



Valdez Zoning Code (Title 17) Revision

Community Working Group: Meeting 5

Monday, March 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

This Working Group is a community advisory body specific to the City of Valdez’s Title 17 Revision project. The group’s role is to work with the project team to provide guidance, feedback, and local knowledge on the revision process and draft products, including revised code and maps.

1. Review and provide feedback on streamlined approval process, alternatives to conditional use.
2. New discussion: How should Valdez address commercial uses in recreational areas?
3. New discussion: How is snow storage/management working in current code? What does new zoning code need to address regarding snow storage?
4. Provide a brief overview, reminder about upcoming Public Open House (and Working Group dinner!) on Thursday, March 16 at Valdez Civic Center.

AGENDA

Time (approximate)	Item	Lead
12:00	Land Acknowledgement Review Agenda and Objectives; Re	Anna Brawley
12:05	Share Back, Homework: Are there properties, uses, areas of town you want to discuss, how they will be treated in the proposed new code?	Discussion
12:20	Approval Process: Streamlined, New Options See agenda packet, Draft Review Matrix <ul style="list-style-type: none"> • Present and discuss DRAFT Review Matrix (see page 3) • Introduce administrative adjustment option (replacing some types of variances) 	Ryan Givens

Time (approximate)	Item	Lead
	<ul style="list-style-type: none"> Introduce the zoning clearance procedure Discuss: Feedback after introducing processes (with emphasis on the administrative adjustment option) 	
12:45	<p>Commercial Recreation on Public Lands</p> <ul style="list-style-type: none"> Review current limitations on commercial activities on public (City owned) lands, priorities for this type of use. Discuss: Should Valdez allow commercial (private) recreational uses on public lands? If so, what types? 	Erin Perdu
1:10	<p>Addressing Snow Management + Storage in Zoning Code <i>See agenda packet: <u>sample code from Mammoth Lakes, CA.</u></i> <i>This is for REFERENCE only, not proposed as a draft!</i></p> <ul style="list-style-type: none"> Discuss unique needs for Valdez re: snow Review potential changes, ideas from other communities Discuss: Is the current system/areas for snow storage in the city working? If not, what are the issues that need to be addressed? What is your experience with snow shedding at your home? How much space is needed? 	Erin Perdu
1:25	<p>Next Steps</p> <ul style="list-style-type: none"> Dinner meeting: Thursday, March 16, 2023 – before Public Open House, at Civic Center. See you then! Public Open House: WG members asked to participate with members of the public, listen to discussions. Would anyone like to volunteer for a specific role (optional)? Next regular meeting: Monday, April 10, 2023 Homework: Attend the public open house! Share the event flyer and survey when it's live, on Facebook or by email to people you know! 	Anna Brawley
1:30	ADJOURN	

Working Group Meeting Schedule

- Meeting 5: Monday, March 6, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom
- Group Dinner! Thursday, March 16, 2023 5:30 - 6:30 p.m. | Civic Center (in person only)
This meeting is optional: dinner with our visiting project team, and preview of the public open house!
- Meeting 6: Monday, April 10, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom
- Meeting 7: Tuesday, May 2, 2023 12:00 - 1:30 p.m. | Council Chambers and Zoom
This will be the last meeting of this group!

BACKGROUND AND CONTEXT

APPROVAL PROCESS

Below is a table of proposed approval paths for different types of applications, permits, and other actions such as variances and plat approvals. The table illustrates the action being taken, in the form of an application (first column), the reviewing authority who receives the application (second column), the decision-making authority who has power to approve or deny the application (third column), and the one or more entities who would hear and make a decision regarding an appeal (fourth column).

This table includes processes that exist now, such as Conditional Use Permits, as well as alternatives in the code that simplify or streamline processes in some situations, such as administrative adjustments, for minor decisions that are below the thresholds that trigger a full public hearing process. The final version of these processes, and when each would apply, will be codified in Title 17. A draft version of this table is also included as a separate attachment.

Table 17.04.030.a Review Matrix			
Permit/Application Type	Reviewing Authority (recommendation)	Decision-making Authority	Appellate Authority
Comprehensive Plan Amendments	City Departments Planning and Zoning Commission	City Council	Superior Court
Municipal Code and/or Zoning Map Amendments	City Departments Planning and Zoning Commission	City Council	Superior Court
Conditional Use Permits	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court
Variances	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court
Administrative Adjustments	City Departments	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: Superior Court
Subdivisions and Plats	City Departments	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court
Lot Adjustments	City Departments	Planning Department	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: Superior Court
Street and Rights-of-Way Vacations	City Departments	City Council	Superior Court
Zoning Clearances (stand-alone applications)	City Departments	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: Superior Court

Table 17.04.030.a Review Matrix			
Permit/Application Type	Reviewing Authority (recommendation)	Decision-making Authority	Appellate Authority
Zoning Clearances (concurrent with other permits/applications)	Pursuant to the associated permit/application type		
Code Interpretation	City Departments	Planning Director	1 st Appeal: City Council 2 nd Appeal: Superior Court
Building Permits	City Departments	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: Superior Court
Temporary Use Permits	City Departments	Planning Department	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: Superior Court
Code Violations	Code Enforcement	Code Enforcement Board	Superior Court
Annexations	City Departments	City Council	Superior Court

Discussion: Feedback on the matrix. Do these changes do enough to make the approval process simpler and faster?

COMMERCIAL RECREATION USES ON PUBLIC LANDS

The city has seen increased demand for commercial (private) recreational uses on or near public recreational lands and open space. This would involve the Public Lands (P) district, not the Conservation District (the Conservation is for habitat protection and passive recreation only). A sample of the types of uses desired include:

- Campgrounds
- Canoe rental
- Rental lodges and cabins
- Uses that include a structure (like equipment rental for outdoor activities)

Currently the P district only allows public and quasi-public recreational uses. The uses permitted in this district include public or quasi-public:

- A. Improved camping grounds, picnic facilities, playgrounds and parks;
- B. Camping in designated areas when consistent with local and state codes;
- C. Cemeteries;
- D. Communication facilities;
- E. Golf courses, country clubs, riding stables, marinas and boat and aircraft moorages;
- F. Grounds and facilities for open air games and sports, recreational and community center dings, parks and other similar facilities operated on a nonprofit basis;

G. Watersheds;

H. Water and sewer utility installations and electrical distribution systems

Other non-recreational uses are allowed via a Conditional Use Permit (CUP).

Discussion: Should commercial (private) recreational uses be allowed on public lands? If so, what types?

SNOW STORAGE AND SNOW SHEDDING

The issues of reserving areas for snow storage and snow shedding (from roofs) were identified early on as a priority for the new zoning ordinance. Areas for snow shedding could be handled with setback requirements that allow enough room for this.

Before writing the standards for this, we would like to hear some accounts from you on what the issues are and what are some of the space needs.

For context, we have attached a snow storage ordinance from Mammoth Lakes, CA. That ordinance regulates the minimum snow storage areas in residential, commercial and industrial zones. It requires a percentage of uncovered parking and driveway areas to be reserved for snow storage. It also contains regulations on where snow storage must be located and minimum dimensions for the areas.

Discussion: Is the current system/areas for snow storage in the city working? If not, what are the issues that need to be addressed? What is your experience with snow shedding at your home? How much space is needed?