



Valdez Zoning Code (Title 17) Revision

Community Working Group: Meeting 4

Monday, February 6, 2023 | 12:00 – 1:30 p.m.

Meeting Location:

In Person: Valdez City Council Chambers, 212 Chenega Ave.

Zoom: <https://agnewbeck.zoom.us/j/82632408721>

Meeting ID: 826 3240 8721

One tap mobile: +17193594580,,82632408721# US

Phone option for audio: (253) 215-8782 Use meeting ID to connect

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, 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. New discussion: Concerns (if any) with short-term rentals? What (if any) regulation needed?
2. Continued discussion: Proposed table of uses, with focus on commercial and industrial uses
3. New discussion: Have we identified all uses that should have specific use standards?

AGENDA

Time (approximate)	Item	Lead
12:00	Land Acknowledgement Review Agenda and Objectives	Anna Brawley
12:10	Recap: Simplifying Zoning Code, Working Group's Role	Anna Brawley
12:20	Regulating Short Term Rentals <ul style="list-style-type: none"> • Overall goals, approach, current issues in Valdez • Discuss: What are the concerns (if any) with short-term rentals? Are they worthy of special regulation? 	Ryan Givens
12:55	Proposed Use Table: Commercial and Industrial Uses See agenda packet, "REVISED Proposed Use Table" and "Proposed District Consolidations" <ul style="list-style-type: none"> • Review proposed commercial, industrial use changes • Discuss: Reviewing the changes to commercial and industrial uses, what stands out? Are we missing anything with the consolidated uses? 	Erin Perdu

Time (approximate)	Item	Lead
1:10	Specific Use Standards <ul style="list-style-type: none"> Explanation of specific use standard review Recommended uses requiring specific use standards Discuss: Did we capture the uses that need additional standards? Are there any we should remove? 	Ryan Givens, Erin Perdu
1:25	Next Steps <ul style="list-style-type: none"> Next meeting: Monday, March 6, 2023 Check-in: Reschedule April 3 meeting. Options: Mon 4/10, Mon 4/17, other dates? Heads up: We may schedule 1 additional Working Group meeting in May to wrap up before approval process (TBD). Homework: Review any specific use standard we didn't get to today; review materials on conditional use process. 	Anna Brawley
1:30	ADJOURN	

Working Group Meeting Schedule

- 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
 - *April meeting likely to be rescheduled to later week (Mon 4/10 or Mon 4/17)!*
- Meeting 7: *Tentative and TBD (May)*

BACKGROUND AND CONTEXT

SHORT-TERM RENTALS

As background information to this discussion, we have included a summary presentation and research by City of Homer Planning staff, shared with other communities through Alaska Municipal League.

Short-term rentals (such as Airbnbs, Bed and Breakfasts, or any rental that has a term of less than 30 days) 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, and other situations where someone resides in the community for a short stay.

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?

PROPOSED USE TABLE

As a reminder, to help address some of the known issues with the code and to make the allowed uses in zoning more consistent with Plan Valdez (the City’s Comprehensive Plan), we drafted 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 many regulations that were embedded in the listing of uses (e.g.- how many buildings can be placed per lot) to Specific Use Standards.

We have reviewed the residential uses with you and will spend some time at this meeting on commercial and industrial uses (see next page).

COMMERCIAL USES (RETAIL, OFFICE, RESTAURANTS, TOURISM)

For commercial uses, we have created a couple of very general terms that we intend to capture most of the uses that would be permitted. The intent is, then, that only uses that require an additional level of scrutiny or restriction would be listed.

Our approach to this section includes:

1. Creation of the use “Commercial and Retail Sales”
2. Creation of the use “Restaurants and eating establishments” and “Drinking establishments”
3. Creation of the use “Professional Office”
4. Creation of the use “Personal Services”
5. Definitions will be added for these new uses in the definitions section
6. Included Specific Use Standards for many of the additional uses.
7. Changed many previously Conditional Uses to Permitted Uses with specific use standards (that would be reviewed administratively).

Discussion: What stands out? Are there any uses that exist or are in demand that are not included in the table? Are the uses categorized correctly (i.e.-permitted, with special use standards reviewed administratively, or conditional requiring a public hearing)?

INDUSTRIAL USES (TANKS, TERMINAL, WATERFRONT, AIRPORT)

The approach to regulating industrial uses is similar to that of conditional uses.

Specifically, our approach to this section includes:

1. Consolidating many of the uses previously listed under the more general terms “Manufacturing and Processing” or “Light Manufacturing or Processing”.
2. Because of district consolidation, mining-specific and aviation-related uses are listed with Specific Use Standards (so they can be more specifically regulated, but without a special zoning district for them).

Discussion: What stands out? Are there any uses that exist or are in demand that are not included in the table? Are the uses categorized correctly (i.e.-permitted, with specific use standards reviewed administratively, or conditional requiring a public hearing)?