phone In-Person/ Written Date 10/4/94 Time 4:20 Received By J. Stein

Name Mike O'neil

Address: _____

Telephone No. 373-6094

Location: Address _____

Legal _____

Request Problem/ Complaint/ Compliment

That city re-calculate assessment on lot 1A
Allea Drive because of its much smaller size
(Mr. O'neil had earlier asked that Mayor check into this.)

Referred to: Department P.W. review argument and

Name Lee Wyatt consider amending final
assess roll - copy finance

Action: Received Date _____ Time _____ By _____

WR 93-50 Assessments =

WR 94-07 Create

Long Term Policy Revision?
 Administrative Procedure _____
 Municipal Code _____
 Other _____

Completed By _____ Date _____ Time _____