



CITY OF WASILLA

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INFORMATIONAL MEMORANDUM 95-37

From: Jack Felton, City Engineer

Date: October 4, 1995

Subject: Sewer Grant Users Report

At the September 25, 1995 meeting, the City Council approved six sites for the sewer connection assistance program. The Mayor has requested that I give the Council a brief report on each of the sites so that you will be aware of the relative costs of sewer service to each of the sites.

Site 1: Carrs Mall The Council has been thoroughly briefed on this property. I do not believe that the mall could have economically developed their property, in its present configuration, without using the City system. Carrs would have had to purchase the adjacent property and exclusively dedicate that land to a soil absorption facility. The cost of the raw land plus the costs of specialized engineering, permitting, testing and operation, and construction would far exceed the costs required to connect to the City's system.

Site 2: H & H Construction, Lot 5, Block 1 Birch Park Addition This is the newly constructed office lease space on the corner of Main and Paulson. This is a substandard lot, according to the ADEC, for the development of an on-site sewage treatment facility. The lot must have 20,000 useable square feet to support an on-site wastewater facility. This lot underwent significant topographical modifications which further impact its ability to support an on-site system. Again, the owners of this lot would have had to purchase additional land and basically complete the same scope as Carrs' project. The alternative would have been to develop the property in such a manner as not to require water and sewer service.

Site 3: Robert Jobson, Lot 11, Block 2, Lakeshore Subdivision This is a duplex that is presently under construction near the corner of West Cove Drive and Lakeshore Drive. The property fronts Wasilla Lake and therefore has all of the problems associated with locating a sewage treatment facility next to a lake. In addition, this property has high ground water problems and like the two sites above usable area restrictions. The property is marginally developable for a small single family home and would not be developable as a multifamily site. Connecting to the city system would be the only way to economically develop

this lot as a multifamily site. The alternative sites, for a soil absorption field, are across West Cove Drive. To use this area would require a pump station and right-of-way permits. The operational requirements would be approximately the same as using the City's system.

Site 4: Marie Betts, Lot 14, Block 11, Kennedy Addition

This is a two bedroom log home that is presently under construction near the corner of Knik Street and Railroad Avenue. Again this is a substandard lot in that the lot does not provide twenty thousand useable square feet for a soil absorption field. The owner would have had to buy additional land to install an ADEC approved system.

Site 5: Colleen Carter Scott, Tract D5, Section 9, T17N, R1W, SM

This is a three bedroom home that was under construction near the end of the pavement of Lake View Avenue. This site was eligible because it fell within 150 feet of the existing city sewer line. This lot would be easily developable as a normal signal family lot as it provides all of the required land.

Site 6: Tillman Fesperman, Lot 47, Block 2, Wasilla Airport Heights

This site is the new addition to the Westside Center. This property is analogous to the Carrs site. The owners would have had to use this space to service the existing site; and therefore, would not have had any land available for expansion. I do not believe this project would have been feasible without the City's sewer serving this lot.

I have also been asked to supply the Council with the average costs for a conventional sewer system within the city limits. There is no such thing as an "average system". Each site has different topographic, soil, and use requirements. I have tried to give you a very rough estimate in the following matrix. I am sure that each of you know's of better or worse prices, I have tried to give you a reasonable mean.

Number of Bedrooms	< 4	4 or >
Good Average Site	\$4,500	\$5,500
Bad Soils	\$5,500	\$6,500
Lift Station	Add \$4,000	Add \$4,000
Addition fill for cover	\$7.50/CY	\$7.50/CY

I did once put an ADEC approved system in a Big Lake home that cost \$20,000.00.



John T. Felton, P.E.