

PLAN VALDEZ

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Implementing the Plan: Zoning Code (Title 17) Revision

Your Guide to the New Draft Code – *updated, 10-17-23*

Consultant Team

Agnew::Beck

Stantec



Process

Working Group meetings
(November-April)

Public meeting, survey (March)

Meet with business stakeholders
(March)

Work with City staff (ongoing)

- **Valdez adopted its Comprehensive Plan in 2021 and a project to revise land use code (Title 17) to conform to plan goals began in 2022.**
- **After numerous stakeholder working groups meetings, and your feedback, the draft code is presented for your review.**



Public Comment Period
(October-November)

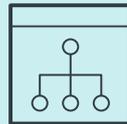
Revisions based on
feedback
(November-December)

**Public
Hearings
Draft +
Formal
Adoption by
City Council**

Code Goals



**Be consistent
with *Plan
Valdez***



**Create land use /
development
flexibility**



**Remove
unnecessary
regulations**



**Make easier to
understand
and interpret**



**Allow more
housing
options**



**Modernize
code language**



**Make practical,
usable, and
effective**



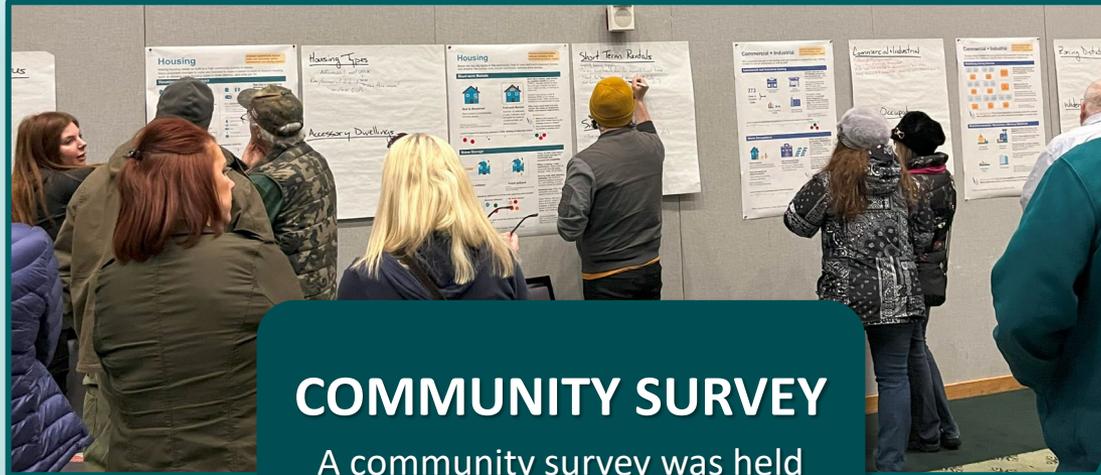
**Accommodate
mixed-use
projects**



**Incorporate
equity into
requirements**

What We Heard

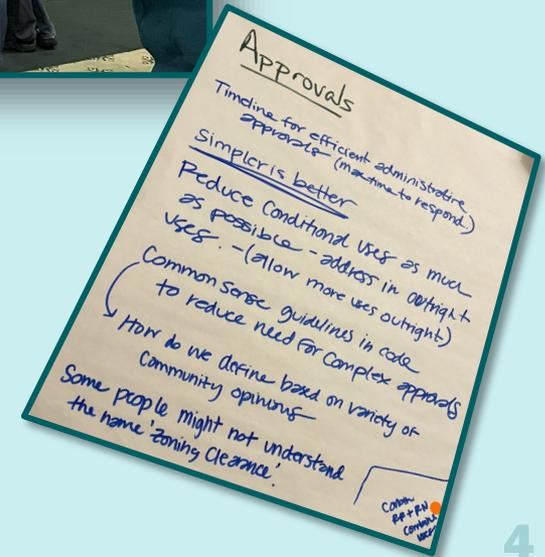
“Streamline the process and have an open mind to development.”



“We need MORE options. Not less.”

