

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 2-15-00

Submitted by: Chairman of the Assembly  
at the Request of the Mayor

Prepared by: Department of Law

For reading: FEBRUARY 1, 2000

ANCHORAGE, ALASKA  
AO NO. 2000-43

1 AN ORDINANCE APPROVING THE LONG-TERM (NOT EXCEEDING 30 YEARS) LEASE  
2 OF THE HILLTOP SKI AREA WITH MODIFIED BOUNDARIES (APPROXIMATELY 160  
3 ACRES) IN THE MUNICIPALITY'S FAR NORTH BICENTENNIAL PARK TO YOUTH  
4 EXPLORING ADVENTURE, INC., A NON-PROFIT CORPORATION DOING BUSINESS AS  
5 HILLTOP SKI AREA, TO CONTINUE THE USE, MANAGEMENT AND DEVELOPMENT OF  
6 THE HILLTOP SKI AREA BY YOUTH EXPLORING ADVENTURE, INC. AS A PUBLIC  
7 RECREATION AREA AND SUBMITTING TO THE QUALIFIED VOTERS OF THE  
8 MUNICIPALITY AT THE REGULAR MUNICIPAL ELECTION APRIL 4, 2000 A BALLOT  
9 PROPOSITION TO APPROVE SAID LONG-TERM LEASE.

11  
12 WHEREAS, Youth Exploring Adventure, Inc. d/b/a Hilltop Ski Area is a non-profit  
13 corporation (herein also the "Corporation") which has used, managed and developed the Hilltop Ski  
14 Area of the Far North Bicentennial Park of the Municipality as a public winter recreational site since  
15 March 23, 1983; and

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17 WHEREAS, Youth Exploring Adventure, Inc. desires to further develop the Hilltop Ski Area  
18 by construction of permanent improvements of substantial dollar value to be paid for by the  
19 Corporation from grants, loans and donations to the Corporation and other sources; and

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21 WHEREAS, the further development and improvement of the Hilltop Ski Area by the  
22 Corporation for use of the public is in the best interests of and for the benefit of the Municipality  
23 and its citizens; and

24  
25 WHEREAS, the Hilltop Ski Area consists of approximately 160 acres of land located in the  
26 Far North Bicentennial Park of Anchorage, Alaska as shown on the attached USKH Future Area  
27 Sheet No. C2 dated 1/21/00; and

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29 WHEREAS, pursuant to Anchorage Ordinance No. 84-199 the Hilltop Ski Area is dedicated  
30 to park and recreational uses, the lease of which must be approved by the voters of the Municipality  
31 pursuant to Anchorage Municipal Charter §10.02(8); now therefore,

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33 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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35 **Section 1:** Subject to the provisions of Charter §10.02(8) and the public vote required therein, the  
36 Assembly hereby approves and authorizes the long-term, non-exclusive lease of the Hilltop Ski Area

of the Municipality's Far North Bicentennial Park as shown on the USKH Future Area Sheet No. C2 dated 1/21/00 (Appendix A. hereto) containing approximately 160 acres to Youth Exploring Adventure, Inc. d/b/a Hilltop Ski Area, a non-profit corporation on the following terms and conditions for its continued use, management and further improvement to be operated as a primarily outdoor, recreation site for skiing and other recreational activities with indoor amenities open to the general public:

1. A lease term of 20 years with an option to renew for an additional 10 years;
2. A lease rate of 2% of gross revenues adjustable every two years by up to an additional ¼% payable either in cash or permanent capital improvements of equal value;
3. All permanent capital improvements to become the property of the Municipality upon termination or expiration of the lease;
4. Youth Exploring Adventures, Inc. to pay all utilities;
5. No assignment of the lease without the approval of the Municipality, except that the Mayor may consent to an assignment for security purposes;
6. All capital improvements and trail construction and relocation to be in accord with the concept and final conditions of development recommended by the Anchorage Parks and Recreation Commission or the latter's amendments to said conditions, approved by the Mayor or his designee.
7. Such other and additional terms and conditions as the Mayor may deem necessary and advisable in the best interests and for the protection of the Municipality and the general public.

**Section 2.** The USKH Future Area Sheet No. C2 dated 1/21/00 (Appendix A. hereto) containing approximately 160 acres shall be transcribed into a legal description acceptable to the Municipal Surveyor for the public election notices of this ballot proposition.

**Section 3.** That, pursuant to Charter §10.02(8), a ballot proposition in substantially the following form shall be submitted to the qualified voters of the Municipality at the regular municipal election to be held April 4, 2000:

Proposition \_\_\_\_\_

**APPROVING ANCHORAGE ORDINANCE No. 2000-43 AUTHORIZING  
A LONG-TERM LEASE OF THE HILLTOP SKI AREA FOR ITS CONTINUED  
USE, MANAGEMENT, IMPROVEMENT AND DEVELOPMENT BY  
YOUTH EXPLORING ADVENTURE, INC. D/B/A HILLTOP SKI AREA**

Shall Anchorage Ordinance 2000-43 authorizing the Municipality of Anchorage to enter into a long-term, non-exclusive lease not to exceed 30 years of the Hilltop Ski Area with modified boundaries containing approximately 160 acres for the continued use, management, improvement and development as a public recreation facility by Youth Exploring Adventure, Inc. doing business as Hilltop Ski Area and the lease of land provided for therein be approved?

Yes [ ]

No [ ]

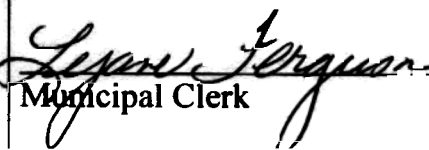
1  
2 The Hilltop Ski Area with modified boundaries consists of approximately 160 acres  
3 within the Far North Bicentennial Park of Anchorage off of Abbott Road on the south  
4 Anchorage Hillside as described in Anchorage Ordinance 2000-43.\*  
5

6 **Section 5:** The Proposition set forth in Section 1. of this ordinance shall become effective upon  
7 certification of the election at which presented if, but only if, said Proposition is approved by a  
8 majority of the qualified voters voting on the Proposition. All other Sections of this ordinance shall  
9 become effective immediately upon passage and approval.

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11 PASSED AND APPROVED by the Anchorage Assembly this 15 day of FEBRUARY, 2000  
12  
13

14  
15   
16 Chair of the Assembly

17 ATTEST

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19  
20   
21 Municipal Clerk  
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23 \*The modified boundaries include 30 acres not currently within existing boundaries.  
24 If Anchorage Ordinance 2000-43 fails to gain voter approval, the Municipality,  
25 through the Cultural and Recreational Services Department intends to offer a  
26 revocable, five-year permit to Youth Exploring Adventure, Inc. for the existing  
27 200 acre lease area.  
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