

Kate Huber

From: Sonja Hursh <shursh@fnbalaska.com>
Sent: Wednesday, January 10, 2024 2:51 PM
To: 'Magdalena McCay'; Kate Huber
Subject: RE: Title 17 comments

I agree with Magdalena. Coming from a position of my board relationship with the VCVB and a B & B owner, please reconsider not just for the sake of B and B owners but for all of the businesses that benefit from our tourism each year. As Magdalena stated below all stores, gas stations, airlines, ferry, tour operators, restaurants, museums, radio stations, marketing companies benefit from tourism. The type of tourist that come to spend money are not the cruise ships but rather the road travelers and since we are not just a pass through town, we are at the end of the road and anyone who visits Valdez will need to have accommodations for at least one night.

Thank you for reconsidering.
Sonja

**Sonja Hursh | Operations Supervisor
Valdez Branch**



VALDEZ BRANCH
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From: Magdalena McCay <magdalenamccay@gmail.com>
Sent: Wednesday, January 10, 2024 1:58 PM
To: zoning@valdezak.gov; Magdalena McCay <magdalenamccay@gmail.com>
Subject: Title 17 comments

WARNING: EXTERNAL EMAIL

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Hi,

Thanks for your hard work.

Just have a comment regarding short term rentals 17.08.030.J and the possibility of the city (Council) putting limits on the number of allowed short term rentals in Valdez.

We live in a very remote, unique town which is not very economically diversified, we mainly rely on oil and have a short (about 5 months) summer season to work with tourism.

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Hi,

Thanks for your hard work.

Just have a comment regarding short term rentals 17.08.030.J and the possibility of the city (Council) putting limits on the number of allowed short term rentals in Valdez.

We live in a very remote, unique town which is not very economically diversified, we mainly rely on oil and have a short (about 5 months) summer season to work with tourism.

Short term rentals are a very important part of the Valdez economy. According to the 2017 Valdez Visitor Market Profile by McDowell Group, the average visitor spends \$307 per day in Valdez (pre COVID numbers) and we have about 86,000 visitors per year, this is \$26 million injected into our economy every year!

We can't pass this opportunity to diversify our economy and limit short term rentals. Often visitors will not come here because we have no lodging available and we ALL lose on this deal. Available lodging is the #1 deciding factor if the visitor will commit to visiting Valdez and if they do, everyone benefits: stores, gas stations, airlines, ferry, tour operators, restaurants, museums, radio stations, marketing companies. The impact is huge and it brings growth.

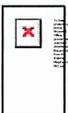
If anything, we should do more, not less. Don't single out businesses operating short term rentals.

The Mission of City is to cultivate an environment of opportunity, sustained prosperity, and wellbeing for all people of Valdez.

I propose that you reconsider putting Limitation on Short Term Rentals in Valdez.

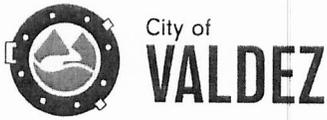
Thank you,

Magdalena



Chief of Everything, Valdez Stay and Play





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DEC 13 2023
BY: _____ October 2023

Valdez Title 17 Code Revision Project: Comment Form

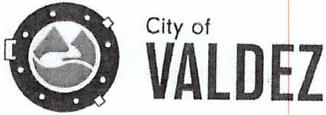
Comments due November 3, 2023

We want to hear from you! Write your comments below. If you need additional space, please write on the back.

I do not think it is appropriate for
Manufactured and/or mobile homes to be
allowed in all Residential Zones. This can
go against or fundamentally change the
character of my or other neighborhoods in Valdez,
and not for the better.

The allowance of short term rentals in residential
zones fundamentally changes the use of a
residential zones. Short term rental is a business/
commercial activity. I do not want one opening
up next to me. I prefer to know my neighbors.
I do not want frequent strangers coming and going
from my Zero Lot Line house.

~~The zone designations are useless if I don't
know what zone I will be in.~~
I disagree with my placement in an R2



district. That type of potential ~~int~~ intensity
cannot be supported with the small lots and
existing infrastructure.

Optional Contact Information

Name:

Email:

Phone:

Organization:

Check here to be added to the project distribution list

Submit your comments via email to zoning@valdezak.gov or mail/drop off this form to the City of Valdez Planning Department: 212 Chenega Ave, Valdez, AK 99686.

Thank you for your feedback! More comments or questions? Contact us:

Kate Huber, Valdez Planning Director | khuber@valdezak.gov | 907-834-3401

Shelly Wade, Agnew::Beck Consulting | shelly@agnewbeck.com | 907-242-5326

Project Website: www.zoningvaldez.com