



November 9, 2018

Valdez City Council Members  
City of Valdez  
212 Chenega Avenue  
Valdez, AK 99686

**RE:     *Update on the Valdez Comprehensive Plan Project***

Dear Members of the Valdez City Council:

The purpose of this memo is to update Mayor O'Neil and Council Members on the status of the Valdez Comprehensive Plan project. Since the September visit to Valdez, Kimley-Horn has established weekly Friday conference calls with City staff in order to update them on the current project status, facilitate information and data request, and coordinate CPAC and Plan meetings.

### ***Community Workshop***

A Community Workshop to discuss the Elements of a Comprehensive Plan took place on September 11, 2018 at the Valdez Civic Center. Approximately 40-50 community members were in attendance. The workshop included an informational presentation and an interactive exercise to gather community feedback about each element as the project team begins to draft the Comprehensive Plan. A copy of the workshop attendance sheet was made available to the City Council immediately following the September Outreach Week.

**Attachment A (Community Workshop Summary – September 11, 2018)** provides a full summary on the Community Workshop and feedback from the workshop attendees. This document is available on the project website as well.

### ***Comprehensive Plan Advisory Committee (CPAC)***

On September 18, 2018, City Council appointed eighteen community members to the Valdez Comprehensive Plan Advisory Committee (CPAC). The purpose of the CPAC is to assist in the development and review of the Valdez Comprehensive Plan Update with the goal of providing the City decision makers with policy recommendations that support the community's vision for the future of Valdez.

Since then, the CPAC has had one formal meeting on October 17, 2018 in the Valdez City Council Chambers. The purpose of the meeting was to discuss the role and organization of the committee and establish operating procedures for the remainder of the Comprehensive Plan process. Kimley-Horn also developed a CPAC Handbook for use by CPAC members that covers the full extent of the roles, responsibilities, and plan materials. This handbook will be continuously updated over the course of the Comprehensive Plan process. Other components, such as an internal file sharing and review website, have been created as a standard practice for these types of committees.

**Attachment B (CPAC Meeting Minutes – October 17, 2018)** provides both the agenda and meeting minutes from that meeting. This document is available on the project website as well.

### ***Website***

The project website ([www.visionvaldez.com](http://www.visionvaldez.com)) completed development and was made active the week following our September visit. The website allows community members to:

- Get information, including a project fact sheet and schedule, on the current status of the project and the overall purpose of the Comprehensive Plan;
- Sign up for email updates to be informed about upcoming meetings and other important Comprehensive Plan correspondence;
- View the time, date, and location of the next Comprehensive Plan meeting or workshop;
- Contact the Project Team with questions;
- Download past workshop summaries and presentations; and
- See when and where past meetings occurred.

The project website is continuously updated and most recently includes the information for the December 11, 2018 CPAC meeting which is open to the public.

### ***Upcoming Site Visit and CPAC Meeting #2***

Since the September site visit, the Project Team has been focused on developing components of the Housing and Land Use elements of the Comprehensive Plan. These materials will be made available to the CPAC and City staff prior to the December site visit for the purposes of discussion and further development of these two elements.

As mentioned above, the next CPAC meeting will take place on December 11, 2018 at the Valdez Civic Center. The Kimley-Horn team will be in town for most of that week. This meeting is open to the public and the CPAC has established that time be set aside during the meeting for public comment.

### ***Attachments***

Attachment A: Community Workshop Summary – September 11, 2018

Attachment B: CPAC Meeting Minutes – October 17, 2018

# COMMUNITY WORKSHOP SUMMARY

**DATE:** September 11, 2018

**TIME:** 6:30p - 8:00p

**LOCATION:** Valdez Civic Center

Kimley»Horn



## Meeting Summary

On September 11, 2018, the City of Valdez held a Community Workshop for the Comprehensive Plan at the Valdez Civic Center. The purpose of the Workshop was to share information on the Valdez Comprehensive Plan, including its contents, timeline, and the process by which the City will be developing the Plan. The informational PowerPoint shown at the Workshop can be found in the “Resources” section of the Project Website ([www.visionvaldez.com](http://www.visionvaldez.com)). In addition to the PowerPoint, workshop attendees participated in an interactive planning exercise with ten stations, each focusing on a different potential topical area to be addressed in the Comprehensive Plan. The topical areas included:

- Tourism & Visitor Services
- Ports & Harbor
- Community Facilities
- Public Safety & Emergency Services
- Parks & Recreation
- Land Use
- Housing
- Economic Development
- Transportation
- Infrastructure



The “open house” style format of the workshop allowed attendees to float freely to whichever topic interested them. Each topic station asked workshop attendees to consider and respond to three questions about that particular topical area:

- What should we consider?
- What are your concerns?
- What are your wishes/needs?

