

Presented by: The Manager
Presented: 12/14/2020
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2020-60(b)

An Ordinance Authorizing the Manager to Convey Approximately 22,000 Square Feet of Property Located at Lot 2, USS 3559 to the Owners of the Adjacent Property Located at 11259 North Douglas Highway.

WHEREAS, Dwight Scott Williams and Carol Colp (“applicants”) are owners of certain real property located at 11259 North Douglas Highway and described as Tract C, Entrance Point Subdivision, Juneau Recording District, First Judicial District, State of Alaska (“Tract C”); and

WHEREAS, the applicants currently do not meet the minimal dimensional requirements of the Rural Reserve zoning district and are seeking sufficient property to develop a home on Tract C; and

WHEREAS, the City and Borough of Juneau (CBJ) owns real property adjacent to Tract C, described as Lot 2, USS 3559 Juneau Recording District, First Judicial District, State of Alaska (“Lot 2”); and

WHEREAS, the applicants have requested to purchase 22,000 square feet of Lot 2 located adjacent of the applicants’ property (the “CBJ Property”) in order to meet the minimum dimensional standards for the Rural Reserve zoning district and construct a home; and

WHEREAS, the Planning Commission reviewed this proposed disposal of the CBJ Property at its meeting on June 13, 2017, and recommended that the Assembly approve the sale of a portion of Lot 2 to the applicants under the condition the area of the CBJ Property recommended for disposal meet the minimum amount necessary for the dimensional requirements of the Rural Reserve zoning district, as provided for under CBJ Code of Ordinances Title 49; and

WHEREAS, the Lands Committee reviewed this proposed CBJ land disposal at its meeting on November 9, 2020, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ Property to the applicants; and

WHEREAS, the Manager has determined the fair market value of the CBJ Property to be \$1.57 per square foot, for a total value of \$34,600.00 more or less.

THEREFORE BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU,
ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Authorization to Convey. The Manager is authorized to negotiate and execute the sale of a fraction of Lot 2, USS 3559, Juneau Recording District, First Judicial District, State of Alaska, constituting 22,000 square feet more or less, as shown on the attached Exhibit A.

Section 3. Purchase Price. The purchase price of the property shall be the fair market value, which has been determined by the Manager to be \$1.57 per square foot. Applicants will be responsible for all surveying, platting, closing costs, and recording fees. The applicants may elect to utilize City financing with the following terms: a minimum of 10% down and 10% interest for a maximum term of 10 years.

Section 4. Other Terms and Conditions. The Manager may include such other terms and conditions as may be in the public interest and in accordance with CBJ Title 53.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 25th day of January, 2021.



Beth A. Weldon, Mayor

Attest:



Elizabeth J. McEwen, Municipal Clerk

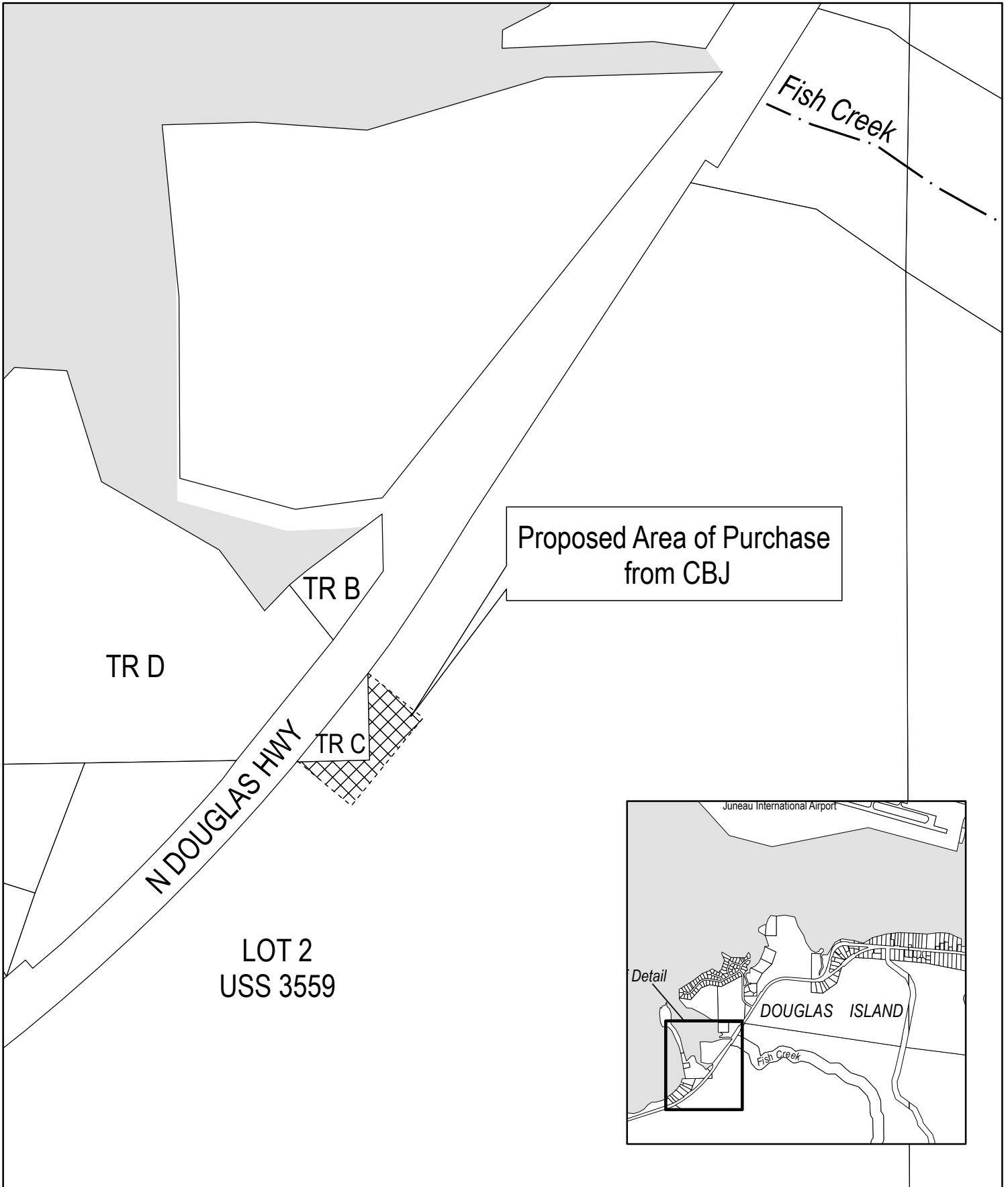


EXHIBIT A - Ord. No. 2020-60
TRACT C
ENTRANCE POINT SUBD.

