

Presented by: The Manager
Introduced: 05/18/2015
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-26

An Ordinance Approving a Land Trade between the City and Borough and Christ Evangelical Lutheran Church.

WHEREAS, CBJ 53.04.040 authorizes the City and Borough of Juneau ("CBJ") to acquire real property through a land exchange; and

WHEREAS, the CBJ owns a 121 acre parcel in the Pederson Hill area known as U.S.S. 3873 that the CBJ intends to subdivide to create residential housing opportunities; and

WHEREAS, the Christ Evangelical Lutheran Church of Juneau ("Church") owns a 2.0 acre parcel known as Lot 1A, McGhee Subdivision, located between 10300 Glacier Highway and the 121 acre parcel owned by the CBJ; and

WHEREAS, in 2012, the CBJ commissioned the Pederson Hill Access Study to identify access options for the proposed Pederson Hill Subdivision. The 2012 access study identified a portion of the Church property as being the preferred location for road access to the future Pederson Hill Subdivision; and

WHEREAS, the Church and the CBJ Lands Division have discussed the concept of a land exchange such that the CBJ would exchange approximately 0.9 acres (39,254 square feet) of CBJ property for approximately 0.9 acres (39,253 square feet) of property owned by the Church; and

WHEREAS, the two 0.9 acre portions of real property being contemplated for exchange are of similar value; and

WHEREAS, the Church is currently utilizing an onsite wastewater disposal system that is in close proximity to the 0.9 acres that the Church would be exchanging; and

WHEREAS, the Church is currently accessed off of Glacier Highway, and the proposed right-of-way contemplated by this land exchange will provide more controlled access to and from Glacier Highway; and

WHEREAS, the proposed land exchange would benefit the CBJ by enabling it to construct the preferred right-of-way to the proposed Pederson Hill Subdivision; and

WHEREAS, the proposed land exchange would benefit the Church by providing a buffer from the proposed Pederson Hill Subdivision and accommodate future development on the Church's property; and

WHEREAS, the Planning Commission at its meeting on April 14, 2015, reviewed and recommended approval of the land exchange; and

WHEREAS, the Lands Committee at its meeting on May 4, 2015, passed a motion of support for the land exchange.

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

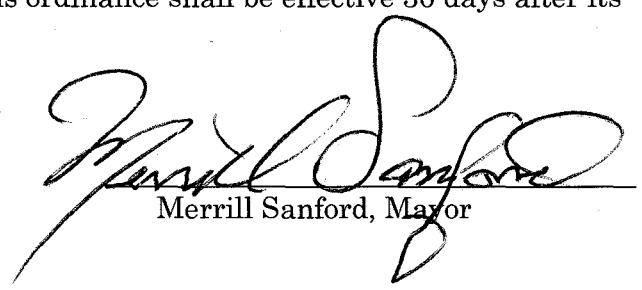
Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Authorization. The Manager is authorized to:

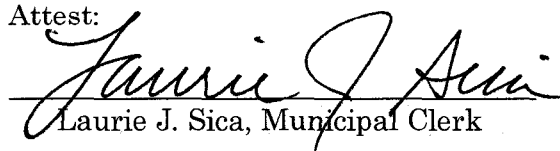
- (a) Convey approximately 0.9 acres of U.S.S. 3873 to the Christ Evangelical Lutheran Church by quitclaim deed in exchange for the Christ Evangelical Lutheran Church conveying approximately 0.9 acres, known as a fraction of Lot 1A, McGhee Subdivision, as generally shown on Exhibit A.
- (b) Execute the land exchange without an exchange of money.
- (c) At the CBJ's sole expense, perform all necessary requirements—including subdividing and recording—to execute this land exchange.
- (d) At the CBJ's sole expense, provide and connect the Church to a sewer main when the subdivision improvements are constructed on the property being exchanged.
- (e) At the CBJ's sole expense, provide and construct the Church a driveway when the subdivision improvements are constructed on the property being exchanged.
- (f) Impose such additional terms and conditions for the land exchange as the Manager determines are in the interest of the public.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