Maps were available to help with discussion and provide a place for attendees to locate important areas in the community related to that topic. Project team members actively engaged attendees in discussion to learn more about their thoughts on the Plan and dig deeper into comments provided at each station. The goal of the interactive exercise was to understand what potential issues and concerns within Valdez the Comprehensive Plan should look to address. This input will help to tailor the Comprehensive Planning process to be a living, working document that fits the City of Valdez and responds to the goals and wishes that residents and other stakeholders have for their City.

The following information was offered by workshop attendees at each station and provided verbatim in this summary. Repetitive listing of items/ideas or check marks (✓) next to an item/idea represent their multiple occurrences on individual station report sheets. These items/ideas are listed repeatedly or with check marks to fully represent all workshop participants’ views and input.

## Station 1: Tourism & Visitor Services

### Board Comments

#### Topics to Address

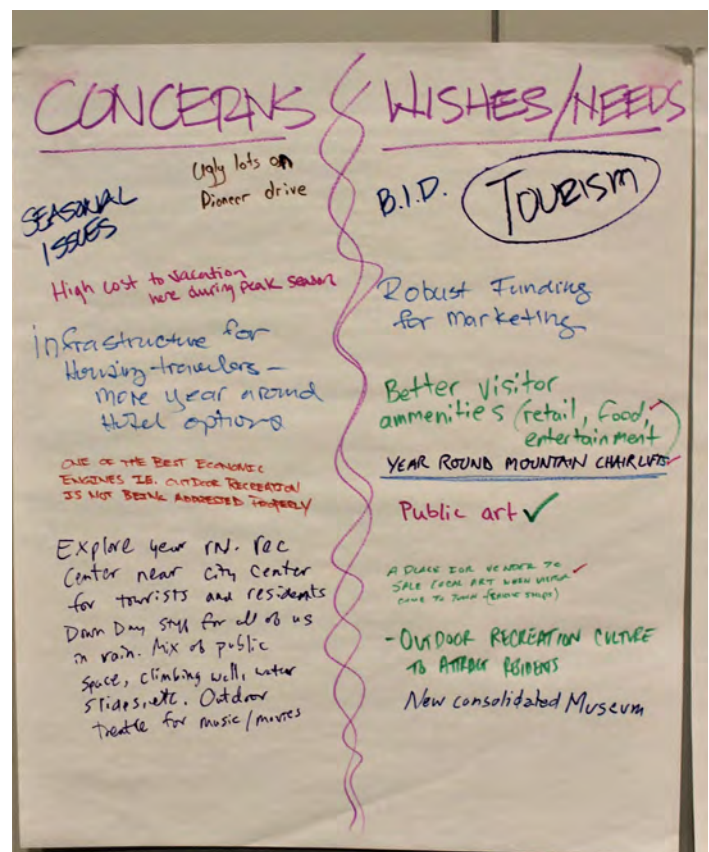
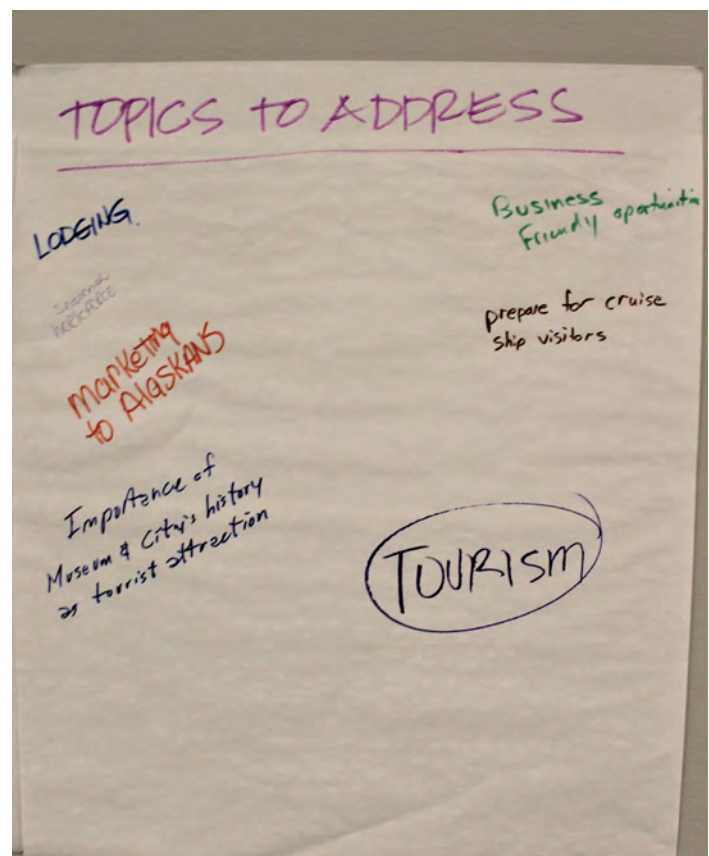
- Lodging
- Seasonal workforce
- Marketing to Alaskans
- Importance of Museum & City's history as tourist attraction
- Business friendly opportunities
- Prepare for cruise ship visitors

