

RESOLUTION #251

A RESOLUTION ESTABLISHING THE GUIDELINES AND CRITERIA FOR THE SELECTION OF RESIDENTIAL LOT OWNERS IN THE TUNDRA NORTH SUBDIVISION (LOTS 1-6) AND PTARMIGAN SUBDIVISION (LOTS 8-12) BY THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF BETHEL.

WHEREAS, Council of the City of Bethel has adopted Ordinance #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 by the residents of the City of Bethel in order to construct single family or duplex housing units in accordance with State and City building, fire and sanitation codes;

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 residential lot owners in the above described Subdivisions pursuant to the terms and conditions of Ordinance No. 59 and amendments thereto.

I. SPECIAL PROVISIONS:

That, of the 11 lots available for this lottery, Archie Watson will be offered the lot of his choice in exchange for the land he currently owns at the corner of Ridgecrest Drive and State Highway. The remaining lots will be disposed of in the manner as described below.

II. LOT ALLOCATION CRITERIA:

1. There will be a ten dollar (\$10.00) application filing fee.
2. An applicant must be of voting age in the State of Alaska.
3. An applicant must be either a non-property owner in the City of Bethel, or a property owner in the flood plain in the City of Bethel, or residents/landowners in the river erosion area south of First Avenue.
4. Only one application per "household unit" will be accepted. "Household unit" is defined as either single persons, married or unmarried couples, with or without children, who presently live together and who intend to use and occupy together a single lot in the subdivision.
5. Persons who are currently paying for lots that are above the flood plain and not South of First Avenue and do not yet have a deed shall be considered a land owner and not eligible for this lottery.
6. All applications shall be signed in the presense of a Notary Public.
7. After a twenty-one day (21) application period the selection of residential lot buyers shall be chosen by an open, public lottary system with lots and names drawn simultaneously. A permanent roster of additional alternative names for future potential buyers will be

maintained at the City Office in the event of any default. This list will only be used as an alternate list for the lots in this lottery.

8. The existing alternate list that was established for the City Subdivision will not apply to the disposition of these lots. To be eligible for these lots, new applications are necessary.
9. The sale of all lots shall be subject to all restrictions included in the Statutory Warranty Deed and a Declaration of Restrictions for the Tundra North Subdivision (Lots 1-6) and Ptarmigan Subdivision (Lots 8-12).

III. COST FOR EACH LOT:

1. The cost per square foot shall be established based on the Current Fair Market Appraised Value and Land Development costs.
2. Each cost per lot shall be computed according to the square footage involved.

IV. PAYMENT AND CONSTRUCTION SCHEDULE FOR EACH LOT:

1. Each lot shall be paid in full by the end of one year from date of award of lot.
 - a. A non-refundable one-third (1/3) of the price of the lot must be paid within 30 days of award of lot.
 - b. An additional one-third (1/3) must be paid within six months from award of lot.
 - c. The remaining one-third (1/3) must be paid within one year from award of lot.

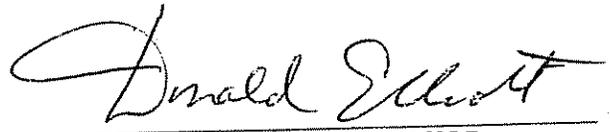
- d. A default from the above payment schedule constitutes loss of the lot.
2. Two years after date of award the construction of a residential dwelling will be required in order to retain ownership of the land.

City Council has the right of granting exceptions requested by the applicant for any particular lot within the this Subdivision, and shall allocate lots in accordance with the terms and conditions of this Resolution and Ordinance No. 59 and amendments thereto only.

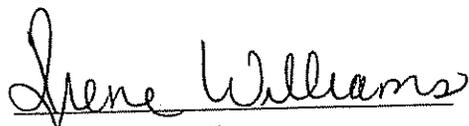
Any previous Resolution or parts thereof which are in conflict with this Resolution are hereby repealed.

PASSED AND APPROVED THIS 11th DAY OF December, 1978.

APPROVED BY:


DONALD ELLIOTT, MAYOR

ATTEST:



Irene Williams, City Clerk