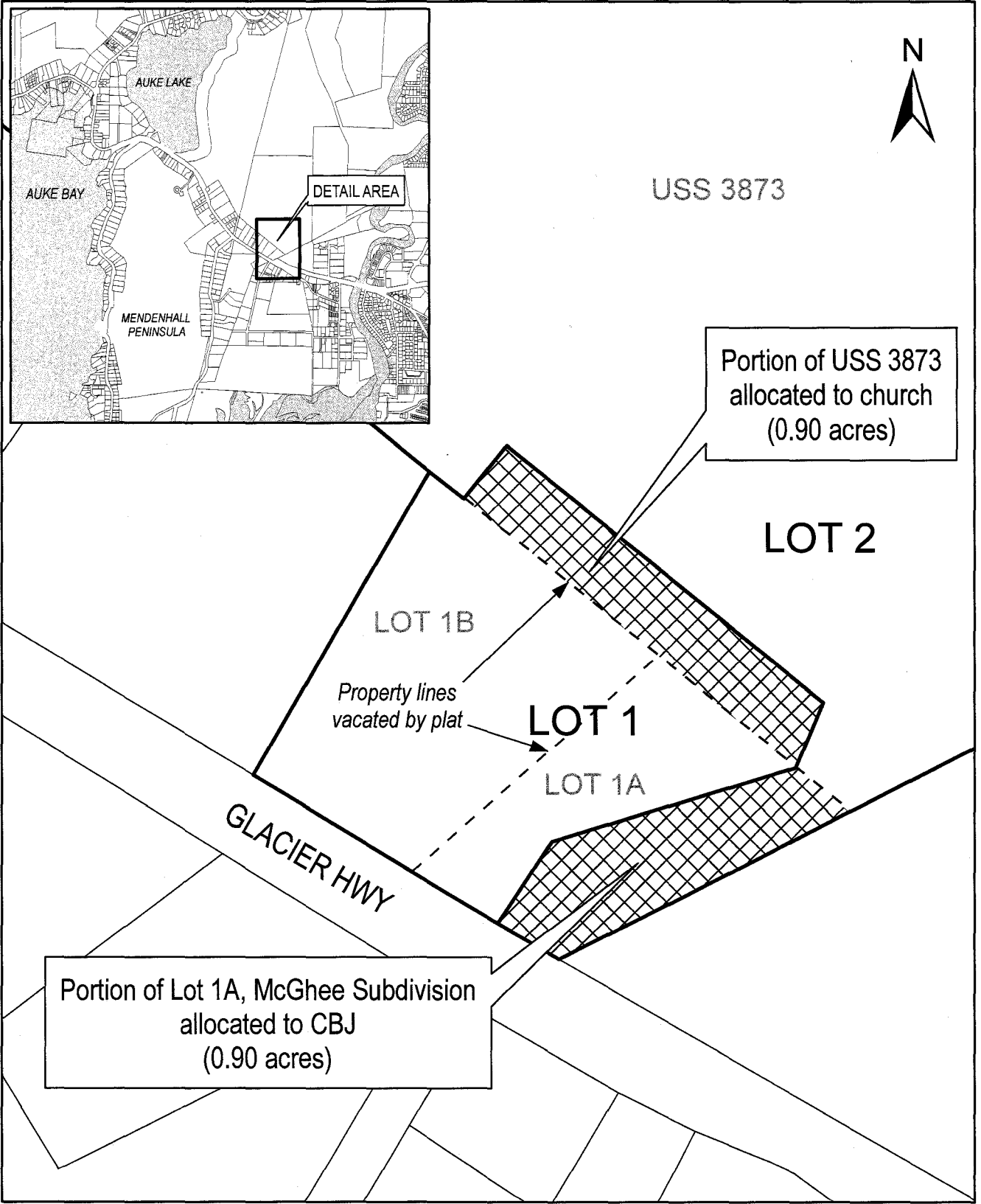
Adopted this 8th day of June, 2015.


Merrill Sanford, Mayor

Attest:


Laurie J. Sica, Municipal Clerk

GIS Project Location: P:\quinn\Projects\LAW\pederson_hill_land_swap.mxd Map created 5/12/2015



Disclaimer: This map is for general reference only. Please refer to the recorded plat for survey information.

EXHIBIT A

Ord. No. 2015-26