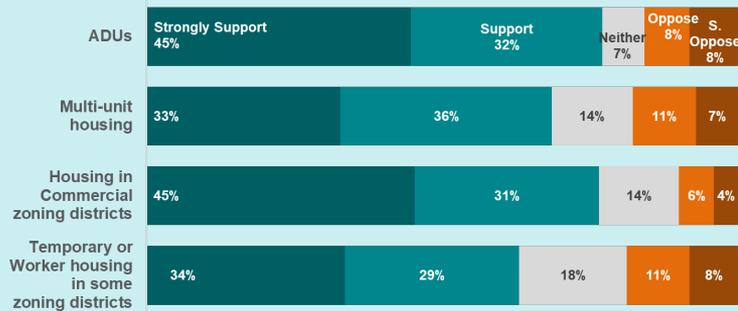
COMMUNITY SURVEY

A community survey was held between March 24-April 14, 2023, launched via Facebook, newsletters, email, and the project website. The survey asked housing, commercial/industrial uses, and permitting. 186 responses from Valdez residents were received.

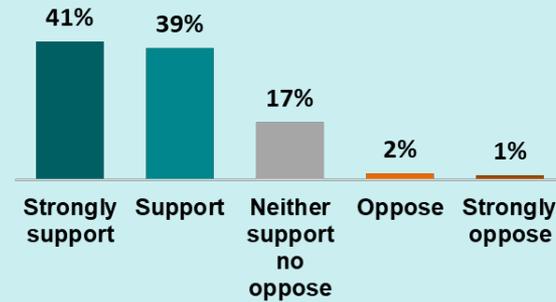


What We Heard

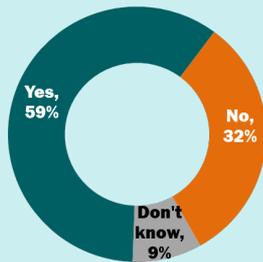
Expand allowed housing types in more districts. n = 170



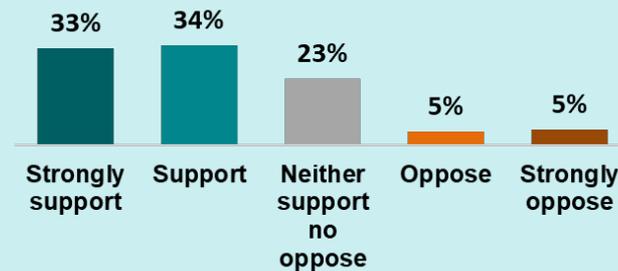
Support for simplifying business categories. n = 152



Permits should be required for Short-term rentals. n = 170



Support for simplifying approval process. n = 154



How to Read the Draft Code

<i>Table of Contents</i>	<i>Description</i>
17.01 General Provisions	Establishes the purpose of Title 17, how it was developed, and provides for emergency declarations.
17.02 Definitions	Provides a list of definitions for land uses, procedures, design standards, etc.
17.04 Administration & Enforcement	Describes the roles of city council, planning and zoning commission, and staff, and provides a review process for land use actions.
17.06 Zoning Districts	Designates land use districts, their intents, and allowed uses.
17.08 Specific Use Standards	Assigns additional standards for certain uses, like child care facilities or short-term rentals, beyond general requirements.
17.09 Planned Unit Developments	Provides a process for granting flexibility for large site developments.
17.13 Site Development Standards	Specifies parking standards, snow storage requirements, outdoor storage, fence and wall regulations, and sign code.
17.20 Nonconforming Situations	Defines a process for uses, structures, sites, or plan elements which were legally established but no longer conform to current standards.

