



CITY OF WASILLA

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COUNCIL MEMORANDUM NO. 95-91

From: Mayor Stein
Date: November 21, 1995
Subject: Bumpus Ballfields Development

As Council is aware, the Mayor has proceeded with architectural design work on developing the City's 120-acre parcel into ballfields.

The Council was first approached with the ballfields development proposal by the Parks and Recreation Commission in early 1995. The Wasilla Planning Commission unanimously approved the Parks and Recreation concept on March 14, 1995 and noted that the project would require a "major development permit process".

Council approved by Resolution 95-15 the concept of developing "up to 120 acres" into ballfields on May 22, 1995. As the project has become more widely known, the City has been criticized for not giving adequate public notice and not considering objections from neighboring residents.

It would now be appropriate to return to the community with a status report and to receive public input on the proposal.

At this time Council should consider the following: The administration has prepared an architectural layout plan to develop the entire 120 acres into ballfields, trails, courts, buffers and related uses. The plan is on display in the Council Chambers. Several ball clubs have expressed interest in developing fields as volunteer projects. A significant number of nearby residents have expressed objection to the ballfield development because, among other things, it would displace the present natural forest and informal trails and create an activity center with related noise, litter and other perceived negative impacts. Neighbors also point out that public notice on the proposal does not appear to have been adequate. The neighborhood "Log Cabin Association" has made a counter proposal to develop the site into more of a natural preserve with equestrian trails. The Planning Commission is near the end of its comprehensive plan re-write and will include recommendations on the development of the 120 acres. Actual construction costs have not been estimated and development of the fields is not in the budget.

The administration respectfully suggests that the Council schedule a public workshop on the proposed ballfield development to include:

Presentation of the architectural plan by landscape architect Bert Lent.

Hearing public support/objection to the plan.

Hearing alternative-use plan by Log Cabin Association.

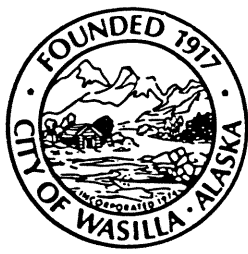
Hearing proposals from ball clubs to develop fields on a volunteer basis.

Council, as owner of the land, would then have identified most issues related to the project and could confirm its intention to proceed with the development as proposed or make appropriate amendments.

Public notice would be given by legal advertisement, posting in the vicinity and by mail to concerned residents.

A handwritten signature in black ink, appearing to read "John C. Stein", written over a horizontal line.

John C. Stein, Mayor



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REQUESTED BY: PARKS & REC. COMMISSION

PREPARED BY: ADMINISTRATION

COPY

RESOLUTION NO. WR95-15

A RESOLUTION OF THE WASILLA CITY COUNCIL AUTHORIZING DEVELOPMENT OF UP TO 120 ACRES AT THE BUMPUS RECREATION COMPLEX INTO FIELDS.

WHEREAS, the Wasilla area has a woefully inadequate supply of soccer, softball and baseball fields; and

WHEREAS, the City of Wasilla owns the 120 acres at the Bumpus Recreation Complex, pending final resolution of the Mental Health Lands Lawsuit; and

WHEREAS, no other suitable site is expected to be available in the near future; and

WHEREAS, the Wasilla Parks and Recreation Commission recommends development of up to 120 acres; and

WHEREAS, the Wasilla Planning and Zoning Commission endorsed the Wasilla Parks and Recreation commission concept development plan at their regular meeting March 14, 1995.

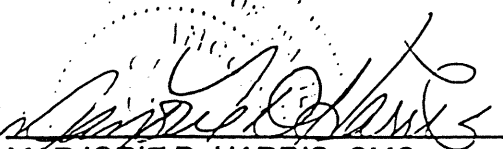
NOW THEREFORE BE IT RESOLVED that the City Administration is directed to prepare a land topographic survey of the proposed ballfield complex and plan areas suitable for development of facilities within the general parameters of the Wasilla Parks and Recreation plan; and


BE IT FURTHER RESOLVED that the Council designate this 120 acres as a recreational area including fields.

BE IT FURTHER RESOLVED that the Administration will communicate to local volunteer non-profit sports associations including the Mat-Su Softball Association, the Wasilla Youth Soccer Association and the Wasilla Little League the availability of portions of the site and conditions for volunteer development under the plan; and

BE IT FURTHER RESOLVED that the City Administration will prepare for Council approval permits or leases as deemed most appropriate by the City Attorney to each of the organizations desiring to develop those tournament capable facilities to City approved design and specifications.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the governing body of the City of Wasilla this 22nd day of May, 1995.


MARJORIE D. HARRIS, CMC
City Clerk


JOHN C. STEIN, Mayor

MEMORANDUM

DATE: May 8, 1995
TO: Mayor Stein for City Council
FROM: WPRC
RE: Development of Bumpus Complex

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CLERKS OFFICE

MAY 08 1995

RECEIVED

The WPRC considered the following assumptions or actions before recommending development of the entire 120 acres at the Bumpus site:

1. ALL existing sports facilities in the Wasilla area are inadequate in both numbers and condition.
2. Because of the limited numbers, the required upgrading actions cannot be accomplished because we cannot afford to take any fields out of use for one or two seasons.
3. We have attempted identification and acquisition of other sites. Every action attempted to date is either no longer possible or projected to be a long time in-coming.
4. We have not looked at solving existing indoor sports facility problems (basketball, hockey, volleyball, etc) because of the tremendous costs required to solve these needs.
5. We are at least 15 years behind in facility development.
6. Development of larger sports facilities is desireable because of their potential economic return as a result of tournaments. Tournaments provide both direct and indirect financial impact.
7. Because of the different sizes of fields required, tournament facilities for baseball and soccer require approximately 40 acres. Softball can have an acceptable facility on 15 acres, however, this size will limit the tournament size (economic impact).
8. The WPRC has developed a generalized development plan. Detailed plans for development of each specific sports area would be developed by the appropriate non-profit organization.
9. Pre-development plans for underground watering and services (electrical, etc) are desireable but if accomplished by the city could jeopardize the entire development process. On the other hand, these type of plans are probably beyond the means of the non-profit organizations.
10. Other multiple uses were considered, however, any reduction in available will cost the ability to build at least one sports programs tournament facility and probably significantly reduce facilities for the remaining programs.

11. Any development done by the City will jeopardize major development by non-profits.

12. Leases should be long term (50 to 99 years). Full development of the site will take approximately five years.

13. Historically, non-profits have demonstrated an inability to maintain facilities on the long term. The City can anticipate assuming maintenance responsibility in the 10 15 year range.

14. The City cannot afford the price to develop the entire Bumpus parcel itself.

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