

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.

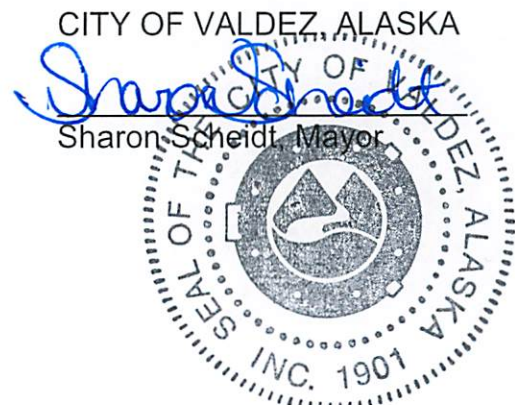
Section 9. The annual rental fee shall be 10% of fair market value annually. An appraisal to determine fair market value shall be ordered at the cost of lessee.

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.

ATTEST:


Sheri L. Pierce, MMC, City Clerk



17.04.290 Bunkhouse.

“Bunkhouse” means a building used as living quarters for people such as cannery workers or construction laborers where shower and sanitary facilities are shared by several rooms. (Ord. 17-04 § 1 (part): Ord. 16-04 § 2 (part): Ord. 03-15 § 1 (part): prior code § 30-8(b) (part))

17.04.1170 Professional office.

“Professional office” means the office of a member of a recognized profession maintained for the conduct of that profession. (Ord. 17-04 § 1 (part): Ord. 16-04 § 2 (part): Ord. 03-15 § 1 (part): prior code § 30-8(b) (part))

17.04.1220 Recreational vehicle park or campground.

“Recreational vehicle park or campground” means a parcel of land where two or more recreational vehicles or tents are parked, camped, leased or rented for temporary occupancy for recreation or vacation purposes. A recreational vehicle park or campground may be improved or unimproved providing remote, rural or nonrural settings that may or may not include improvements and amenities such as restrooms, water, showers, electricity, a dump station, cable television, Internet service or similar services. (Ord. 17-04 § 1 (part): Ord. 16-04 § 2 (part): Ord. 03-15 § 1 (part): prior code § 30-8(b) (part))

**Chapter 17.36
L-I LIGHT INDUSTRIAL DISTRICT**

Sections:

[17.36.010 Intent.](#)

[17.36.020 Permitted principal uses and structures.](#)

[17.36.030 Permitted accessory uses and structures.](#)

[17.36.040 Conditional uses.](#)

[17.36.050 Prohibited uses and structures.](#)

[17.36.060 Minimum lot requirements.](#)

[17.36.070 Minimum setback requirements.](#)

[17.36.080 Maximum lot coverage by all buildings and structures.](#)

[17.36.090 Maximum height of buildings and structures.](#)

[17.36.100 Required off-street parking and loading.](#)

17.36.110 Signs.**17.36.010 Intent.**

The L-I (light industrial) district is intended for light industrial development including light manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations. Limited commercial uses and accessory residential uses are allowed in the L-I district to serve the uses for which the district is primarily intended. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(a))

17.36.020 Permitted principal uses and structures.

In an L-I zone, the following uses and structures are permitted outright:

- A. Automobile service stations;
- B. Sales and repair facilities (i.e., equipment, boat, auto body);
- C. Building material supply establishments;
- D. Breweries;
- E. Bunkhouses;
- F. Distilleries;
- G. Professional offices;
- H. Maintenance and service shops, construction offices and equipment storage yards;
- I. Marijuana cultivation facilities;
- J. Marijuana product manufacturing facilities;
- K. Marijuana retail stores;
- L. Marijuana testing facilities;
- M. Light manufacturing and processing operations;
- N. Open space for recreation;
- O. Principal permitted uses of waterfront industrial district;
- P. Agricultural nurseries and greenhouses;
- Q. Utilities installations, except dams, water reservoirs and sewage treatment plants;
- R. Warehousing and indoor/outdoor storage;

S. Wineries. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(b))

17.36.030 Permitted accessory uses and structures.

In an L-I zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section [17.36.020](#), are permitted:

- A. Accessory buildings;
- B. Owner/operator dwellings;
- C. Sales and service uses accessory to permitted principal uses;
- D. Watchman's facilities;
- E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 08-11 § 14: Ord. 03-15 § 16 (part): prior code § 30-25(c))

17.36.040 Conditional uses.

In an L-I zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- A. Airports and landing fields for rotary or fixed-wing aircraft;
- B. Animal hospitals, veterinary practices and kennels;
- C. Asphalt and concrete plants;
- D. Correctional facilities;
- E. Hazardous, volatile and flammable storage and distribution;
- F. Recreational vehicle campground;
- G. Sawmills;
- H. Solid waste processing facility on tracts of not less than ten acres;
- I. RV park or campground;
- J. Mobile home courts;
- K. Outdoor shooting ranges;
- L. Restaurants, taverns and cocktail lounges;

M. Structures over thirty-five feet. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(d))

17.36.050 Prohibited uses and structures.

Any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(e))

17.36.060 Minimum lot requirements.

Width and area are determined by use and other codes. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(f))

17.36.070 Minimum setback requirements.

Front yard, side yard and rear yard subject to building code regarding fire walls and separation of structures. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(g))

17.36.080 Maximum lot coverage by all buildings and structures.

Unrestricted within setbacks. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(h))

17.36.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(i))

17.36.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(j))

17.36.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(k))