

CITY OF BETHEL

RESOLUTION #176

A RESOLUTION ESTABLISHING GUIDELINES AND CRITERIA FOR THE SELECTION OF RESIDENTIAL LOT OWNERS IN THE CITY SUBDIVISION BY THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF BETHEL.

WHEREAS, City 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, because 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; and

WHEREAS, the Council of the City of Bethel believes it is in the best interest of the City of Bethel to allocate City owned land in the City Subdivision to such residents requesting adequate housing;

NOW THEREFORE LET IT BE RESOLVED, that the City Council of the City of Bethel hereby authorizes the Planning Commission to utilize the following guidelines and criteria for the selection of residential lot owners in the City Subdivision, to be recommended to and approved or disapproved by City Council pursuant to the terms and conditions of Ordinance #59 and amendments thereto.

I. Point System

A. Residency

1. Alaska resident - 1 point
2. Three years in AVCP Region - 2 points
3. Three year Bethel resident - 3 points

(An individual applicant may qualify for only one of the above categories.)

B. Qualifications (No one under voting age may apply.)

1. Voting age - 1 point
 2. Flood plain resident - 2 points
 3. Non-property owner - 1 point
- (This excludes property owners in the flood plain.)
4. Married with children - 4 points
 5. Head of household with children - 3 points
 6. Married - 2 points
 7. Single - 1 point

II. Cost for Each Lot

A. The cost for each lot shall be determined by City Council pursuant to the terms and conditions of Ordinance #59 and amendments thereto, and the following related lot cost factors:

1. Survey cost.
2. Cost of electrical power distribution system.
3. Water and/or sewer costs (if any).
4. Other development costs (if any).

III. Lot Allocation Restrictions

A. Trailers are not allowable in the City Subdivision, however modular homes will be acceptable. Such policy is not retroactive and will only be effective for new lot owners or those who currently own a City Subdivision lot and have not constructed a single family or duplex housing unit to date. All statutory warranty deeds issued to new lot owners will be restricted to the extent that if the lot owner does not construct a single family or duplex housing unit by the specified date contained within such deed, the City shall have the full right to repossess the lot.

B. The aforementioned, as well as other restrictions included in a statutory warranty deed pertaining to new lot owners, will be absolutely enforced.

City Council has the right of granting exceptions requested by the applicant for any particular lot within the City Subdivision, and shall allocate lots in accordance with the terms and conditions of this resolution and Ordinance #59 and amendments thereto only.

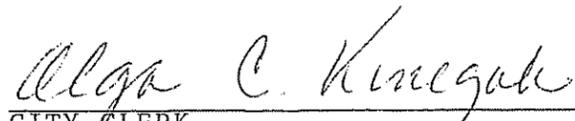
Any previous resolutions or parts thereof which are in conflict with this resolution are hereby repealed.

Passed and approved this 11 day of October, 1976.

APPROVED:


MAYOR

ATTEST:


CITY CLERK