

CITY OF VALDEZ, ALASKA

RESOLUTION #23-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, ACCEPTING THE PROPOSAL FROM VALDEZ VETERINARY SERVICES, LLC FOR DEVELOPMENT OF LOTS 4A, 6-7, AND 9B, BLOCK 33, MINERAL CREEK SUBDIVISION, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE TERMS OF SALE

WHEREAS, the City of Valdez is the owner of the following real property described as Lots 4A, 6-7, and 9B, Block 33, Mineral Creek Subdivision (or 120, 128 and 142 Egan Dr); and

WHEREAS, the City Council authorized the City Manager to issue a Request for Proposal for development of the properties that was posted on September 8, 2023, with a submission deadline of November 3, 2023; and

WHEREAS, the sole proposal received was from Valdez Veterinary Services, LLC, represented by Katherine N. Foster, for the development of a veterinary practice with several attached apartments, and a memorial garden.

WHEREAS, the parcels are zoned General Commercial on the official zoning map of Valdez; and

WHEREAS, the 2021 Valdez Comprehensive Plan (Plan Valdez) shows the parcels as within the Town Center place type, which is intended to blend commercial, multi-family residential, cultural, institutional, and entertainment uses with an environment centered on walkability and strong connections to live, work, play destinations; and

WHEREAS, Plan Valdez describes the Town Center place type as encouraging compatible mixed-use buildings with retail/commercial on the ground floor and residential above with building frontages and entrances oriented to the street; and

WHEREAS, the Town Center place type encourages shared parking, located near the rear and side lots of buildings.

WHEREAS, special consideration may be given to development proposals that provide solutions for City Council priorities of housing and/or childcare; and

WHEREAS, projects including long-term dwelling units as a component of the development may be eligible for the City of Valdez Housing Incentive Program.

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

Section 1. The City Council has found that it is not in the public interest to offer Lots 4A, 6-7, & 9B, Block 33, Mineral Creek Subdivision at public sale.

Section 2. The City Council has found that it is in conformance with the 2021 Valdez Comprehensive Plan to develop this land in accordance with the uses described in the Town Center place type.

Section 3. The City Council has found the development proposal received from Valdez Veterinary Services to meet the requirements of request for proposals.

Section 4. The City Manager, or their designee, is hereby authorized to negotiate the terms and conditions of sale, including a sale price of the property. Such terms and agreement shall establish development requirements, a timeline and shall require subsequent approval by the City Council by resolution passed by not less than six affirmative votes, pursuant to VMC 4.04.070.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2023.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk