

PLAN VALDEZ

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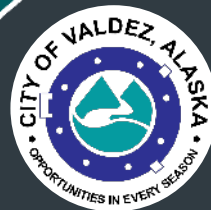
Implementing the Plan: Zoning Code (Title 17) Revision

Community Working Group: Meeting 7 (*final!*)
Monday, May 2, 2023

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 are presenting from the lands of:
 - **ANCHORAGE (Shelly):** Dena'ina People
 - **BELLEVUE, WA (Ryan):** Duwamish and Stillaguamish Peoples
 - **MINNEAPOLIS, MN (Erin):** Wahpekhute People

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Meeting Objectives

- 1. Review tentative timeline** for public review and approval process for new zoning code ordinance
- 2. Provide overview of new draft zoning code:** outline, general structure, main components
- 3. Review portions of draft code** corresponding to topics discussed by the Working Group

Project Timeline (Tentative)

Highlighted row = Public comment + participation

Time	Item	Lead(s)
May 2023 <i>Draft by ~ 5/31</i>	Staff, consultant team finish internal review draft of new code	Planning staff Stantec, Agnew::Beck
June-July <i>Draft by ~ 7/31</i>	City staff review draft code, create official draft ordinance <ul style="list-style-type: none"> • <i>City Clerk</i>: process review, ordinance drafting • <i>City Attorney</i>: legal review, ordinance drafting • <i>City Manager, other departments</i>: review as needed 	Planning staff City staff Consultants, staff revise draft as needed
August <i>Public notice TBD</i>	Publish draft ordinance <ul style="list-style-type: none"> • Public notice for 1st hearing at Planning & Zoning Comm. • <i>Intent</i>: release draft approx. 4 weeks ahead of hearings 	Planning staff Public comment period
Fall 2023 <i>Schedule TBD</i>	Public hearings, formal approval of new code <ul style="list-style-type: none"> • <i>Planning and Zoning Commission</i>: public hearing, recommended amendments or changes • <i>City Council</i>: public hearing, amendments, final vote 	Planning and Zoning Commission City Council Public hearings
TBD, 2023+	Implementation of new code, VMC Title 17!	Planning staff

Code Approval: Process Steps

Public Notice

- All ordinances require public notice, and public hearing(s) before a vote to approve.
- Draft zoning ordinance (new Title 17) to be published ~4 weeks before 1st hearing.
- **Public comments are welcome throughout this process!**

Planning & Zoning Commission (PZC)

- **Role: first review & recommend changes to City Council.**
- Public hearing(s) to hear the community's comments.
- Resolution with recommended changes (amendments).
- **Vote on draft ordinance, send to Council to pass.**

City Council

- **Role: final review, amendments, vote on final ordinance.**
- Public hearing(s) to hear the community's comments.
- Review and debate recommendations from PZC.
- Review and debate other proposed amendments.
- **Vote on ordinance, becomes code!**

Reorganization

- Consolidations where possible
- Moved items under more logical groupings
- ALL permitting processes included in Administration and Enforcement
- Land Use and Dimensional Tables

Significant Changes: Land Uses

- General use groups:
 - Commercial and retail sales
 - Office
 - Eating and drinking establishments
 - Manufacturing and processing
- Uses allowed without conditional uses in more districts
- More uses allowed with CUP in more districts
- Consolidated Districts

Significant Changes: Housing

- More **housing types**, allowed in more districts
 - Townhouses
 - 4-plex
 - Multi-Family
- **Worker Housing** allowed with CUP in commercial and industrial districts
- **Multi-family housing** allowed in commercial districts by right (other types with CUP)
- **Mobile and manufactured homes** allowed anywhere detached housing is allowed

Significant Changes: ADUs

- Allowed as an accessory use in all districts
- Number based on a sliding scale based on lot size (starting at 8,000 sf)
- No RVs (not considered housing units)

Significant Changes: Short-Term Rentals

- Require permits
 - Zoning clearance review
 - Business license
 - Owner/Caretaker registration
- May be full dwellings (newly allowed) or rooms within a dwelling (currently allowed)
- No cap on number of STRs

Significant Changes: Approval Process



Review Matrix (e.g., applications, decision-making authority)



Review/Submittal Requirements for Each Application



New Detail for Specific Applications

- Comprehensive Plan/Code Amendments
- Conditional Uses
- Variances & Administrative Adjustments (i.e., up to 20% adjustment for administrative review/approval)
- Subdivisions/Lot Modifications
- ****Zoning Clearance Review (concurrent review with other applications)**

Next Steps for Working Group

- This is our last scheduled meeting.
- We will reach out by e-mail this summer with updates: timeline, heads-up when draft ordinance will be released.
- We will also send an e-mail update via project listserv with the public notice & hearing timeline, and how to provide public comments.
- We ask WG members to share information with others in the community, encourage everyone to participate!

Thank you again for sharing your time, experience and perspectives!

Thank You!

Project Website

www.zoningvaldez.com

Project Contacts

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