



Valdez Zoning Code (Title 17) Revision

Community Working Group: Meeting 3

Monday, January 9, 2023 | 12:00 – 1:30 p.m.

Meeting Location:

In Person: Valdez City Council Chambers, 212 Chenega Avenue

Zoom: <https://agnewbeck.zoom.us/j/87206349659>

Meeting ID: 872 0634 9659

One tap mobile: +13462487799,,87206349659#

Phone option for audio: (253) 215-8782 | **Toll-free** (877) 853-5257

PARTICIPANTS

Working Group: Dennis Fleming and James Devens, Council Members; Steve Goudreau and Chris Watson, Planning & Zoning Commissioners; Anna Bateman, Valdez Native Tribe Administrator; Brad Barnett, Alice MacDonald, Dan Gilson, Priscilla Gregg, Elijah Haase, Ken Lares, Valdez Residents

City of Valdez Planning Department: Kate Huber, Director; Bruce Wall and Nicole LeRoy, staff

Agnew::Beck Consulting: Shelly Wade and Anna Brawley (Anchorage, AK)

Stantec: Erin Perdu (Minneapolis, MN) and Ryan Givens (Bellevue, WA)

OBJECTIVES

1. Continue discussion of proposed table of uses and recommended approach, with focus on residential uses
2. Review proposed list of zoning districts, including consolidation of current districts
3. Continue discussion of housing types and residential uses, targeted discussions of:
 - a. Housing types and level of review by district (allowed “by right” versus conditional use)
 - b. Short-term rentals
 - c. Mobile and manufactured homes
 - d. Small homes (“tiny homes,” “cottage homes,” similar types of compact housing)

AGENDA

Time (approximate)	Item	Lead
12:00	Land Acknowledgement Group Introductions (if any new members) Review Agenda and Objectives	Anna Brawley
12:10	Recap: Steps in the Process of Simplifying Zoning Code <ul style="list-style-type: none"> • Simplifying uses (what activities are allowed by district) • Simplifying districts (where categories of uses are located) • Deciding what is allowed vs. requires additional approvals • Identifying other standards or rules by district or use type 	Anna Brawley / Erin Perdu

Time (approximate)	Item	Lead
12:20	<p>Proposed Use Table and Districts <i>See agenda packet, "REVISED Proposed Use Table - Residential" and "Proposed District Consolidations"</i></p> <ul style="list-style-type: none"> • Continue discussion of proposed approach to residential uses • Discuss approach to consolidation of districts • Discuss: are the residential uses proposed appropriate for the various districts? Are we losing anything with the consolidations? 	Erin Perdu
12:45	<p>Housing (Residential Land Uses)</p> <ul style="list-style-type: none"> • Non-owner-occupied short-term rentals in residential districts • Mobile home and manufactured homes and mobile home parks • Owner/operator housing in industrial districts • Worker housing • ADUs • Other housing situations • "Tiny" homes • Discuss: What other housing types should be regulated? Specific concerns with mobile and manufactured housing? 	Erin Perdu / Ryan Givens
1:10	<p>Regulating Short Term Rentals</p> <ul style="list-style-type: none"> • Overall goals, approach, issues • Discuss: What are the concerns (if any) with short-term rentals? Are they worthy of special regulation? 	Ryan Givens
1:25	<p>Next Steps</p> <ul style="list-style-type: none"> • Next meeting: Monday, February 6, 2023 • Homework: Review proposed Commercial and Industrial use table; identify questions, points for more discussion 	Anna Brawley
1:30	ADJOURN	

Working Group Meeting Schedule – 2023

- Meeting 3: Monday, January 9, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom
- Meeting 4: Monday, February 6, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom
- Meeting 5: Monday, March 6, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom
- Meeting 6: Monday, April 3, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom

USES AND HOUSING

PROPOSED USE TABLE

To help address some of the issues described above and make the allowed uses in zoning more consistent with Plan Valdez (the City’s Comprehensive Plan), we began drafting a consolidated use table.