- ***The zoning districts (17.06) describe the intent of zones on the zoning map. Each district includes a list of allowed uses (defined in 17.02).***
- ***The permit procedures for uses (17.04), special requirements (17.08), and development standards (17.13) for certain uses are also described in the code.***
- ***The code also establishes other processes for different types of land use actions (variances, map amendments, nonconformances).***



Summary of Major Changes



Approval Process

- Adds a review matrix (17.04.030a)
- Adds clear submittal requirements for each application type (17.04)
- Provides details for specific applications, such as code amendments, lot modifications, conditional uses, and more (17.04)



Reorganization

- Consolidates districts (see Slide 9)
- Creates more logical groupings (see Slide 9)
- Includes permitting processes for all permit types (17.04)
- Adds dimensional tables (17.06.070a)



Land Uses

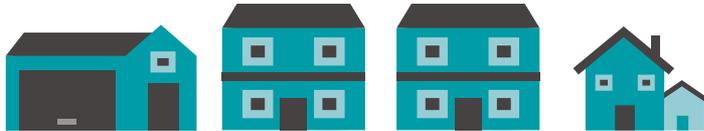
- Establishes more general use groups (17.06.040)
- Removes requirement for conditional use permits for some uses (17.06.040)
- Allows more conditional uses in more districts (17.06.040)
- On site snow storage requirements added (17.06.070, 17.13.030)
- Reduction of parking requirements (17.06.060)

Summary of Major Changes

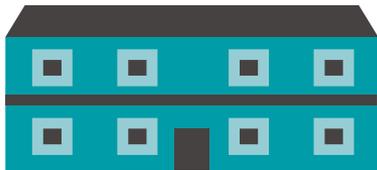


Housing

- Allows more housing types in more districts



- Permits worker housing as conditional in commercial and industrial districts



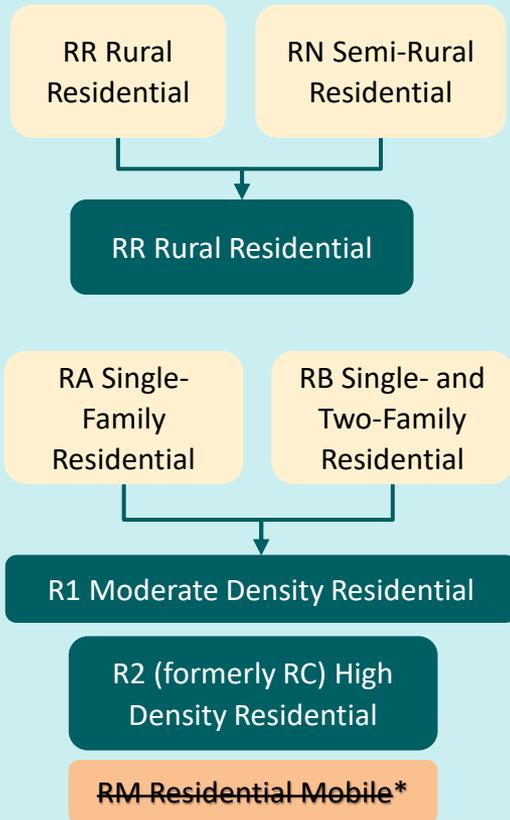
17.04.139
(B)(7)(c) & (8)(c)

- Allows mobile and manufactured homes anywhere detached housing is allowed (See Use Table)
- Establishes permit requirements for short-term rentals that include zoning clearance review, business license submittal, and caretaker/owner registration (17.08030J)
- Bases the number of Accessory Dwelling Units (ADUs) per lot, on lot size (starting at 8,000 sf) (17.08.030A(b))
- Specifies that RVs are not considered housing units relevant to ADU standards (17.08.030A)

