

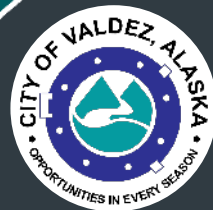
PLAN VALDEZ

OLDTOWN | NEWTOWN | YOURTOWN

Implementing the Plan: Zoning Code (Title 17) Revision

Public Open House
Thursday, March 16, 2023

*City of Valdez Planning Department
Consultant Team*
Agnew::Beck Consulting
Stantec



Land Acknowledgement & Introductions

- **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 live, work, and traveled from the lands of:
 - **ANCHORAGE (Shelly):** Dena'ina People
 - **MINNEAPOLIS, MN (Erin):** Wahpekhute People

Photo credit: Discover Valdez



Time	Item	Lead
7:00	Welcome	Mayor Scheidt
7:05	Introduction Land Acknowledgement Meeting Objectives	Kate Huber <i>Planning Dept.</i> Shelly Wade <i>Agnew::Beck</i>
7:10	Context <i>What is Zoning?</i> <i>Issues with Current Code</i> <i>Overview of Code Changes</i>	Erin Perdu <i>Stantec</i>
7:25	Review Meeting Format <i>Interactive stations around the room; share feedback on boards and with written comments</i>	Shelly Wade
7:30	Interactive Discussion	All
8:30	Adjourn	Shelly Wade

Tonight's Agenda

We will give a brief overview of the project, then invite everyone to visit each station around the room to learn about proposed changes, and provide feedback.

Open House Purpose

1. Share a brief overview of the Zoning Revision project.
2. Inform the community about basics of the zoning code, issues with current zoning code, and process for change.
3. Share proposed changes to code (general concepts) and how these changes can help achieve the goals for a simpler, easier to use zoning code.
4. In small-group discussions around the room, engage the community about these topics, and gather feedback to incorporate into new draft code.

Context:

What is a Comprehensive Plan?

PLAN VALDEZ

BASIS FOR COMMUNITY PROGRAMS AND DECISION MAKING The goals and policies guide the Planning and Zoning Commission and City Council in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. This provides a stable, long-term basis for decision-making.

BASIS FOR REGULATORY ACTION
Forms the groundwork for a statutory basis upon which zoning and land use decisions are made.

LONG-TERM GUIDE Assists in the long-term evaluation of public and private proposals that affect the community's physical, social, economic, and environmental characteristics.

Plan Valdez Themes, Goals

Collaborative
Accountable
Transparent



Livable Built
Environment



Thriving, Stable
and Sustainable
Economy



Connected



Healthy Living



Environmental
Stewardship



Adaptable and
Resilient



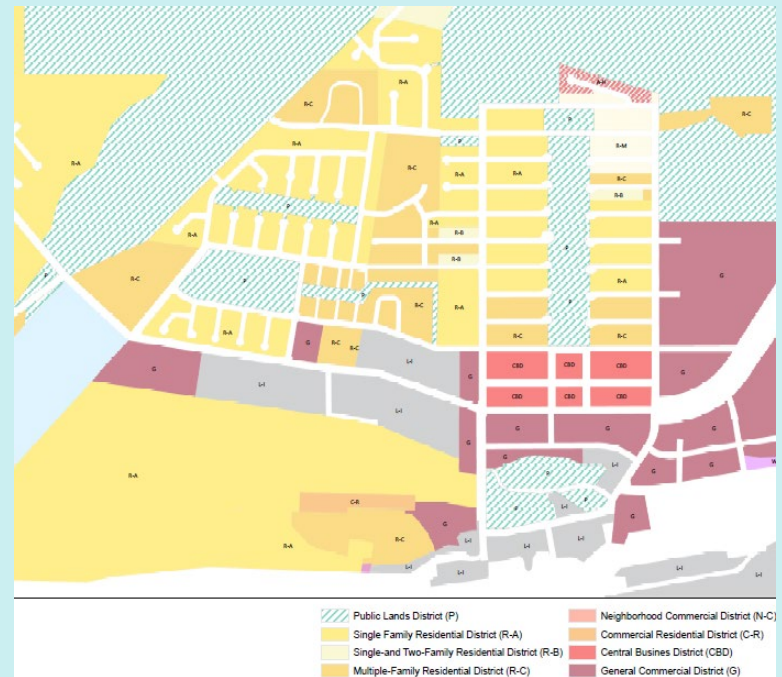
Context: What is Zoning?