#### Concerns

- Seasonal issues
- Ugly lots on Pioneer Drive
- High cost to vacation here during peak season
- Infrastructure for housing travelers – more year-round hotel options
- One of the best economic engines, ie: outdoor recreation is not being addressed properly
- Explore year-round Recreation center near city center for tourists and residents; down day stuff for all of us in rain. Mix of public space, climbing wall, water slides, etc. outdoor theatre for music/movies

#### Wishes / Needs

- Business Improvement District (B.I.D.)
- Robust fundraising for marketing
- Better visitor amenities (retail, food, entertainment) (✓)
- Year-round mountain chair lifts (✓)
- Public art (✓)
- A place for vendor to sale local art when visitor come to town (cruise ships) (✓)
- Outdoor recreation culture to attract residents
- New consolidated museum





## Station 2: Ports & Harbor

### Board Comments

#### Topics to Address

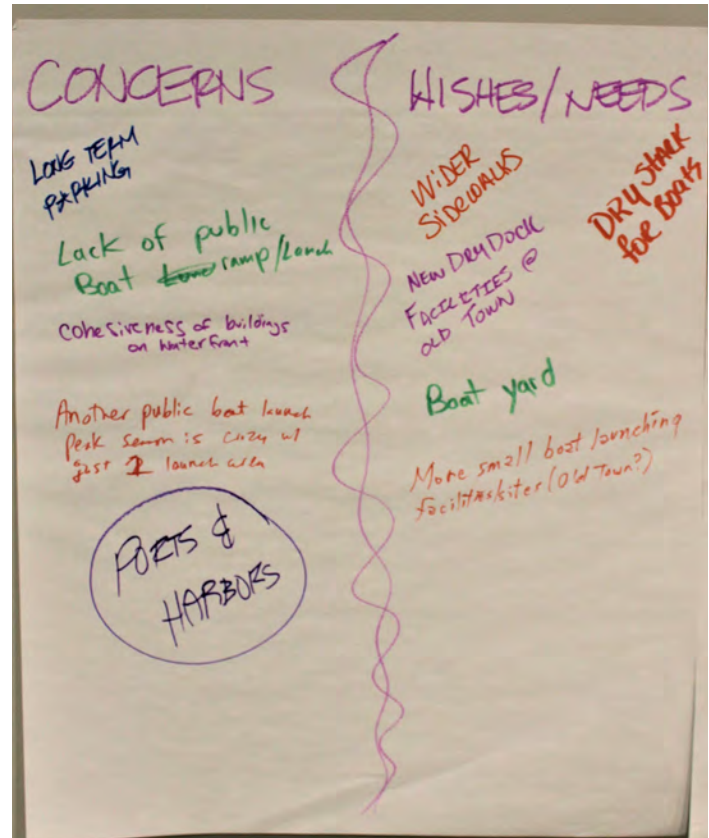
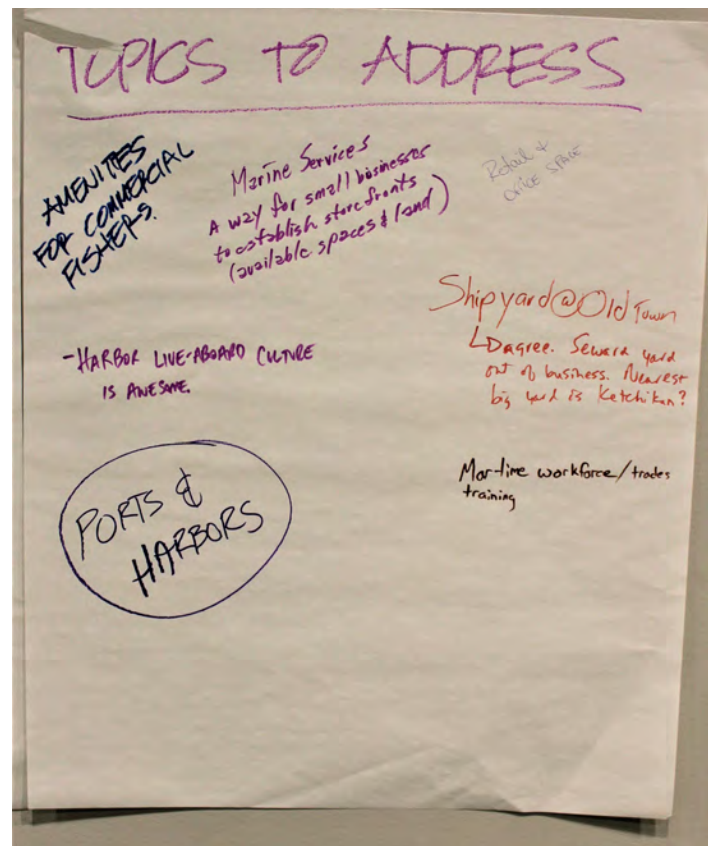
- Amenities for commercial fishers
- Marine services a way for small businesses to establish store fronts (available spaces and land)
- Retail and office space
- Harbor live-aboard culture is awesome
- Shipyard at old town
  - » Agree. Seward yard out of business. Nearest big yard is Ketchikan?
- Maritime workforce/trades training

