

CITY OF VALDEZ, ALASKA

RESOLUTION #25-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT GRANTING PERMISSION TO RYDOR ENTERPRISES, LLC, CAMICIA CREEK LANDHOLDINGS, LLC, EAST PEAK RESORT, AND BRANDON REESE, ACCESS PARCEL A-1-B AND A-1-A RYDOR SUBDIVISION 2022, PARCEL A-2 TRACT A ASLS 79-116 & PARCEL B, TRACT B, ASLS 79-116, AND PARCEL C RYDOR SUBDIVISION 2019 ADDITION ACROSS CITY-OWNED PROPERTY OVER THE ALPETCO ROAD TRAIL

WHEREAS, the City of Valdez sold Rydor Enterprises, LLC 100 acres of property within Tract A and Tract B, ASLS 79-116, known as Parcels A-1-B and A-1-A Rydor Subdivision 2022 Replat, Parcel A-2 Tract A ASLS 79-116 & Parcel B, Tract B, ASLS 79-116, and Parcel C Rydor SUBD 2019 Addition; and

WHEREAS, Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC, East Peak Resort, and Brandon Reese require access to the properties for future mountain recreation development; and

WHEREAS, this property has no developed physical access, and Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC, East Peak Resort, and Brandon Reese are requesting access across City property for the purpose of continuing the process of development; and

WHEREAS, the City Council approved Resolution 08-25 on June 2, 2008 authorizing temporary and insured access to the properties via the Alpetco Road trails; and

WHEREAS, the City Council approved Resolution 21-20 on May 18<sup>th</sup>, 2021 authorizing temporary and insured access to the properties via the Alpetco Road trails; and

WHEREAS, the City Council authorized temporary access via the Alpetco Road trails on May 17, 2022; and

WHEREAS, the City staff authorized temporary access via the Alpetco Road trails again on September 27, 2025 to accommodate access until October 7, 2025 to allow time for Council to review a resolution granting access; and

WHEREAS, the City wishes to grant Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC, East Peak Resort, and Brandon Reese access while maintaining public use of existing trails; and

WHEREAS, the City of Valdez needs to be protected against liability that may result from the access provided under this Resolution; and

WHEREAS, the City of Valdez needs to ensure all required state and federal permits are obtained for all actions taken on its land.

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

Section 1. The City Manager of the City of Valdez, Alaska is authorized to negotiate the terms of this access agreement with the applicants, and to sign documents pertinent to this instrument on behalf of the City of Valdez.

Section 2. Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC, East Peak Resort, and Brandon Reese, are granted access for purposes of project development over the Alpetco Road trail (route shown in Exhibit A) until December 31, 2027, or until otherwise revoked by Council resolution so long as all other requirements of this Resolution are satisfied.

Section 3. The City, acting through the City Manager, may restrict any form of access not expressly provided for by this Resolution.

Section 4. For the duration of the access grant, Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC, East Peak Resort, and Brandon Reese shall maintain a \$1,000,000 general liability policy for the access area naming the City of Valdez as an additional insured, proof of which must be submitted to the City Manager prior to using the access area under this Resolution.

Section 4. In conformance with state and federal regulations, all required Alaska Department of Fish and Game Fish Habitat Permits and other applicable state and federal permits shall be obtained and submitted to the City Manager for inspection prior to using the access area under this Resolution.

Section 5. Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC, East Peak Resort, and Brandon Reese shall not allow access through the locked gate maintained by the City to third parties without prior written consent from the City, unless such access is directly associated with the performance of work under an approved building permit or development activity.

Section 6. Rydor Enterprises, LLC, Camicia Creek Land Holdings, LLC East Peak Resort, and Brandon Reese use of the access area is not exclusive and shall not unreasonably interfere with the use of the public or the City.

Section 7. No clearing, brush disposal, or trail modification within the access area shall occur without the prior approval of a plan for such activities by the City Manager.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 7<sup>th</sup> day of October, 2025.

CITY OF VALDEZ, ALASKA

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Dennis Fleming, Mayor

ATTEST:

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Sheri L. Pierce, MMC, City Clerk