



presented 12/8/97
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INFORMATIONAL MEMORANDUM # 97-72

TO Wasilla City Council

THROUGH Sarah Palin, Mayor 

FROM Cindy Roberts, Director DPW 

RE Mountain Village Drive: Vacation of Easement
*(Request: return approximately 1,300' of 50' road R.O.W.
internal to proposed Sun Plaza Subdivision Lots 1 and 2)*

DATE December 3, 1997 File mtnvill12.3

Thank you for your assistance in communicating with the MatSu Platting Board re: the request to vacate the road easements internal to proposed Lots 1 and 2 of the proposed Sun Plaza Subdivision (Nye Ford and Homestead Lumber properties). The attached letter was sent to Rick Brown of the Platting Office at approximately 11 PM November 24.

This was a tactical move required by our understanding of the platting procedure. We understood that the city needed to veto the Platting Board decision (to accept the replat within thirty days of the "notification of action", e.g. 11/24.) The veto action was designed to secure the in-progress negotiations between the City DPW and the property owners.

As reported in Council Memorandum NO. 97-88, we were near resolution of a number of concerns based on a meeting on 11/20. Briefly, the key points are as follows:

1. Snow removal and storage locations at the north end of Alpine Drive as well as the east and west ends of existing Mountain Village Drive.
2. Maintain an existing 30' easement designated for city water and sewer under the currently plotted east-to-west segment of Mountain Village Drive in the area internal to (replatted) Lots 1 and 2.
3. Retain easements inside the (replatted) west boundary of Lot 1, (Mountain Village Drive north to Quiet Circle) 25' wide in the area of the current drainage/ utility easement.
4. The utility easements Lot 1 and Lot 2 east-west across the southern half of lots will be negotiated with (non-City) utility providers.

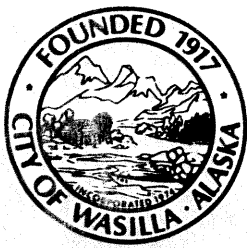
Financial concerns related to vacation of ROW of Mountain Village Drive request include:

1. Sewer and paving LID assessments: payments current.
2. DOT/PF revenue-sharing to the City to maintain this road segment: \$ 175 annual payment is less than costs incurred.
3. Land value of vacated easement: This property was transferred to the City when the original Mountain Village Plaza Subdivision was platted for designated road ROWs and utility easements. The City is not entitled to compensation for this ground. There is a potential for increased revenues generated for the City as a result of this more intense land use.

COUNCIL ACTION NEEDED:

None at this time. The actual vacation of Mountain View Drive went through platting approval (11/23) **CONDITIONAL** on resolution of City concerns.

We will report back to City Council in January when all concerns are resolved by the City DPW and the property owners.



CITY OF WASILLA

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

November 24, 1997

Mr. Rick Brown
Platting Office
Mat-Su Borough
350 East Dalia Avenue
Palmer, AK 99645-6488

Via fax 745-9876

Dear Mr. Brown:

The Wasilla City Council, at a regular meeting on November 24, 1997, determined that, pursuant to the provisions of AS 29.40.140(b), the City of Wasilla vetoes the proposed vacation of Mountain Village Drive.

The City of Wasilla intends to continue to explore this matter with the property owners in the near future.

Sincerely,

Sarah Palin
Mayor

cc: Cindy Roberts, Director
Wasilla - Department of Public Works

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