Zoning code is local law governing how land is used or developed, where and how buildings are sited, and other rules related to how a property functions.

VALDEZ MUNI. CODE, TITLE 17

Valdez Municipal Code		Title 17 ZONING
+ <input type="checkbox"/>	Title 16 SUBDIVISIONS	
- <input type="checkbox"/>	Title 17 ZONING	Title 17 ZONING
+ <input type="checkbox"/>	Chapter 17.02 GENERAL PROVISIONS	Chapters:
+ <input type="checkbox"/>	Chapter 17.04 DEFINITIONS	17.02 General Provisions
+ <input type="checkbox"/>	Chapter 17.06 ADMINISTRATION AND ENFORCEMENT	17.04 Definitions
+ <input type="checkbox"/>	Chapter 17.08 BOARD OF ADJUSTMENT	17.06 Administration and Enforcement
+ <input type="checkbox"/>	Chapter 17.10 ZONING DISTRICTS	17.08 Board of Adjustment
+ <input type="checkbox"/>	Chapter 17.12 P PUBLIC LANDS DISTRICT	17.10 Zoning Districts
+ <input type="checkbox"/>	Chapter 17.14 R-A SINGLE-FAMILY RESIDENTIAL DISTRICT	17.12 P Public Lands District
+ <input type="checkbox"/>	Chapter 17.16 R-B SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT	17.14 R-A Single-Family Residential District
+ <input type="checkbox"/>	Chapter 17.18 R-C MULTIPLE-FAMILY RESIDENTIAL DISTRICT	17.16 R-B Single- and Two-Family Residential District
+ <input type="checkbox"/>	Chapter 17.20 R-R RURAL RESIDENTIAL DISTRICT	17.18 R-C Multiple-Family Residential District
+ <input type="checkbox"/>	Chapter 17.22 R-M RESIDENTIAL MOBILE HOME DISTRICT	17.20 R-R Rural Residential District
+ <input type="checkbox"/>	Chapter 17.24 N-C NEIGHBORHOOD COMMERCIAL DISTRICT	17.21 R-N Semi-Rural Residential District
+ <input type="checkbox"/>	Chapter 17.26 C-R COMMERCIAL RESIDENTIAL DISTRICT	17.22 R-M Residential Mobile Home District
+ <input type="checkbox"/>	Chapter 17.28 CBD CENTRAL BUSINESS DISTRICT	17.24 N-C Neighborhood Commercial District
+ <input type="checkbox"/>	Chapter 17.30 G GENERAL COMMERCIAL DISTRICT	17.26 C-R Commercial Residential District
+ <input type="checkbox"/>	Chapter 17.32 W-C WATERFRONT COMMERCIAL DISTRICT	17.28 CBD Central Business District
+ <input type="checkbox"/>	Chapter 17.34 W-I WATERFRONT INDUSTRIAL DISTRICT	17.30 G General Commercial District
		17.32 W-C Waterfront Commercial District
		17.34 W-I Waterfront Industrial District

CURRENT ZONING MAP (2022)



Components of Zoning

Districts

Where types of uses should be allowed or excluded.



Residential districts



Industrial districts

Uses

Activities or structures allowed in each district.



Residential



Commercial



Industrial



Park

Other standards



Lot dimensions and setbacks: how close you can build to the property line



Use standards: limited hours of operation, disposal of waste, etc.



Design standards: requirements for appearance or architectural features.

Project Goals

Overall Goal

Make Valdez Zoning Code Easier to Use, Streamline Processes, and Remove Barriers to Development.



