

CITY OF VALDEZ, ALASKA

RESOLUTION #25-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, RELEASING PUBLIC ACCESS INTEREST IN 60-FOOT-WIDE EASEMENT ON LOT 5A SLEEPY HOLLOW ADDITION NO. 4

WHEREAS, Gas Inc., LLC has requested that the 60 foot wide easement that runs along the western edge of lot 5A Sleepy Hollow Subdivision be reduced in width so that they can expand their car wash operation; and

WHEREAS, Gas Inc., LLC is the owner of Lot 5A Sleepy Hollow Subdivision; and

WHEREAS, the 60 foot wide easement was established via plat # 77-3; and

WHEREAS, it has been interpreted that the 60 foot wide easement was established with the intended use of a street; and

WHEREAS, this easement is not currently used for public access and has not been developed into a street as was the stated intention when it was established in 1977 ; and

WHEREAS, the City of Valdez does not have a fee interest ownership in the property underlying this easement; and

WHEREAS, the public hearing notice was sent to property owners within a 300ft radius of the subject easement on June 30th, 2025; and

WHEREAS, the applicant has received letters of non-objection from each of the local utility companies with infrastructure within the easement regarding reducing the easement up to 30 feet in width; and

WHEREAS, a recommendation to grant the release of public interest was approved by the City of Valdez Planning and Zoning Commission on July 9th; and

WHEREAS, the City of Valdez Planning and Zoning Commission found releasing this public interest to be consistent with Plan Valdez, the City of Valdez Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that

Section 1. The City of Valdez hereby releases all public access interest in the 60-foot-wide easement on Lot 5A Sleepy Hollow Addition No. 4.

Section 2. The utility easement remains in effect for the western 30' of Lot 5A Sleepy Hollow No. 4 and this utility easement will be formalized via an easement document filed by the property owners.

Section 3. Gas Inc, property owners of Lot 5A Sleepy Hollow No. 4, will formalize the new reduced sized easement with a formal record of survey or plat and an easement document which describes the conditions and details of the easement.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
VALDEZ, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

CITY OF VALDEZ, ALASKA

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Dennis Flemming, Mayor

ATTEST:

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Sheri L. Pierce, MMC, City Clerk