



CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

Postpone

COUNCIL MEMORANDUM NO. 95-49

From: City Planner

Date: June 7, 1995

Subject: Proposal to amend Ord. No. 94-27, regarding the future development of Island Street right-of-way for pedestrian greenway use.

BACKGROUND

The issue of Island Street right-of-way was recently raised by Councilman Chase at a joint worksession of the City Council and Planning Commission. Last year the Council adopted an ordinance designating the five lake access rights-of-way off of Lakeview Avenue as pedestrian greenways. The Council departed from the Planning Commission recommendation where Island Street was concerned by amending the ordinance to require the abandonment of the existing vehicular access along Island Street and the requirement to remove privately owned structural developments from the right-of-way. This would require the adjoining property owners on each side of the road to develop new driveway access directly from Lakeview Avenue.

The Commission's recommendation was to leave the improved portion of Island Street "as-is", and to provide two public parking spaces at the lake end of the road. The greenway, and restriction of access to pedestrians only, was intended to affect only the undeveloped lake end of Island Street.

Staff has discussed the details of Ord No. 94-27 with Mrs. Carney, one of the landowners adjoining Island Street. Mrs. Carney, does not want to build a new access drive and would like to maintain vehicle access to the point where her rear access drive turns out of the right-of-way. Mrs. Carney is planning to remove the greenhouse encroaching the right-of-way and has indicated no objection to the development of two public parking spaces at that location. Mrs. Carney would like to maintain the landscaping improvements at the front and along the Island Street side of the house. A drawing depicting this proposal has been developed by staff and is attached to this memo.

Because Mrs. Carney's proposal goes beyond the scope of Ordinance 94-27, the administration cannot consider these options without further Council action to amend the ordinance as it relates to Island Street.

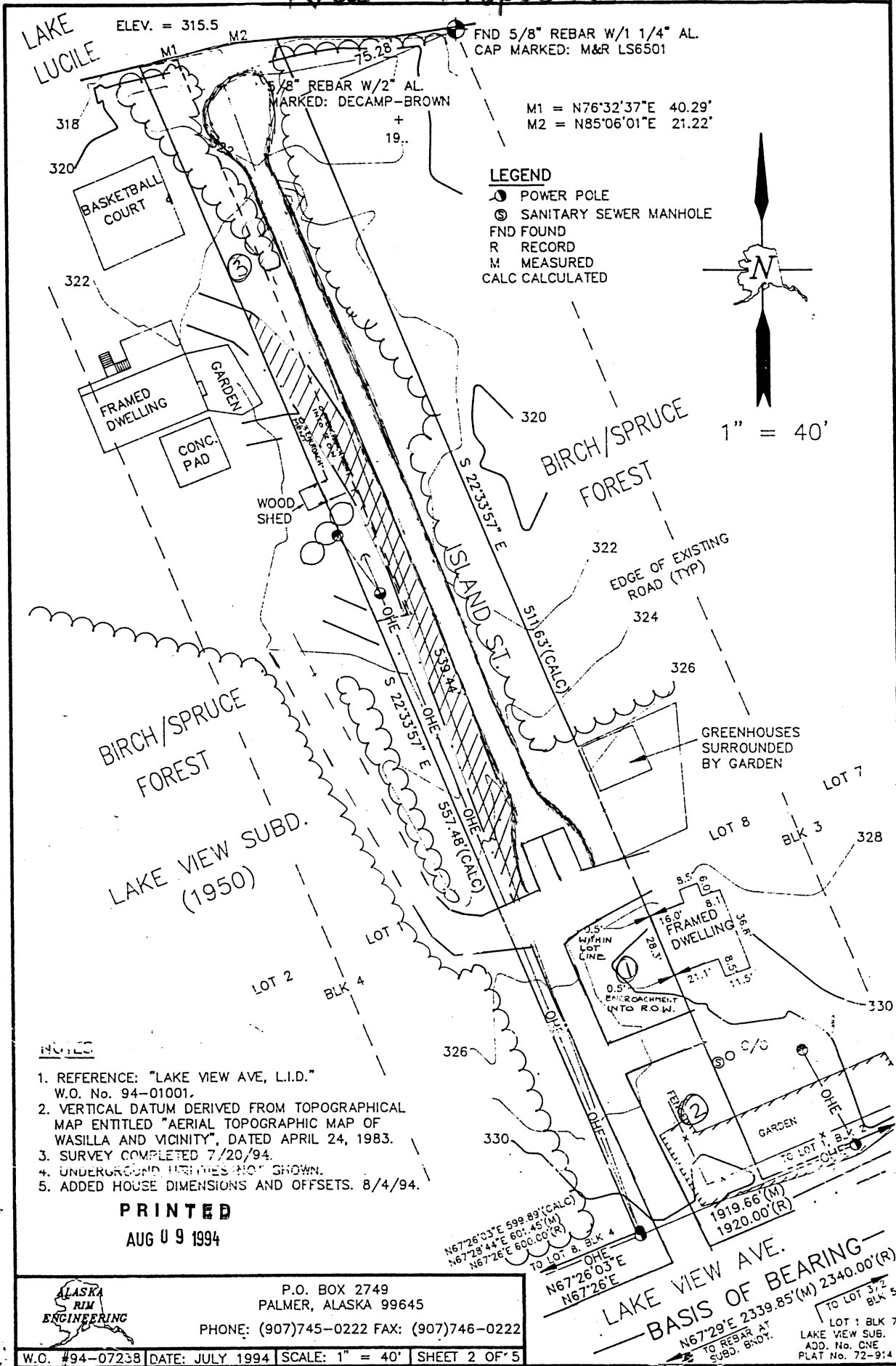
Staff believes that the following are the most likely options for the Council to consider in resolving this case.