Be consistent with
Plan Valdez



Address natural hazards



Plan for “winter city”
conditions



Create land
use/development
flexibility



Allow more housing
options



Accommodate mixed-
use projects

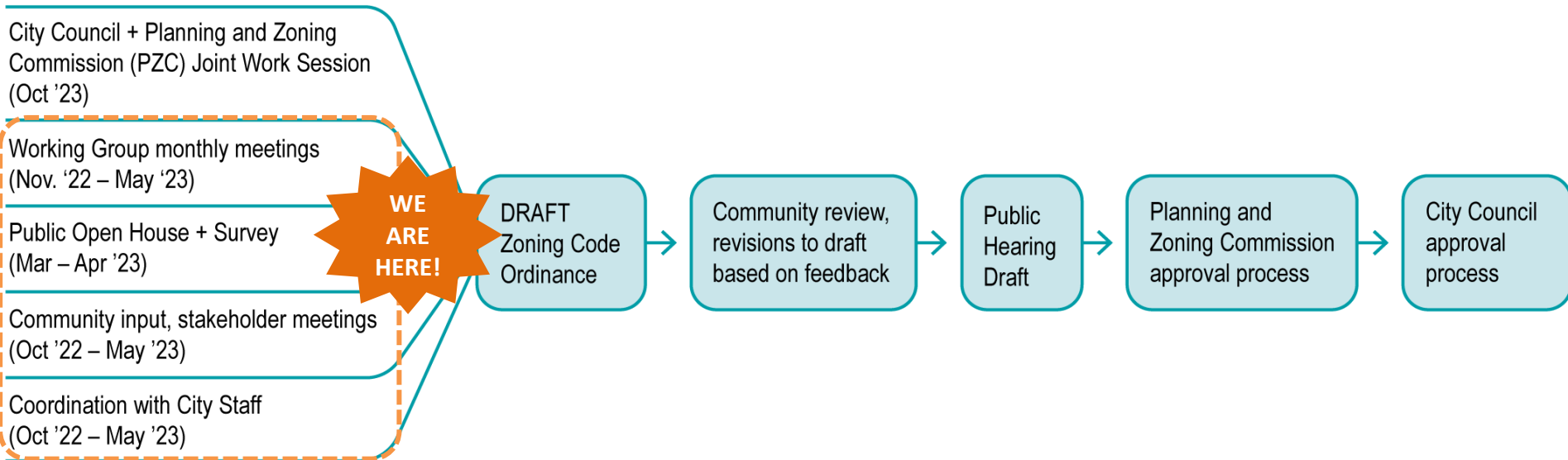


Remove unnecessary
regulations



Streamline review
procedures

Project Schedule



Your feedback tonight (and on our survey) is important!

The new zoning code needs to work for Valdez!

Open House Instructions

There are **4 stations**: stop by each one to learn more and chat with our team!



Housing



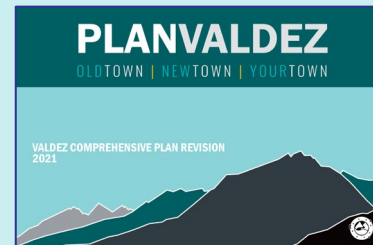
Commercial
and retail sales

Eating
establishment

Commercial +
Industrial Uses



Approval
Processes

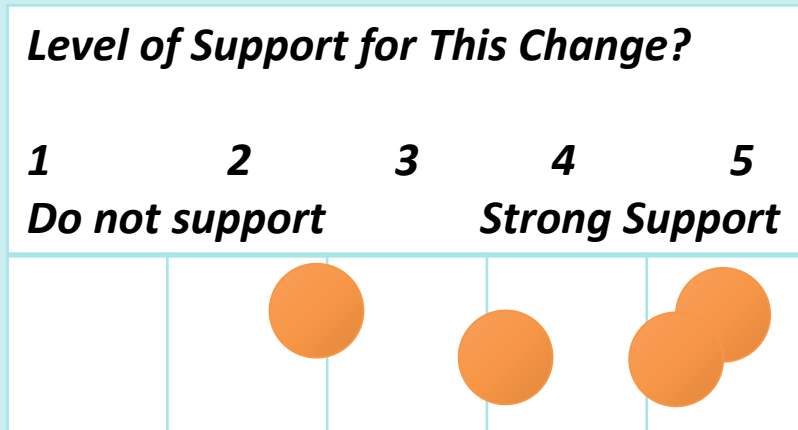


About Plan Valdez
(informational only)

Open House Instructions

Visit each station in the room, **answer questions as you go!**

Use **dot stickers** to answer questions on posters:



Use **sticky notes** to write your comments on each topic:



And don't forget: give us feedback on the evaluation form!

Survey Coming Soon!

Valdez Zoning Revision Project **COMMUNITY SURVEY**



We need your input!

The City of Valdez requests feedback on draft concepts and proposed changes to the zoning code.

**Find the survey link at
our project website:**

www.zoningvaldez.com

Thank You!

Project Website

www.zoningvaldez.com

Project Contacts

Kate Huber, Director
Planning Department

planningdept@valdezak.gov

Anna Brawley,

Project Manager

Agnew::Beck Consulting

anna@agnewbeck.com



Photo credit: Discover Valdez