

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Sandberg Request to Purchase City Property
DATE: January 24, 2024

In December 2023, Barbara and David Sandberg submitted an application to purchase City property adjacent to their property located at 10965 Glacier Highway, in Auke Bay. The CBJ property is located along Glacier Highway opposite the Auke Lake parking lot. The application states that the requested property will be used to create driveway access and parking because the State DOT is no longer allowing the applicants to park in the right of way in front of their home. The property is located between the applicant property and Friz Cove Road. The applicants state that the hill behind their home is steep and needs an estimated 0.6 acres of city property to be able to turn around back toward their home to reduce the steepness to allow for safe access to the higher elevation of the property and space for building a home.



City Code 53.09.260(a) states that the Assembly must 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."

It is not recommended to solicit competition for this disposal because this request is being made in order to gain access to an existing house. The application includes a significant amount of CBJ owned land and road frontage, and if this request moves forward the outcome of negotiations

will likely be a recommendation from staff for a combination of land disposal and an easement in order for the city to retain CBJ ownership of the road frontage.

The 2016 Land Management Plan designates this property with a retain/dispose status. There are currently no plans for the development of this property but the location and proximity to utilities warrants further investigation. It is CBJ policy to reserve road frontage and large tracts adjacent to utilities until a development study is complete in order to develop large properties efficiently.

The applicant will be responsible for all costs associated with the minor subdivision and acquisition of this property including the fair market value of the land. Proceeds from this proposed request will be deposited into the Land Fund. If this application moves forward, the disposal will be reviewed for conformity with existing adopted plans by the Planning Department and the disposal would be authorized by the Assembly by adopting an ordinance with terms and conditions.

Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for negotiating with the original proposer towards the disposal of City property and/or easement in accordance with 53.09.260 and 53.09.300.

Attachments:

1. Application
2. City Code sections 53.09.200 and 53.09.260