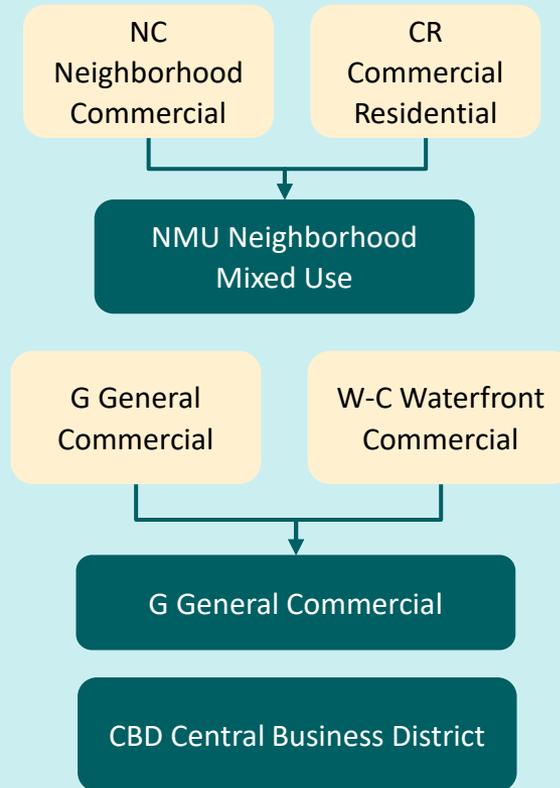
Consolidated Zoning Districts

Yellow is existing zoning districts, **Green** is proposed new districts

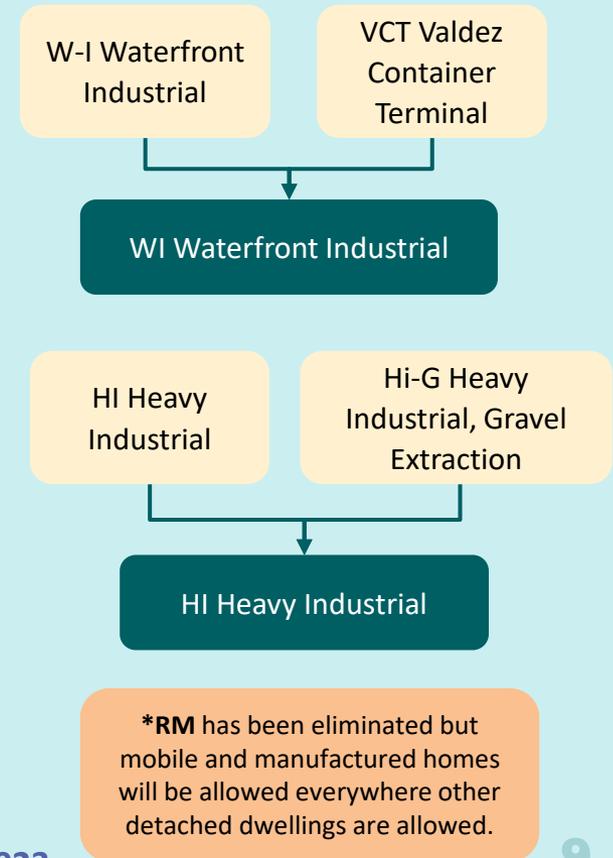
Residential Districts



Commercial Districts



Industrial Districts



What's Not in the Draft Code?

1. Official Zoning Map

The current official zoning map was adopted in 2021. A new zoning map will be presented for adoption along with the new zoning code and will be available for public review prior to the November Planning & Zoning Commission meeting.

2. Changes to Subdivision Code (Title 16)

Following the adoption of Title 17, changes to Title 16 will be brought forward to update the subdivision code and bring it into alignment with the revised zoning code.

3. Changes to Building Code (Title 15)

In the next few months, staff will bring forward the 2021 building codes for adoption. The proposed draft for Title 15 (local amendments and codes) will include proposed requirements for mobile and/or manufactured homes, based on feedback received during the zoning code revision process.

Stay Connected

Project Schedule



*Feedback Opportunities

How to Comment

- ✓ *Does the draft code do a good job of reflecting project goals?*
- ✓ *Are you someone who will need to reference the code in the future?*
- ✓ *Do you have questions about the process?*
- ✓ *We want to know!*



Use our **comment form** to provide feedback before November 3.



Provide **testimony** at upcoming P&Z and Council meetings during the ordinance public hearings. Dates TBD in December and January.



Use phone or email to contact us directly. **Email comments to zoning@valdezak.gov**



Visit the **project website** - zoningvaldez.com - to find updates, comment form, survey, and more!

There will be multiple opportunities to provide feedback over the next couple of months, and we hope you will.

Thank You!

Project Website

www.zoningvaldez.com

Project Contacts

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Photo credit: Discover Valdez