

**CITY AND BOROUGH OF SITKA
ORDINANCE NO. 2011-39**

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA
AUTHORIZING THE SALE OF LOTS 1 THROUGH 9
IN WHITCOMB HEIGHTS III SUBDIVISION ALONG JACOBS CIRCLE**

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. **CLASSIFICATION.** This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.

2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.

3. **PURPOSE.** The purpose of this ordinance is to facilitate residential development opportunities by making parcels available in the Whitcomb Heights – South Benchlands area. The sale is consistent with ongoing Assembly directives and procedures.

4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka to:

- A. The sale of Lot 1 through 9 in Whitcomb Heights III Subdivision along Jacobs Circle is hereby authorized.
- B. The Assembly finds that the value of each parcel is less than \$500,000 and that there is therefore no requirement that the sale of such property be ratified by the voters.
- C. Sale of the parcels is to be by competitive bid to the highest qualified bidder with a minimum bid established and listed on Appendix A of this Ordinance. Said auction shall be held at the regular Assembly meeting on December 13, 2011.
- D. Terms of the sale are:
 - 1. Prospective bidders shall deposit \$500 in cash or its equivalent for each lot they may bid on with the Clerk prior to bidding, and the successful bidder shall pay the balance in 21 calendar days.
 - 2. Conveyance shall be by quit claim deed.
- E. Should any of the lots not sell at the public outcry auction, the requirements for sale by public bid shall be considered met and the remaining parcels shall be made available for over the counter sale. Over the counter sales may be completed through the use of real estate purchase agreements.

5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 25th day of October 2011.

Cheryl Westover, Mayor

ATTEST:

Colleen Ingman, Municipal Clerk