- 1) If the Council believes that new information or changed circumstances warrant a reconsideration of this issue, the Council should send the issue of the Island Street greenway back to the Planning Commission, before considering a change to Ordinance No. 94-27.
- 2.) If the Council believes that the recommendation of the Planning Commission on this issue is still valid, the Council can consider an amendment to Ordinance No. 94-27, without sending this issue back to the Commission.
- 3) If the Council believes that it has adequately considered the impact of Ordinance No. 94-27 on the adjoining landowners along Island Drive, then it can decided not to consider Mrs. Carney's proposal. If this is the option chosen by Council, then the administration will notify the affected land owners along Island Street to begin preparing alternate access to their respective properties. An implementation schedule can be developed by the administration to ensure adequate time for the affected landowners to develop new access.
- 4) As another option, Council could eliminate Island Street from the Greenway classification altogether. It could eliminate city snow removal and maintenance, issue encroachment permits for the driveway access, landscaping, and other encroachments of adjoining land owners, and it could leave the maintenance of the access drive within the right-of-way to the property owners.



Duane Dvorak, City Planner

New Proposal



LAKE LUCILE

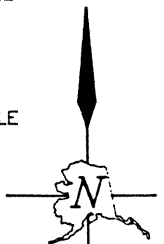
ELEV. = 315.5

FND 5/8" REBAR W/1 1/4" AL.
CAP MARKED: M&R LS6501

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

LEGEND

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



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. ADDED HOUSE DIMENSIONS AND OFFSETS. 8/4/94.

