

CITY OF VALDEZ, ALASKA

RESOLUTION #22-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE WITH ALASKA GUIDE COMPANY, LLC FOR 2581 RICHARDSON HIGHWAY, A PORTION OF USS 439 OWNED BY THE CITY OF VALDEZ

WHEREAS, Alaska Guide Company, LLC desires to utilize City of Valdez property adjacent to Glacier Stream to operate a recreational guiding business; and

WHEREAS, 2581 Richardson Highway was identified as a City-owned parcel available for lease; and

WHEREAS, Alaska Guide Company, LLC has applied to lease the property for a ten-year term for construction and operation of a recreational guiding business; and

WHEREAS, the property is zoned Light Industrial which allows for business offices, employee housing, gear rental storage and maintenance facility and a Onewheel and mountain biking course; and

WHEREAS, helicopter landing facilities are a conditional use in the Light Industrial district; and

WHEREAS, RV Parks and Campgrounds are a conditional use in the Light Industrial district; and

WHEREAS, per the 2005 Property Management Policies and Procedures, a phase I environmental site assessment is required to be completed for all Light Industrial property at the cost of lessee.

WHEREAS, per 16.04.020, leases for periods of ten years or greater are required to be subdivided. A subdivision is required at the cost of lessee.

WHEREAS, the Planning and Zoning Commission approved a recommendation to approve this lease on April 27, 2022.

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

Section 1. The City Council of the City of Valdez, Alaska authorizes a lease with Alaska Guide Company, LLC and authorizes the City Manager or their designee to negotiate said lease.

Section 2. The use of the lease shall be for the construction and operation of a recreational guiding business, including construction of employee housing, gear rental/storage and maintenance facility, a business office, and a Onewheel and mountain biking course.

Section 3. This lease approval excludes a ropes course, a zipline course, a rock and ice climbing wall, climbing and obstacle features, and swings from being authorized uses on the property as they do not conform to the allowable uses in the Light Industrial district.

Section 4. An RV park/campground is excluded as a condition of this lease approval; Alaska Guide Company is required to obtain a conditional use permit and a lease amendment should they choose to pursue an RV park/campground.

Section 5. A helicopter landing field is excluded as a condition of this lease approval; Alaska Guide Company is required to obtain a conditional use permit and a lease amendment should they choose to pursue a helicopter landing field.

Section 6. All local, state, and federal permitting associated with the development must be obtained, and the conditions of such approvals must be complied with throughout the duration of the lease term, including required floodplain development permits.

Section 7. Per 16.04.020, leases for periods of ten years or greater are required to be subdivided. A subdivision is required at the cost of lessee.

Section 8. A phase I environmental site assessment is required to be completed prior to execution of the lease agreement at the cost of lessee.

Section 9. The annual rental fee shall be 10% of fair market value annually. An appraisal to determine fair market value shall be ordered at the cost of lessee.

Section 10. In conformance with Valdez Municipal Code Section 4.08.160 this lease shall not become effective until public notice has been given for at least thirty days. This resolution shall be posted twice in a newspaper in the city and shall be posted on the official city bulletin board and two other public places in the city for thirty days prior to the effective date of the lease.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, this 4th day of May, 2022.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk