

Valdez Zoning Code (Title 17) Revision

Public Open House

Thursday, March 16, 2023 | 7:00 - 8:30 p.m.

Location: Valdez Convention & Civic Center, 314 Clifton Ct.

MEETING SUMMARY

The project team held a Public Open House the evening of Thursday, March 16 at the Civic Center. Approximately 50 people attended the event.

Mayor Scheidt gave introductory remarks, followed by Planning Director Kate Huber and consultant team Shelly Wade (Agnew::Beck) and Erin Perdu (Stantec). After a brief overview of the project, an introduction to zoning code, and the goals of the revision project (<u>presentation slides</u>), the rest of the event was an open-ended discussion forum with multiple stations covering topics to be addressed in code, with illustrative posters opportunities for feedback and comments (PDF version of posters).

SUMMARY: POSTER QUESTIONS AND COMMENTS

The summary of the community's feedback, written on posters and as comments, is below.

All comments are presented directly as written on the sheets.

Comments Accessory Dwelling Units (ADUs)	Residential, No, or fewe No mobile l Respect and Allow multi		crict, use this designed permits required R-2 zones at they like, will atals on one lot?	signation more (red allow more peo [see also ADUs]	mixed-use) ple to live here	
Comments • • • • Accessory Dwelling Units Let	Affordable Residential, No, or fewe No mobile l Respect and Allow multi	/commercial dister, conditional used on R-1 and the series in R-1 and the series of th	crict, use this designed permits required R-2 zones at they like, will atals on one lot?	signation more (red allow more peo [see also ADUs]	5125K - \$150K. mixed-use) ple to live here	
Comments • • • • Accessory Dwelling Units Let	Residential, No, or fewe No mobile l Respect and Allow multi evel of suppor	/commercial dister, conditional used on R-1 and the series in R-1 and the series of th	crict, use this designed permits required R-2 zones at they like, will atals on one lot?	signation more (red allow more peo [see also ADUs]	mixed-use) ple to live here	
• • • • • Accessory Dwelling Units Let	No, or fewe No mobile I Respect and Allow multi	er, conditional us nomes in R-1 and yone to build wh ple cabins or rer t: allow accessor	e permits requird R-2 zones at they like, will atals on one lot?	allow more peo [see also ADUs]	ple to live here	
Accessory Dwelling Units Let	Respect and Allow multi evel of support	yone to build wh ple cabins or rer t: allow accessor	at they like, will stals on one lot?	[see also ADUs]		
Accessory Dwelling Units Let	Allow multi	ple cabins or rer	itals on one lot?	[see also ADUs]		
Accessory Dwelling Units Le	evel of suppor	t: allow accessor				
·			y dwellings in re	sidential district	ς	
(ADUs)	1 Strongly		Level of support: allow accessory dwellings in residential districts			
L	Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support	
-	3 votes	-	-	-	15 votes	
Comments	 The more the better Other considerations about accessory uses: hobby farms, raising chicken goats, mini pigs, etc. 					
•					ising chickens,	
Manufactured and Mobile Le	evel of support	t: allow manufac	tured and mobil	le homes in resid	dential districts	
Homes Treat homes not on traditional	1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support	
foundations like other types of	5 votes	1 vote	1 vote	3 votes	7 votes	

	Support: treat m	nanufactured an	d mobile homes	like other housi	ng?
	Yes	Yes, with	No		
	-	Restrictions 1 vote	-		
Comments	Yes, allow manufactured housing – no mobile homes				
Comments	Allow mobile homes in some areas at least				
	• Tiny homes?				
	If people will live in it, then it should be legal. Cardboard box, whatever				
	We should allow mobile homes in more than just the parks				
Shop-Houses ("Shouses")	Level of support: allow shop-houses in residential districts			F Chuanah.	
Defining in code, and allowing, shop-houses: a living unit	1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support
attached to or on the same	-	1 vote	1 vote	2 votes	12 votes
property as a workshop,					
garage, or similar building.	Support : allow s			ricts? [asked bu	t no responses]
	Yes	Yes, in some districts	No		
	-	-	-		
Comments	[No comments provided]				
Short-Term Rentals	Level of support: expand definition of B&B and allow all short term rentals				
	1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support
	4 votes	1 vote	1 vote	-	6 votes
Comments	Impacts housing supply				
	Negative impact on housing supply - Forces high roots, even for manufactured homes.				
	 Forces high rents, even for manufactured homes Want to see more of these, there is not enough lodging 				
	 Want to see more of these, there is not enough loaging Should focus more on long-term rentals over short-term. Short-term should 				
	be taxed more than long-term. Focus more on local citizens, not visitors.				
	Allow everywhere				
	Do not allow on R-1 lots				
	No regulation needed, not enough lodging				
Snow Storage	Question: Which		-	regarding snow	storage?
	Roof Pitch	Minimum Setbacks	No Rules Needed		
Comments	-	2 votes	5 votes		
		•		ı	
	• (regarding r	oof pitch) Too n	nuch variation to	regulate	
		·	(like individuals	do)	
	 Keep your s 	now on your ow	n lot		

Station: Commercial and Industrial						
Simplifying Commercial and	Level of support: simplifying, broadening categories of comm. + ind. uses				ind. uses	
Industrial Uses Reducing number of specific	1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support	
uses in code, with broader categories of business uses.	-	-	-	-	7 votes	
Comments	Reduce parking requirements					
	Regulations discourage development					
	 Make snow 	lots available fo	r development a	and haul snow		
	Keep snow lots available. Community can't afford to haul snow.					
	Remember this plan will likely seem out of date in 40 years from now. We can't imagine what dreams the next person to town will have. Don't try.					
Home Occupations	Level of support: expanding allowed home occupations					
Expanding the types of allowed home occupations, with rules	1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support	
regarding certain impacts on	-	-	-	4 votes	6 votes	
neighboring properties.						
Comments	[No comments provided]					
Simplifying Zoning Districts	Level of support			46	5.61	
Reducing the number of zoning districts, consolidating some	1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support	
similar districts into fewer.	-	-	1 vote	-	2 votes	
Comments	 Keep single-family residential zone as is: people who want less neighbors, more privacy. Regulations need to be consistently enforced Eliminate all limitations on districts: respect what people may want to do 					
Waterfront Industrial	with their land. [Informational: No specific questions, no comments provided]					
water if Offic ifficustrial	[iiiiOiiiiatiOilal: l	vo specific ques	tions, no comme	ents provided]		

Station: Approval Process

Administrative alternatives to Conditional Use process

Allowing some types of approvals to occur administratively via staff, not through a public hearing and conditional use permit.

Level of support: simpler alternatives to Conditional Use Permit approval

1 Strongly Oppose	2 Oppose	3 Neutral	4 Support	5 Strongly Support
-	-	-	1 vote	3 votes

Support: administrative adjustment

Yes	No
8 votes	-

Support: zoning clearance

Yes	No
6 votes	3 votes

Comments

- Timeline for administrative approvals (maximum time to respond)
- Simpler is better!
- Reduce conditional uses as much as possible address it in outright uses.
 (Allow more uses outright)
- Common sense guidelines in code to reduce need for complex approvals
- How do we define, based on variety of community opinions?
- Some people may not understand the term "zoning clearance"
- Combine RR and RN districts, compare their allowed uses