

# PLAN VALDEZ

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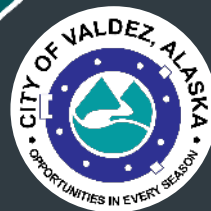
## Implementing the Plan: Zoning Code (Title 17) Revision

Community Working Group: Meeting 4  
Monday, February 6, 2023 | 12:00 to 1:30 p.m.

*Consultant Team*

Agnew::Beck

Stantec



# Land Acknowledgement

- **VALDEZ:** We live, work, learn, and operate on the traditional, ancestral lands of the Chugach Alutiiq/Sugpiaq people, and hunting and harvesting lands of the Ahtna and Eyak People.
- The consultant team are presenting from the lands of:
  - **ANCHORAGE (Anna):** Dena'ina People
  - **BELLEVUE, WA (Ryan):** Duwamish and Stillaguamish Peoples
  - **MINNEAPOLIS, MN (Erin):** Wahpekhute People

Photo credit: Discover Valdez



Time	Item	Lead
12:00	<b>Land Acknowledgement Review Agenda, Objectives</b>	Anna Brawley
12:10	<b>Recap: Process + WG Role</b>	Anna Brawley
12:20	<b>Short Term Rentals</b> <i>See background study from Homer</i> <ul style="list-style-type: none"> <li>• Overall goals, approach, current issues in Valdez</li> <li>• <b>Discuss:</b> What concerns (if any) with short-term rentals?</li> </ul>	Ryan Givens
12:55	<b>Proposed Use Table</b> <i>See agenda, "Proposed Use Table"</i> <ul style="list-style-type: none"> <li>• Commercial and industrial uses</li> <li>• <b>Discuss:</b> Reviewing changes uses, what stands out?</li> </ul>	Erin Perdu
1:10	<b>Specific Use Standards</b> <ul style="list-style-type: none"> <li>• Overview of use standards</li> <li>• <b>Discuss:</b> Did we capture the uses that need additional standards? Are there any we should remove?</li> </ul>	Erin Perdu
1:25	<b>Next Steps, Adjourn</b>	Anna Brawley

# Today's Agenda

We will continue working through the use table, discuss short-term rentals (STRs: AirBNB and VRBOs), and where specific use standards are needed.

# Meeting 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**?

# Revising Zoning Code Means...

## Revise Use Table (Allowed, Conditional, Prohibited Uses)

Residential (housing)  
Commercial (office, restaurants, retail)  
Industrial (tank farm and terminal, airport, waterfront)  
Public + Other (parks, schools, facilities)

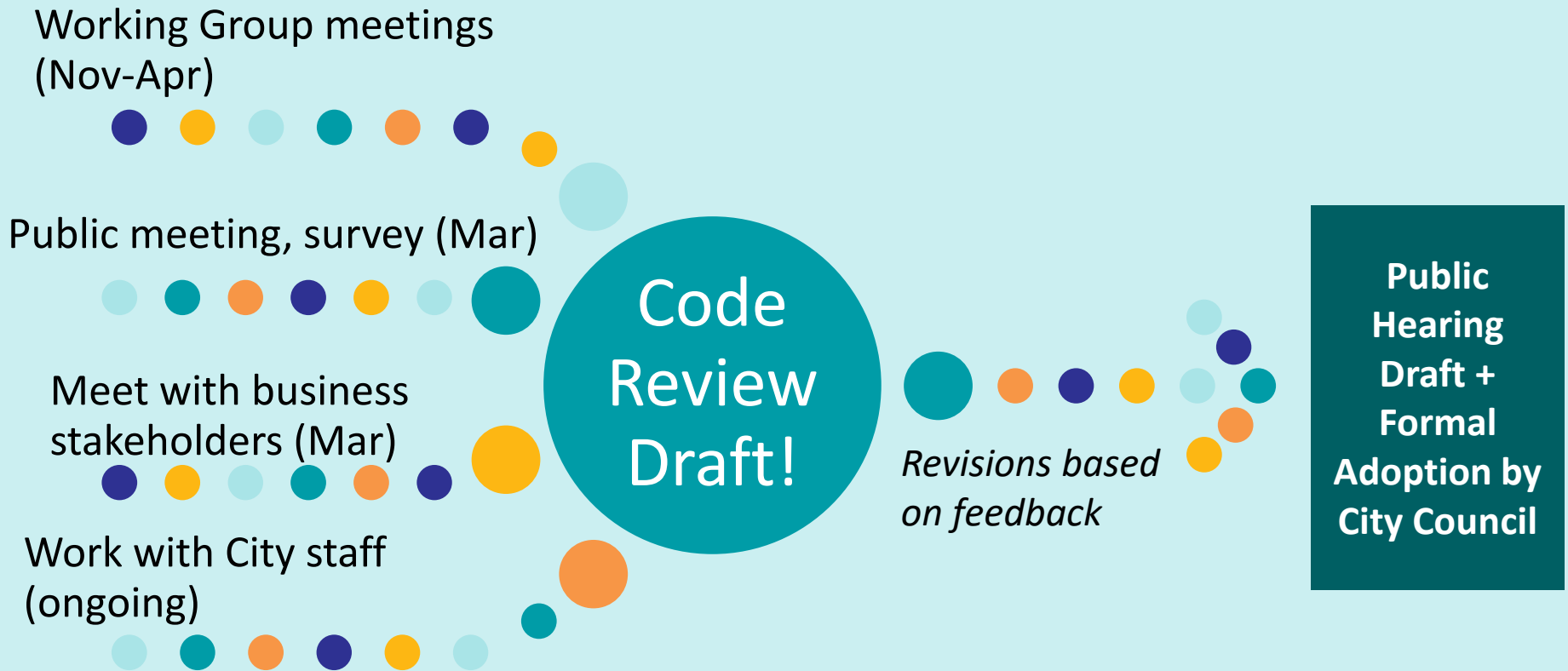
## Consolidate Districts

Combine redundant or very similar districts  
Address specific sites or needs with additional use standards (e.g., aviation related standards with Airport)

## Other Revisions

Dimensional standards (setbacks, snow storage)  
Conditional use, review and approval processes  
Variances and nonconforming uses  
Definitions, other clean-up

# Process + Goal for New Code!



# Short Term Rentals



**SHORT TERM  
RENTAL, GENERAL  
DWELLING UNIT /  
ROOM THAT IS  
RENTED/LEASED FOR  
LESS THAN 30 DAYS  
(OR NIGHTLY)**



## **RENTAL ROOMS OWNER OCCUPIED**

- Room within larger unit
- Shared common spaces with owner
- Sometimes considered “Bed and Breakfast”

## **TYPES**



## **RENTAL UNITS ENTIRE UNITS/HOUSE**

- Entire dwelling unit/house can be leased/rented
- Outside area are also used

## **TYPICAL CONCERNS**

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- Owner income potential
- Noise complaints
- Parking supply
- Owner contact ability
- Occupancy limits
- Municipal tax avoidance
- Emergency responders
- Housing supply limitations

# Proposed Use Table: Reminder, Recommendations

***Discussion:*** Reviewing the list of changes to commercial and industrial uses, what stands out? What should the group discuss?

- Allow more uses in more places, as recommended by the Place Types (primary and supporting uses) in *Plan Valdez*
  - Housing types
  - Planned Unit Developments
  - Commercial uses in commercial districts
- Relocate regulations on number of buildings per lot to *Specific Use Standards*
- Use more general terms, like “retail sales”



# Reference: Approval Process



## PERMITTED USES STAFF LEVEL REVIEW / ADMINISTRATIVE

- Uses allowed by right
- Less compatibility concerns
- Reviewed with building permits (construction activities)



## CONDITIONAL USES PLANNING & ZONING COMMISSION REVIEW

- Uses allowed on a case-by-case basis
- Potential compatibility concerns
- Subject to review criteria
- Reviewed in a public hearing



## REZONES (& LAND USE APPEALS) CITY COUNCIL REVIEW

- Rezone to accommodate a use
- Needs consistency with Plan Valdez (i.e., Place Types)
- Reviewed in public hearing



# Next Steps

## FOR NEXT TIME:

- **Topic:** Finish discussion of uses and special use standards (what we didn't finish today).
- **Homework:** Review special use standards, conditional use materials (share with agenda).

## **SAVE THE DATE!**

Community open house:  
evening of Thurs. March 16

*Details coming soon!*

## MEETINGS

*Meetings are 12:00 to 1:30 p.m., at Council Chambers and on Zoom.*

- **Next meeting:**  
**Monday, March 6, 2023**
- Monday, April 3, 2023  
*Rescheduling in April, TBD*
- Tentative: 1 additional meeting in May to wrap up

# Thank You!

## Project Website

[www.zoningvaldez.com](http://www.zoningvaldez.com)

## Project Contacts

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