Presented by: The Manager
Presented: 04/06/2026
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2026-17

An Ordinance Authorizing the Manager to Convey Less than 1 Acre of Property with the Legal Description of ASLS 78-171 LT 3A FR on Mendenhall Peninsula Road to Mark Sams for Fair Market Value.

WHEREAS, Mark Sams ("applicant") is owner of certain real property located at 1110 Mendenhall Peninsula road with a legal description of Lot 25D, USS 2902; and

WHEREAS, the City and Borough of Juneau (CBJ) owns real property adjacent to Lot 25D, USS 2902, Juneau Recording District, First Judicial District, State of Alaska; and

WHEREAS, the applicant requests additional land to their current property to be used to construct an addition to his existing home; and

WHEREAS, the Lands Committee reviewed this proposed CBJ land disposal at the meeting on November 29, 2025, and passed a motion of support to the Assembly to direct the Manager to negotiate the sale of the CBJ property to the applicant; and

WHEREAS, the Planning Commission reviewed this property disposal of the CBJ property at the meeting on January 27, 2026, and recommended that the Assembly approve the sale of a portion of ASLS 78-171 LT 3A FR with additional findings to address drainage, as provided for under CBJ Code of Ordinances Title 49; and

WHEREAS, fair market value has been determined to be $4.35 per square foot.

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 portion of ASLS 78-171 LT 3A FR on Mendenhall Peninsula Road, Juneau Recording District, First Judicial District, State of Alaska, constituting 1 acre maximum, 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 $4.35 per square foot. Applicants will be responsible for all surveying, platting, closing costs, and recording fees.

Section 4. Other Terms and Conditions. The applicant has agreed to sell the CBJ an easement across their existing property in order to provide the CBJ with a wider access corridor for future development. Part of the property transferred to the applicant will be encumbered by an easement for the same reason; this is described in Exhibit A. Final square footages will be determined at the time of surveying and platting. 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 18 day of May, 2026.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk