

East Peak Development Council History

Note: This timeline may not be entirely complete as it was compiled by searching through previous City Council Minutes and Agenda Packets. Planning and Zoning Commission Actions are not included, though many occurred.

2005

1/18/2005 - City Council approved Temporary Land Use Permit with RYDOR Enterprises for Approximately 1,000 Acres Within Alaska State Land Survey 79-116 - **VOTE 6 yeas, 1 nay (Long)**. Long's comments in opposition were related to the large footprint of the land and concerns about process being used.

9/6/2005 - Under public business from the floor Ryan McCune reported on preliminary business planning efforts and asked that the city support a feasibility study to assist with DNR requirements. He noted that the study would cost \$40,000 and requested that COV cover \$30,000.

10/3/2005 - City Council voted to not renew the temporary land use permit with Rydor enterprises (dba Chugach Mountain Recreation Center) for approximately 1000 acres within ASLS 79-116. **VOTE 5 yeas, 2 nays (Long, Blood). Motion failed. (Less than fair market value requires 6 votes for passage)**

2006

3/6/2006 - Resolution 06-20 - Authorizing the Negotiated Sale of Tract B, ASLS 79-116 to Rydor Enterprises. PULLED FROM THE AGENDA.

4/3/2006 - Resolution 06-28 - Authorizing the Negotiated Sale of Tract B, ASLS 79-116 to Rydor Enterprises. Clair Heise and Ryan McCune presented the proposal to Council which included a base area day lodge, Old Town Valdez shopping plaza and the year-round chair lift. Sale agreement was for 27 acres. Questions were asked about the chair lift (vs. gondola or other lift type), the delay of the feasibility study in relation to obtaining DNR land, development requirements, financing and public access. A work session was requested by Council Member Stephens. **Council moved to postpone. VOTE 7 yeas.**

4/17/2006 - A work session on the concerns with the resolution was held prior to the regular meeting. Resolution 06-28 was postponed again.

5/1/2006 - Resolution 06-28 - Authorizing the Negotiated Sale of Tract B, ASLS 79-116 to Rydor Enterprises. The resolution was brought back with changes from the work session discussion incorporated. Discussion occurred on the option for purchase on an additional 73 acres (in addition to the 27) and on the timing of the feasibility study (estimated completion February 2009) be completed in **VOTE 7 yeas.**

5/15/2006 - Under Public Appearances Clair Heise invited Council to the public interest meeting that was being held on the Chugach Mountain Recreation Facility.

6/5/2006 - City Manager John Hozey talked about a wood chip and pellet operation by NANA using local timber harvest. The potential benefits to the development of the Chugach Mountain Recreation Facility project were highlighted.

8/21/2006 - Resolution 06-72 - Authorizing the Negotiated Sale of 27 Acres Within Tracts A & B, ASLS 79-116 to Rydor Enterprises and Repealing Resolution No. 06-28. The new resolution was adopted due to an issue with the timeline in the previously adopted resolution.
VOTE 6 yeas, 1 nay (Long)

10/2/2006 - City Manager Hozey reported that the land sale had been canceled upon agreement by both parties due to an inability to meet timelines for required deposit.

2007

3/5/2007 - Resolution 07-20 - Authorizing the Negotiated Sale of 100 Acres within Tracts A & B ASLS 79-116 to Rydor Enterprises and Repealing Resolution No. 06-72. Council had some robust discussion on processes and code provisions governing land sales in general. There were questions about whether others were interested. The question was called. **VOTE 6 yeas, 1 nay (Long).**

4/2/2007 - City Manager Hozey reported that Rydor Enterprises had signed a purchase agreement and paid a deposit of \$15,000 for the land purchase.

5/7/2007 - Under Council Business from the floor Council Member Long expressed concern that road work had started on the property though the balance wasn't paid.

5/21/2007 - Mayor Bert Cottle asked for an update on Rydor Enterprises brush clearing.

6/18/2007 - City Manager Hozey stated his intent to issue a citation for unauthorized access and excavation of city property to Rydor Enterprises. Mayor Cottle noted that Corbin Creek area residents had issues with the large vehicles using the unauthorized access.

8/21/2007 - City Council held a Special Meeting specific to the access issue and considered Resolution 07-62. Minutes note that approximately 50 people were in the audience. The topic was authorizing use of Alpetco Road as temporary access for the development. Public comment was mixed. Council amended the resolution to clarify that access was limited and placed an end date on it. **VOTE ON AMENDED RESOLUTION: 4 yeas, 2 nays (Cottle, Long), 1 absent, (Leisy)**

2008

4/21/2008 - Resolution 08-12 -Supporting the Efforts of Ryan McCune (aka Rydor Enterprises) to Develop a Year Round Mountain Recreation Facility in Valdez. Mayor Cottle asked why this resolution was on the agenda and confirmed that it would not obligate spending city funds for this project. **VOTE: 6 yeas, 1 absent (Stephens)**

6/2/2008 - Resolution 08-25 - Authorizing Access to Parcels A-1, A-2 and B, ASLS 79-116 Through City-Owned Property over the Alpetco Road. Council asked about why additional time was needed for this access route and discussed timeline on a bridge. Mixed public comments were received- there were concerns about more general unauthorized access on the road. The resolution was amended to add installation of the gate. **VOTE ON AMENDED RESOLUTION: AMENDED: 5 yeas, 1 nay (Cottle), 1 absent (Stephens)**

2009

2/17/2009 - Nate Smith of Rydor Enterprises updated City Council on the project. It included marketing efforts, improvements to the road to the old police shooting range, and DNR permitting.

6/1/2009 - Ryan McCune brought the idea of the development of a Valdez Glacier Park which would include the construction of a bridge at the headwater of Valdez Glacier stream to Council under Public Business.

2013

Planning and Zoning Commission Chair Delozier presented the commissions recommendations for opening up ALPETCO Road to motor vehicles. Council and staff discussed how it would impact the neighborhood as well as the proposed Rydor Enterprises development.

2016

10/19/2016 - Discussions of supporting resort development as part of a broad economic strategy came up in the City Council Priorities discussion item led by Mayor Knight.

2017

4/18/17 - Approval of North Glacier Stream Bridge Public Easement - Community & Economic Development Director Lisa Von Barga brought the recommendation from the Planning & Zoning Commission forward. The estimated costs were \$10,000 to \$15,000. **VOTE: 5 yeas, 2 abstain (McCune, Smith)**

2019

4/2/2019 - Resolution 19-19 - Approval to Sell by Negotiation a 100 Acre Parcel of City Owned Land Within ASLS 79-116 to Rydor Enterprises, LLC. An additional 100 acres requested for purchase in this application are located adjacent to Rydor Enterprises land which was purchased from The City of Valdez in 2007 via Resolution #07-20. Council adopted 5 amendments to the resolution. **VOTE ON AMENDED RESOLUTION. 6 yeas, 1 excused (Ruff)**

7/15/2019 - The City of Valdez entered into a Purchase and Sale Agreement with Rydor Enterprises which set forth the terms for the sale of the additional 100 acres of city-owned property.

8/6/2019 - A Report on the Progress of the Sale of 100 Acres of City Owned Land to Rydor Enterprises LLC., Authorized via Resolution #19-19 was included in the packet.

10/15/2019 - Approval of an Amendment to the Purchase and Sale Agreement between City of Valdez and Rydor Enterprises. Council approved an amendment to the sales agreement to allow for additional time for the final plat to be completed. **VOTE 6 yeas, 1 excused (Ruff).**

2020

1/7/2020- City Manager Detter reported that he had met with representatives of the Rydor Development

2/4/2020 - A report on the Sale of City of Valdez Owned Land to Rydor Enterprises LLC. was included in the meeting packet.

7/21/2020 - Resolution 20-40 - Dedicating a 60 Foot Wide Public Access Easement, on City of Valdez Owned Property, Off the West and Northern Boundary of Privately Owned Parcel A-1 of Tract A, ASLS 79-116. City Council approved an easement application from Brandon Reese for access to the northern portion of the property sold to Rydor Enterprises by the City. The approval was for a public access easement. **VOTE: 6 yeas, 1 excused (O'Neil)**

10/20/2020 - Rydor Enterprises provided an update on the East Peak Mountain Resort Project under Public Appearances.

2021

2/16/2021 - City Manager Detter noted his involvement in reviewing RFPs for the access study.

3/16/2021 - City Manager Detter noted that he was tracking progress on the access study.

3/30/2021 - Work Session on Disposal of City Property – Council and staff discussed the impact of past property disposal practices including the sale of the 2 parcels to Rydor Enterprises.

5/18/2021 - Resolution 21-20 - Authorizing Access to Parcels A-1, A-2 and B, ASLS 79-116 and Tract C of Rydor Subdivision 2019 Addition, Across City Owned Property Over the Alpetco Road Trail, to Rydor Enterprises LLC and Camicia Creek Landholdings.

Resolution 08-25 granted Ryan McCune authorization to access his 100 acres of property for the purposes of development but in the time since 2008 the situation in this area changed. Due to these changes, along with the period of time that has passed since the authorization, the City Clerk and City Attorney determined that the most appropriate method to add Camicia Creek Landholdings is to repeal and replace Resolution 08-25 with a new resolution. Council amended to require liability insurance. **VOTE ON AMENDED RESOLUTION: 6 yeas, 1 vacant**

7/20/2021 - City Manager Detter reported on the ASLS 79-116 Access Study by PDC Engineers. Noting that it presented initial concepts for access at two public meetings highlighting access issues related to the property. Concerns of neighboring residents and potential impact to existing trail uses were noted.

11/2/2021 - Resolution 21-44 - Adopting "Plan Valdez" the 2021 Comprehensive Plan: Nate Smith representing East Peak Resort expressing their desire to see Action 2.1.C modified to be a higher priority and shorter timeline. Mr. Smith spoke about wanting the conversations that they are having with Alaska Department of Natural Resources regarding a possible lease of land adjacent to their property and expressed the need for the action related to creation of the Destination Resort Overlay District portion of Tile 17 more quickly than the Title 17 rewrite.

2022

3/21/2022 - Approval of Temporary Access Agreement with Rydor Enterprises, LLC, Camicia Creek Landholdings, LLC, and Brandon Reese, for Access of Parcels A-1, A-2 and B, ASLS 79-116 and Tract C of Rydor Subdivision 2019 Addition Across City of Valdez Property. Council approved a new temporary agreement that will grant continued access to the private property over City of Valdez owned land. **VOTE 5 yeas, 2 excused (Sorum, Fleming)**

2024

3/5/2024 - East Peak team presented updated development proposal to City Council under Public Appearances.

7/2/2024 - Work Session with City Council requested by East Peak team scheduled.