

RESOLUTION NO. 202

A RESOLUTION ESTABLISHING GUIDELINES AND CRITERIA FOR THE SALE OF MULTI-FAMILY AND COMMERCIAL LOTS IN PTARMIGAN SUBDIVISION BY THE PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF BETHEL.

WHEREAS, City Council of the City of Bethel has adopted Ordinance No. 59 and amendments thereto providing for the disposition of City owned real property or interest in real property; and

WHEREAS, the Planning Commission of the City of Bethel is responsible, by and through City Council, for the disposition of City owned real property or interest in real property located within the City's jurisdictional boundaries; and

WHEREAS, there is a need for land for the development of multi-family and commercial establishments; and

WHEREAS, the City of Bethel is in ownership of five (5) lots in Ptarmigan Subdivision.

NOW THEREFORE LET IT BE RESOLVED, that the City Council of the City of Bethel hereby authorizes the Planning Commission to use the following guidelines and criteria for the selection of buyers for the development of multi-family and commercial lots in Ptarmigan Subdivision pursuant to the terms and conditions of Ordinance No. 59 and amendments thereto.

I. PERMITTED USES

1. Lots 10, 11, 12, in Ptarmigan Subdivision shall be reserved for the development of multi-family units. If no multi-family units are constructed within one year from date of advertisement, these lots will be reserved for commercial use.

2. Lots 8 and 9, in Ptarmigan Subdivision shall be reserved for local retail business, shopping center, or service establishment development.

3. Accessory use permits for uses customarily incidental to the permitted use of the lot must be obtained from the

Planning Commission.

II. COST

1. The price shall be thirty-cents (30¢) per square foot.

2. One-third (1/3) non-refundable down shall be due at the time of sale, the remaining cost shall be due within sixty (60) days.

III. GENERAL REQUIRED CONDITIONS

1. The buyer must submit to the Planning Commission for its review a preliminary plan for the use and development of the land. The buyer must show an intent to secure financing for carrying out the proposed project within sixty (60) days from date of initial purchase. Final payment will not be accepted and Title shall not be transferred until this condition of sale is met.

2. All plans must show proper vehicle entrances and exits along with internal provisions for traffic and adequate parking where applicable.

3. Buyers of lots reserved for multi-family use must complete construction within one year. If this requirement is not met the City retains the option to repurchase the lot. Buyers of lots reserved for commercial use must complete construction within two years. If this requirement is not met the City retains the option to repurchase the lot.

4. All plans must be approved by the State Fire Marshal.
5. All buildings shall be constructed according to the Uniform Building Code.
6. All buildings shall be constructed a minimum of twenty (20) feet from the edge of the road right-of-way, or forty-five feet (45) from the center of the road.
7. Variances of the above conditions may be obtained from the Planning Commission with final approval by City Council.
8. In the event there are more buyers than lots, a lottery will be held for all those who meet the above specifications. This sale of land shall be governed in accordance with the terms and conditions of this Resolution and Ordinance No. 59.

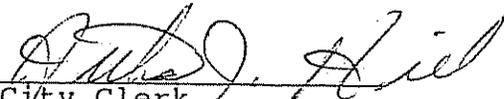
PASSED AND APPROVED THIS 27th DAY OF July
1977.

APPROVED:



Mayor

ATTEST:



City Clerk