

Introduced by: Planning Commission  
Date: March 25, 2008  
May 13, 2008  
Public Hearing: April 8, 2008  
May 27, 2008  
Action: Passed  
Vote: 6-0

## *CITY OF BETHEL, ALASKA*

### **ORDINANCE #08-05**

#### **AN ORDINANCE AUTHORIZING THE DISPOSAL OF ~~87,987~~ 19,000 SQUARE FEET WITHIN THE SURFACE ESTATE OF THE NORTHWEST QUARTER OF SECTION 8, RANGE 71 WEST, TOWNSHIP 8 NORTH, SEWARD MERIDIAN, TO THE ASSOCIATION OF VILLAGE COUNCIL PRESIDENTS REGIONAL HOUSING AUTHORITY.**

**WHEREAS**, The City of Bethel is the owner of ~~87,987~~ 19,000 square feet within the surface estate of the Northwest Quarter of Section 8, Range 71 West, Township 8 North, Seward Meridian; and;

**WHEREAS**, The City of Bethel and the Association of Village Council Presidents Regional Housing Authority (AVCP RHA) share a vision and goals of providing services that enhance the residents of the City of Bethel, and;

**WHEREAS**, The AVCP RHA seeks to remedy a current zoning violation and expand services to the residents of the City of Bethel and the Yukon-Kuskokwim, and;

**WHEREAS**, The Planning Department has not found any reserved uses for the property in any official or unofficial planning documents, and;

**WHEREAS**, The City of Bethel Planning Department and Planning Commission have diligently worked together with AVCP RHA on this request and come to unanimously agree upon this course of action, and;

**WHEREAS**, The division of the land created with this disposal will create a more uniform division of land when compared to neighboring lots, and;

**WHEREAS**, The plat proposal to follow the purchase of this property will include the dedication of utility easements that will enhance options for the disposal property and neighboring lots, and;

**WHEREAS**, The City of Bethel Planning Commission unanimously passed a recommendation to the Bethel City Council in favor of the disposal.

**NOW, THEREFORE BE IT ENACTED** by the City Council of Bethel Alaska as follows:

**Section 1.** This ordinance is not permanent or general in nature and shall not be placed in the Bethel Municipal Code.

Introduced by: Planning Commission  
Date: March 25, 2008  
May 13, 2008  
Public Hearing: April 8, 2008  
May 27, 2008  
Action: Passed  
Vote: 6-0

**Section 2.** The City Council hereby approves of the disposal of ~~87,987~~ 19,000 square feet within the surface estate of the Northwest Quarter of Section 8, Range 71 West, Township 8 North, Seward Meridian (hereafter "Land") to the Association of Village Council Presidents Regional Housing Authority for fair market value as depicted in Attachment A in accordance with BMC 4.08.030.C, and authorizes the City Manager to execute a quitclaim deed upon receiving compensation and the recording of a plat delineating the Land with the District Recorders Office at Bethel, Alaska. The land to be conveyed is depicted on Attachment B to Ordinance #08-05 and shall be formally surveyed at the expense of AVCP RHA to identify its boundaries. The quitclaim deed shall convey the Land to the Association of Village Council Presidents Regional Housing Authority for ~~\$239,000~~ \$52,000 and shall include a condition requiring that the City of Bethel has first right of refusal in the event that the land is ever proposed to be disposed of by the Association of Village Council Presidents Regional Housing Authority.

**Section 3.** BMC 4.08.040 does not apply to the conveyance authorized herein.

**Section 4.** This ordinance shall become effective immediately upon adoption.

**PASSED AND APPROVED THIS 27 DAY OF MAY 2008, BY A VOTE OF 6 IN FAVOR AND 0 OPPOSED.**

  
Eric Middlebrook, Mayor

ATTEST:  
  
Lori Strickler, City Clerk