



# City Council Report

**Date:** October 2, 2023  
**To:** City Council  
**Through:** Marc Heirshberg, Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** Sale of a vacant, remnant portion of City-owned property located at the northwest corner of North Alma School Road and West 1st Place to the adjacent property owner  
Council District 3

## Purpose and Recommendation

The purpose of this report is to consider staff's recommendation to sell a vacant, remnant portion of City-owned property located at the northwest corner of North Alma School Road and West 1st Place to the adjacent property owner.

## Background

In 1989, the City completed the Alma School Road Widening Project between Southern Avenue to north of Main Street. As part of the project, several residential homes along Alma School Road were purchased to accommodate the widening of Alma School Road for additional pavement, curb, gutter, sidewalk, and utilities. After the additional roadway improvements were completed, the City was left with several remnant parcels that were too small to be developed on their own and are only beneficial to the adjacent property owners. One of the remnant parcels was located at the southwest corner of North Alma School Road and West 1st Place. It was sold to the adjacent property owner for \$500 in 1989. The previous owner of the northwest corner of Alma School Road and 1st Place, declined to purchase the excess land for \$500 at that time. Over the years, Real Estate has attempted to sell this remnant parcel to adjacent owners, and they have all declined.

## Discussion

The current owner, adjacent to the City's parcel purchased his home in 2020. She has contacted the City and is in agreement with purchasing a 3,223 square foot area of a City-owned remnant parcel for \$2,750.00. This amount is reasonable as this is a remnant parcel and cannot be developed on its own. In addition, it is encumbered with 1,013 square feet of a Public Utilities and Facilities Easement adjacent to the right-of-

way for Alma School Road and West 1st Place. The City has been monitoring, cleaning, and maintaining this vacant lot since the completion of the Alma School Road widening project in 1989. The north 33 feet of the remnant parcel will be retained by the City for access to Salt River Project's utilities.

### **Alternatives**

An alternative is to not sell this remnant parcel. Choosing this alternative will result in the City continuing to incur the expense to monitor, maintain, and provide weed control.

### **Fiscal Impact**

The fiscal impact of this request is receiving \$2,750.00 for the sale of this property.

### **Coordinated With**

The Engineering, Development Services, and Transportation Departments along with outside utilities concur with this request.