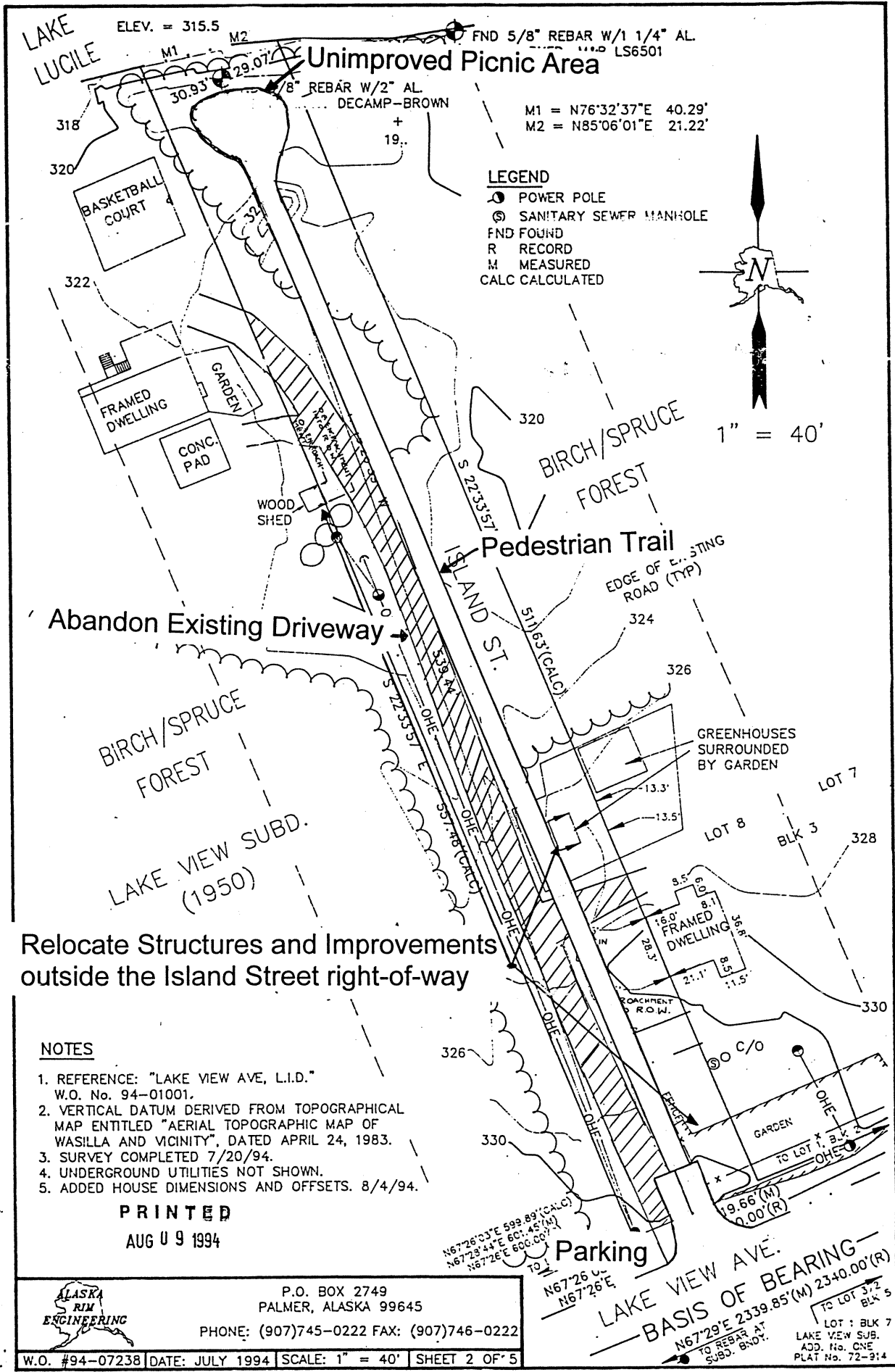
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P.O. BOX 2749
PALMER, ALASKA 99645
PHONE: (907)745-0222 FAX: (907)746-0222

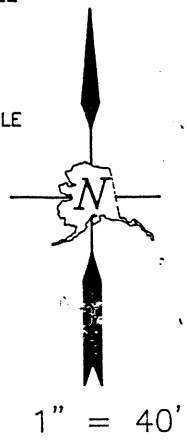
LAKE VIEW AVE.
BASIS OF BEARING—
N67°29'E 2339.85'(M) 2340.00'(R)
TO REBAR AT SUBD. BNDY.
LOT 1 BLK 7
LAKE VIEW SUB.
ADD. No. CNE
PLAT No. 72-914

"After" #2 (Amended by City Council) *Adopted*



ELEV. = 315.5
 M1 = N76°32'37"E 40.29'
 M2 = N85°06'01"E 21.22'

