

**CITY OF WHITTIER, ALASKA
RESOLUTION 2026-050**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHITTIER, ALASKA,
APPROVING THE USE OF A MULTI-PARCEL APPRAISAL METHOD FOR CERTAIN
HARBOR UPLANDS LEASE PARCELS PURSUANT TO WMC 3.38.450(F)**

WHEREAS, the City of Whittier administers leases for certain parcels within the Harbor Uplands area; and

WHEREAS, WMC 3.38.450(F) authorizes the City Council to approve a multi-parcel appraisal method by resolution if the Council determines that the parcels included within the appraisal are substantially similar and the use of a multi-parcel appraisal method is more efficient than an individual parcel appraisal method; and

WHEREAS, the City is undertaking appraisal services for multiple lease parcels throughout the City in connection with lease administration; and

WHEREAS, the Small Boat Harbor lease parcels AP-01 through AP-40 share substantially similar physical characteristics, location, zoning, utility access, and market influences where their individual characteristics support use of a multi-parcel/key-lot appraisal approach; and

WHEREAS, the City Council finds that appraisal of these substantially similar parcels using a multi-parcel/key-lot approach—through detailed analysis of a representative parcel and consideration of differences in size, access, configuration, location, and other relevant factors to develop an individual value for each parcel—will reduce duplication of effort, improve consistency among valuation conclusions, and allow appraisal services to be completed more efficiently than requiring separate individual parcel appraisals for each parcel; and

WHEREAS, the City Council further finds that the use of a multi-parcel appraisal method remains capable of producing reliable fair market value conclusions for the parcels identified herein.

NOW, THEREFORE, THE WHITTIER CITY COUNCIL HEREBY RESOLVES:

Section 1. The recitals contained in this Resolution are adopted as findings of the City Council.

Section 2. Pursuant to WMC 3.38.450(F), the City Council hereby determines that the Small Boat Harbor lease parcels AP-01 through AP-40 are substantially similar where their individual characteristics support use of a multi-parcel/key-lot appraisal approach and that use of that approach is more efficient than an individual parcel appraisal method.

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Section 3. The City Council hereby approves the use of a multi-parcel/key-lot appraisal method for the parcels AP-01 through AP-40 as identified in Exhibit A for purposes of determining fair market value in connection with City lease administration and related lease actions.

Section 4. Nothing in this Resolution shall prevent the City from requiring an individual parcel appraisal for any parcel if the City Council or City Manager determines that parcel-specific circumstances warrant additional valuation analysis.

Section 5. This resolution shall be effective immediately upon adoption.

PASSED AND APPROVED by a duly constituted quorum of the Whittier City Council on this _____ day of _____, 2026.

Victor Shen
Mayor

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Shelby Carlson
Acting City Clerk

(City Seal)