




FEE: \$50.00
SITE PLAN
(WAIVED 2013 PER
RESOLUTION #12-72)

CITY OF VALDEZ

APPLICATION FOR CONDITIONAL USE PERMIT

APPLICATION NUMBER	DATE 6/3/24
NAME OF APPLICANT Tim Duffy	
ADDRESS OF APPLICANT 1803 Homestead Rd. (PO Box 775), Valdez, AK 99686	
DAYTIME PHONE 907-831-1977	
SIGNATURE 	
LEGAL OWNER Alaska Sea Kayak Adventures, LLC DBA Pangaea Adventures	
ADDRESS 1803 (& 1829 Homestead Rd.) (PO Box 775), Valdez, AK 99686	
PHONE NUMBER 907-831-1977	
STREET ADDRESS: 1803 Homestead Rd., Valdez, AK 99686	
LEGAL DESCRIPTION: Lot 4 (& Parcel B), D-8 Subdivision, Valdez, Alaska 99686	
CURRENT ZONING Rural Residential	
PROVISIONS OF ZONING ORDINANCE REQUIRING A VARIANCE (I.E. SETBACK, LOT COVERAGE, ETC.)	
USE REQUESTED Conditional Use Permit for 1803 (& 1829 Homestead Rd). I and any of my successors would like to continue to use the land the exact same way that I have been since I acquired the property from the original owner of Pangaea Adventures back in 2009, as a residence, as well as boat, vehicle, and equipment storage along with employee housing.	
TEMPORARY N/A	HOW LONG N/A
PERMANENT x	

Please answer the following questions:

How will the proposed use conform to the present and future development of the area? What will be its effect on present and future development?

Ultimately, we just want to continue to exist here. To live and do business. Through providing jobs, rich outdoor experiences to visitors, charitable contributions to local causes, decent revenue for the Bear Paw RV Park and City of Valdez, significant traffic for the hotels, stores, eateries, RV parks and campgrounds here. Pangaea Adventures has consistently proven to be an upstanding contributor to the Valdez community and economy. In gaining full compliance and a letter from the town to acknowledge this, we hope to continue to be able to do this.

Why is there a need in the area for the Conditional Use requested? Wherever possible, substantiate this statement with factual data.

Pangaea Adventures hires individuals uniquely suited to be able to run boats and guide groups in the wild, many of whom are from elsewhere and need to travel to Valdez for the summer months. A very tight and pricy housing market here has created the need for Pangaea to provide housing for its employees. Pangaea also has operational equipment it needs a place to store. The former owner of Pangaea Adventures assured me back in 2008, before I purchased the business from him, that the use of the property was legitimate, especially when considering he had a garage permitted and built with bathrooms and a kitchen to help facilitate employee living. Also the property is owned by a business. Therefore, I honestly thought we were already permitted for this use! I assure you that we all are, and have only ever been, respectful, low-impact individuals and good neighbors to have.

Why is this site especially suited to the Conditional Use proposed?

Our property is perfectly suited for these needs and uses, because the garage was actually built to fit our existing water taxis, as well as to provide a kitchen space and bathrooms for our employees. With tents that we construct and deconstruct each May and September, we offer a minimum-impact way for our workers to remain here, out on the edge of town where the lots are bigger, we are hidden from view from everyone but ourselves, and our back yard abuts undeveloped land to the north for further than the eye can see. We all share a common interest in the outdoors, and having that "wilderness experience" really helps to make a difference, and ultimately, this a desirable place to be for our employees.

Why would the Conditional Use have no detrimental effects on surrounding property and uses?

There have not been any detrimental effects on surrounding property and uses since 2008 when Pangaea began using this property in this capacity, and again, we are only looking to officially continue using this property in this very same manner. We have had no run-ins with any neighbors over the years, and have actually only developed decent relationships with some of them. We are on fantastic terms with Donna Schantz to our east, we became good friends with the Edelmans across the street to the south when they were here for 15 years, and we've actually never encountered our neighbor to the west.

Attach or include any other information you feel is relevant to this application

As I've made it be known to Nicole, for years I've been trying to sell my business Alaska Sea Kayak Adventures, LLC, or Pangaea Adventures as we all know it, but not to just anyone. I'm trying to find a suitable successor who will continue to uphold the values of a respectable person, neighbor and business. After a few years, I have finally found a serious and seemingly virtuous prospective buyer. He is currently trying to secure a SBA 7a loan to make this deal happen, and turns out, this is one of the critical path "show-stopper" items, where the lender needs to first see a letter from the town of Valdez acknowledging and accepting the existing use for the land. Our proposed closing date is July 15, and obtaining this document has been listed as a key objective for the week ahead. Therefore, your timely attention to this matter would be greatly appreciated.

I sincerely appreciate you all taking the time to consider my position here, and for helping me find my way to full compliance.