Some differences in this approach, compared with the way the current ordinance handles uses:

1. There is one table that lists all uses and all zoning districts, in one place.
2. Eliminates duplication of uses.
3. Creates more general use categories, so that creative uses of land can “fit”, rather than automatically be excluded.
4. Allows a wider mix of uses in more districts, which corresponds to the Primary and Supporting land uses in *Plan Valdez*.
5. Keeps uses with potential compatibility or life/safety concerns at certain locations subject to conditional use review (including a public hearing), so proposals fit seamlessly into the surrounding context.
6. Allows complementary uses as accessory and/or as permitted uses in industrial districts.
7. Moves regulations on how many buildings can be placed per-lot to Special Use Standards.

DISTRICT CONSOLIDATIONS

To simplify the ordinance and make the regulations of uses more flexible, we are proposing several district consolidations. The potential consolidations became clearer after working on the proposed use table and comparing dimensional requirements (like lot size, width, setbacks). Several of the consolidations (like combining HI Heavy Industrial with HI-G Heavy Industrial, Gravel Extraction) are based on the idea that there should not be districts devoted to a single use. Those uses that require a higher level of scrutiny and/or additional standards (like gravel extraction) can be allowed as conditional uses and the special standards included in another section of the ordinance.

Some other consolidations are proposed because the differences between districts are very subtle. For example, there is almost no difference between the RR Rural Residential and RN Semi-Rural Residential districts except for lot width and the allowance of mobile homes in RN.

The proposed consolidations are described in the “Proposed District Consolidations” attachment. A summary is as follows:

RR Rural Residential and RN Semi-Rural Residential → Combine to R1 Rural Residential

RA Single-Family Residential and RB Single- and Two-Family Residential → Combine to R2 Moderate Density Residential

RC Multiple-Family Residential → stay as-is and retitle R3 High Density Residential

RM Residential Mobile Home → Absorb into R1 and R2 Districts

NC Neighborhood Commercial and CR Commercial Residential → Combine to NMU Neighborhood Mixed Use

CBD → Stay as-is

G General Commercial and WC Waterfront Commercial → Combine to G General Commercial

LI Light Industrial and A Airport → Combine to LI Light Industrial

WI Waterfront Industrial and VCT Valdez Container Terminal → Combine to WI Waterfront Industrial

HI Heavy Industrial and HI-G Heavy Industrial, Gravel Extraction → Combine to HI Heavy Industrial

Discussion: Are we losing anything with these consolidations? Do you agree with the approach?

HOUSING

In our discussions with staff, Planning and Zoning Commission and City Council, it is clear there is a strong local desire for the code to be more permissive regarding housing types and where they are permitted. The community has a housing shortage, yet the code includes several regulatory barriers to residential development. Examples:

- The code does not allow for compact single-family housing types (e.g., cottage homes or houses on smaller lots).
- There are situations where a townhouse and certain multi-family housing requires conditional use approval (which includes a public hearing).
- Mobile homes are considered different than single-family homes and are regulated separately.

Our approach to housing includes:

1. Define, in general terms, a wider range of housing types.
2. Expand the list of permitted housing types for each zone. Specifically, allow multi-family, townhouses, and duplexes (under certain criteria) in the R-B, R-C, and commercial zones.
3. Re-evaluate whether mobile homes should be permitted in the same manner as single-family houses. Rationale: while their construction methods are different, they have very similar character and impact on a neighborhood but can be constructed at a much lower cost.
4. What other housing types do we need to include?
 - Tiny homes, container conversions, and other smaller housing types
 - Accessory Dwelling Units (particularly more than one on a lot)
 - Temporary worker housing (recommendation: include as a conditional use in industrial and commercial districts, with special standards relating to ensuring the housing is connected to the primary business use)
 - Multi-generational housing
 - Housing without a “primary dwelling” on a lot?

Discussion: What other housing types should be included, and where? What concerns are there with mobile and manufactured homes specifically?

SHORT-TERM RENTALS

Short-term rentals (such as Airbnbs, Bed and Breakfasts) have been raised by staff and the City Council as a potential housing type that should be addressed in the new zoning code. These are not only for tourists but could also be used for corporate (linked to a specific business) housing for out-of-town workers.

Before drafting language, we would like to gain a better understanding of what concerns there are over short-term rentals and where they are located. In many communities, these are regulated with permitting or licensing requirements, but these are generally for tourism-related purposes.

Discussion: Should short-term rentals be regulated? If so, what are the biggest concerns? Are there specific areas where they should be allowed? Not allowed?