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



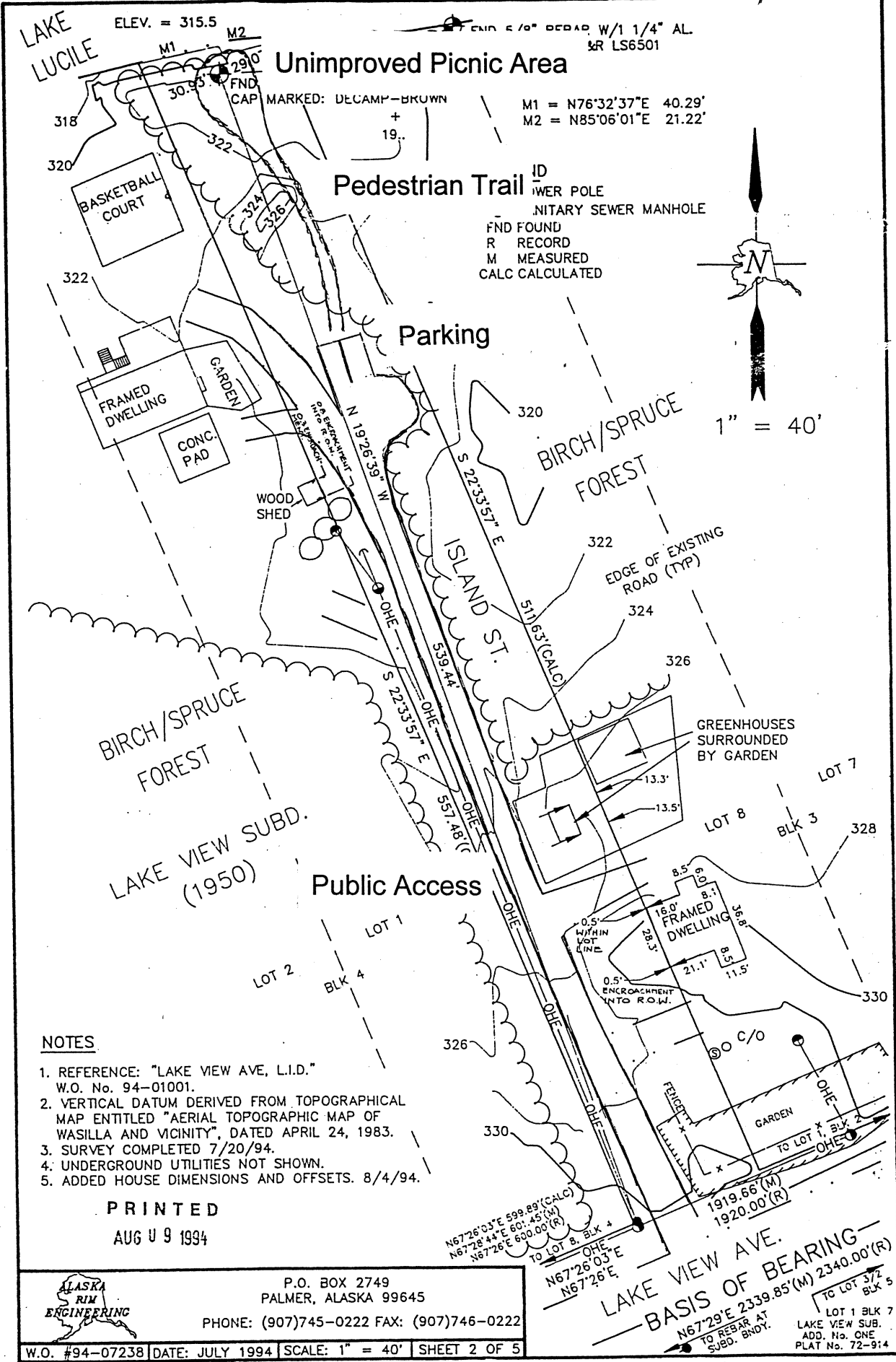
Relocate Structures and Improvements outside the Island Street right-of-way

- NOTES**
1. REFERENCE: "LAKE VIEW AVE, L.I.D." W.O. No. 94-01001.
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ALASKA RIM ENGINEERING
 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 2 OF 5

Parking
 LAKE VIEW AVE.
 BASIS OF BEARING—
 N67°29'E 2339.85'(M) 2340.00'(R)
 TO REBAR AT SUBS. BNDY.
 TO LOT 3, 2 BLK 5
 LOT: BLK 7
 LAKE VIEW SUB.
 ADD. No. CNE
 PLAT No. 72-914



ELEV. = 315.5

CHIN 6/8" BEARING W/1 1/4" AL
&R LS6501

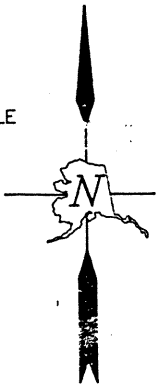
Unimproved Picnic Area

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

MARKED: DECAMP-BROWN

Pedestrian Trail

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



1" = 40'

