



CITY OF WASILLA

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

COUNCIL MEMORANDUM NO. 95-68

FROM: Deputy Administrator
DATE: August 9, 1995
SUBJECT: **REQUEST FOR RESIDENTIAL SEWER CONNECTION**
Lloyd V. and Anna T. Short.

The City has received a request for a sewer connection from the owners and occupants of the residence located at 730 Hjellen Drive (Lot 31, Block 2, Snider Subdivision) Lloyd V. and Anna T. Short.

They occupy one of two residences located on Lot 31. The residence located on the northern half of the lot (720 Hjellen Drive) has an existing sewer connection from original sewer construction efforts in 1986. The residence located on the south end of Lot 31 (currently occupied by Mr. & Mrs. Short) does not. During the sewer construction project the residence on the north end of Lot 31 somehow became the designated and allowable "free of charge" sewer hook up (the sewer project allowed one sewer hook-up per lot).

Mr. & Mrs. Short claim that they had contacted the City many times during the 1984-86 construction era to inform the City of the "wrong" hook-up. It is true that the existing "Corrective" Sewer Easement (located on the western property line of the southern portion of Lot 31) dated June 28, 1985 states: "..... It is further agreed that the Grantee (the City) shall have the right to construct, operate, and maintain a sewer service lateral and facilities to connect to a septic system located on Lot 31, the location of such sewer service lateral shall be designated by Grantor (the property owner)." No written correspondence has been produced from any records indicating that the southern residence was the designated sewer hook-up location, however, Registered correspondence to Mr. Lyle Short (apparently the occupant of record for the northern residence, and dated October, 1986) has been found thereby allowing a reasonable assumption to be made that the residence on the northern portion of Lot 31 was the designated sewer hook-up location.

Mr. & Mrs. Short claim that as the City mistakenly hooked up the "wrong" residence and did not have the proper easements to do so, they are now entitled to a sewer hook-up "free of charge" to the residence on the south end of Lot 31.

Mr. & Mrs. Short are currently in the process of subdividing Lot 31, now 9 years after the sewer system was constructed. If the residence on the south end of Lot 31 was originally hooked up to the sewer instead of the northerly located residence, would Mr. & Mrs. Short, under stipulations of the Mat-Su Borough subdivision regulations and Wasilla Municipal Code requirements for sewer hook-ups, now be requesting a "free of charge" sewer hook-up to the northerly residence to facilitate the marketability and subdivision of Lot 31?

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

Public Works
Ph: 373-9095
Fx: 373-9085

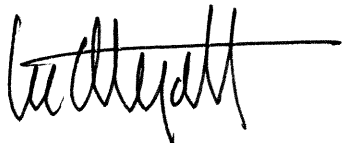
Ph: _____
Fx: _____

Mr. & Mrs. Short initially received the benefit of one "free of charge" hook-up service to one of two residences located on their property during original sewer main construction in 1986.

As a solution to many unanswered questions, this sewer connection request would appear to qualify for participation in the City's Sewer Loan Grant Program, as the residence has been constructed and is currently being occupied. The occupational activity of both residences occurred before the qualifying date for original sewer hook-up assistance and before the new sewer system was available for connections. However, this subdivision plan and sewer hook-up request is now submitted 9 years after the fact.

If approved for participation in the City's Sewer Loan Grant Program, this request would qualify as a Class I, Residential Assistance Grant, with 50% of eligible costs paid as a Grant by the City not to exceed \$8,000 (\$4,000 for outright grant and \$4,000 loan).

Recommendation: Council approval for a Class I, Residential Assistance Grant, to assist Mr. & Mrs. Lloyd Short in hooking up the southern residence on Lot 31 to the City sewer system, with 50% of eligible costs paid as a Grant by the City not to exceed \$8,000 (\$4,000 for outright grant and \$4,000 loan).



Lee A. Wyatt
Deputy Administrator

APPROVED
DATE: 8/12/85
BY: [Signature]

May 19, 1995

Mayor John Stein and City Council
City of Wasilla

Subject: sewer hookup, Lot 31, Snider Sub.

History: When Rockford was hooking up the sewer system, we informed them that they were hooking up the wrong house. We also contacted the city many times. They hooked up the house on the North end of the lot.

Problem: The city did not have an easement to go 496' to the north end of the lot. (I had to tell the city that the hookup was there and that we should be billed.)

The city needs an easement from us for the line to 720 Hjellen and we believe that because it was their mistake, we have a right to have the house on the south end of the lot hooked up free of charge.

Sewer Easement, dated July 2, 1984 states:

- - - - It is further agreed that the Grantee shall have the right to construct, operate, and maintain a sewer service lateral and facilities to connect to a septic system on lot 31, The location of such sewer service lateral shall be designated by Grantor - - - - -

We need this problem solved as soon as possible, as our surveyor cannot finish the plat for our subdivision.



Lloyd V. and Anna T. Short
730 Hjellen
Wasilla, Alaska 99654

376-0607