

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
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TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Paden Application to Purchase CBJ Property at Pearl Harbor
DATE: November 26, 2024

In September 2024, Luke and Keely Paden submitted an application to the Lands Office with a request to purchase CBJ property located between 23001 Glacier Hwy (private property) and 23035 Glacier Hwy (the Jensen-Olson Arboretum), in the Pearl Harbor area for \$143,099.73. This is a 0.6-acre waterfront property that is adjacent to the Arboretum. The 2016 adopted Land Management Plan lists this property as "retain", and this property

is managed by the Parks and Recreation Department for public purpose use for a beach access area. The application noted that they are "wanting/searching to build a home in our hometown."



Parks and Recreation was consulted on this potential property sale and the Parks and Recreation Director Schaaf states that this application should be denied because disposal is inconsistent with adopted plans, including the Comprehensive Plan, Land Management Plan, and Parks & Recreation Master Plan. It also is inconsistent with Ordinance 96-26 because this parcel has been "preserved from other uses for the purpose of inclusion in the Juneau Open Space & Parks System." It is CBJ Policy that all property designated as managed by the Parks Department be retained for public purposes.

The next step in this process will be for the Assembly to review this application as a new business topic in accordance with 53.09.260 and determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by

motion, the Manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land." If the Assembly provides a motion to negotiate with the original proposer and the negotiations are successful, an ordinance with terms and conditions of the sale will be introduced prior to a public hearing.

Staff request that the Lands, Housing, and Economic Development Committee provide a motion to deny this this application in accordance with 53.09.260 (a) and retain this property.

Attachments:

1. CBJ Code section 53.09.260
2. Paden Application to purchase USS 3764 Lot 3

CBJ Code section 53.09.260

Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) *Review and approval process.* Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.