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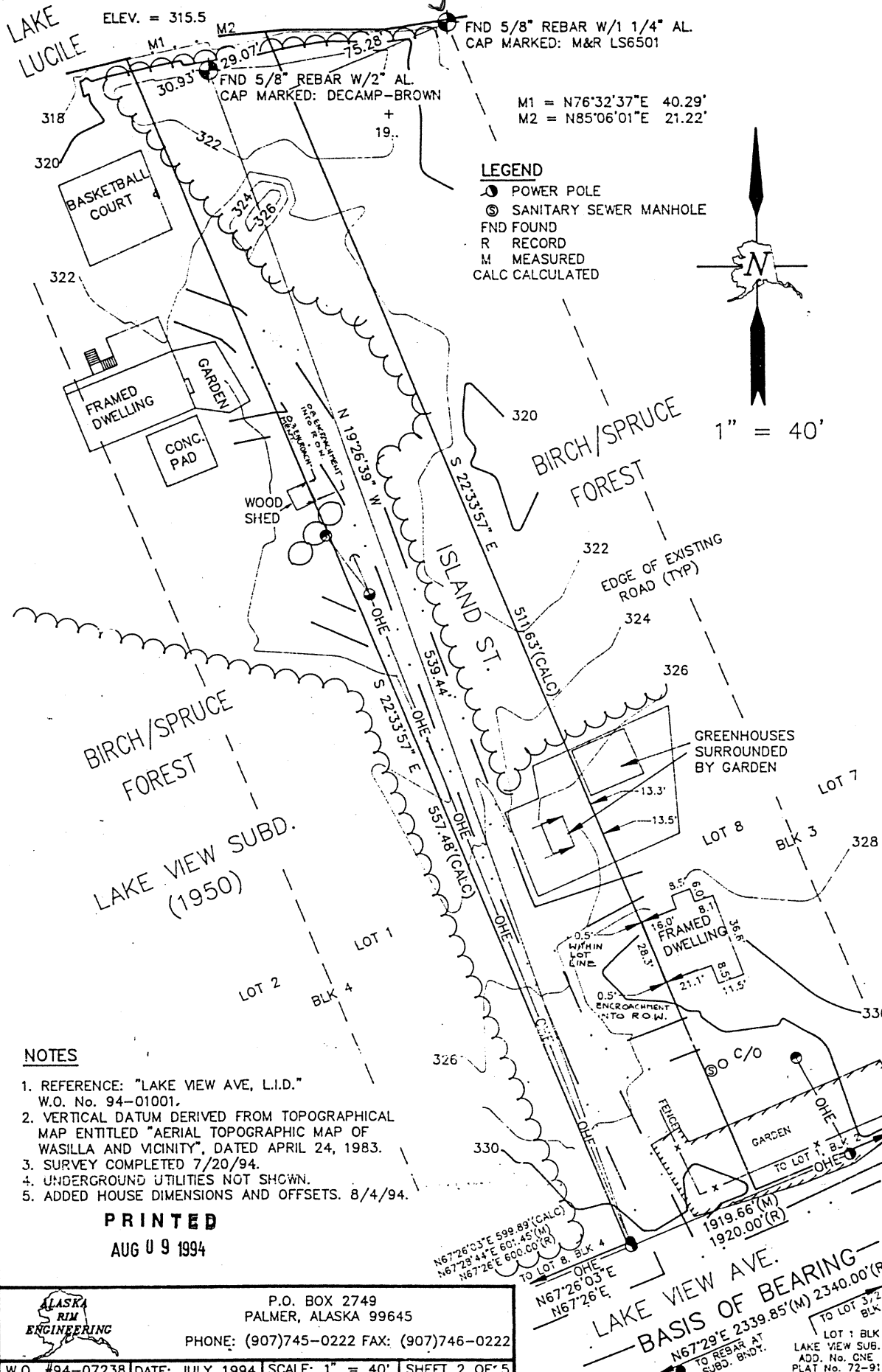
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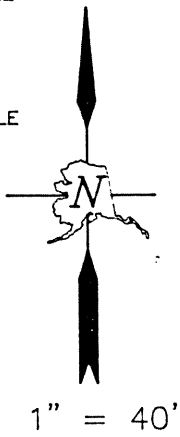
LAKE VIEW AVE.
BASIS OF BEARING
N67°29'E 2339.85'(M) 2340.00'(R)
TO REBAR AT SUBD. BNDY.
TO LOT 3/2 BLK 5
LOT 1 BLK 7 LAKE VIEW SUB. ADD. No. ONE PLAT No. 72-914

Existing Conditions



LEGEND

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



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