#### Concerns

- Long-term parking
- Lack of public boat ramp/launch
- Cohesiveness of buildings on waterfront
- Another public boat launch peak season is crazy with just 1 launch area

#### Wishes / Needs

- Wider sidewalks
- New dry dock facilities at old town
- Dry stack for boats
- Boat yard
- More small boat launching facilities (old town)



## Station 3: Community Facilities

### Board Comments

#### Topics to Address

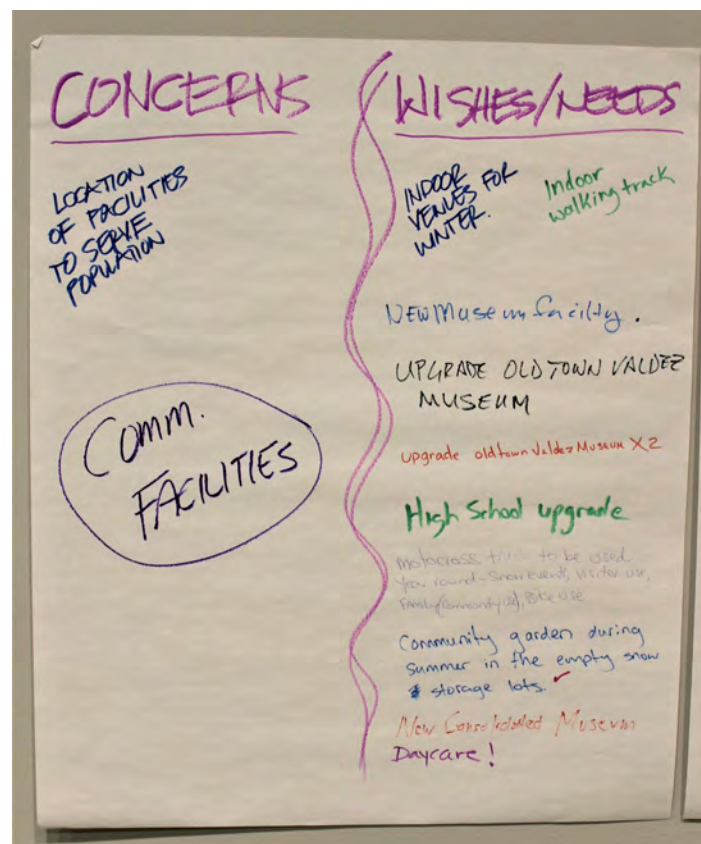
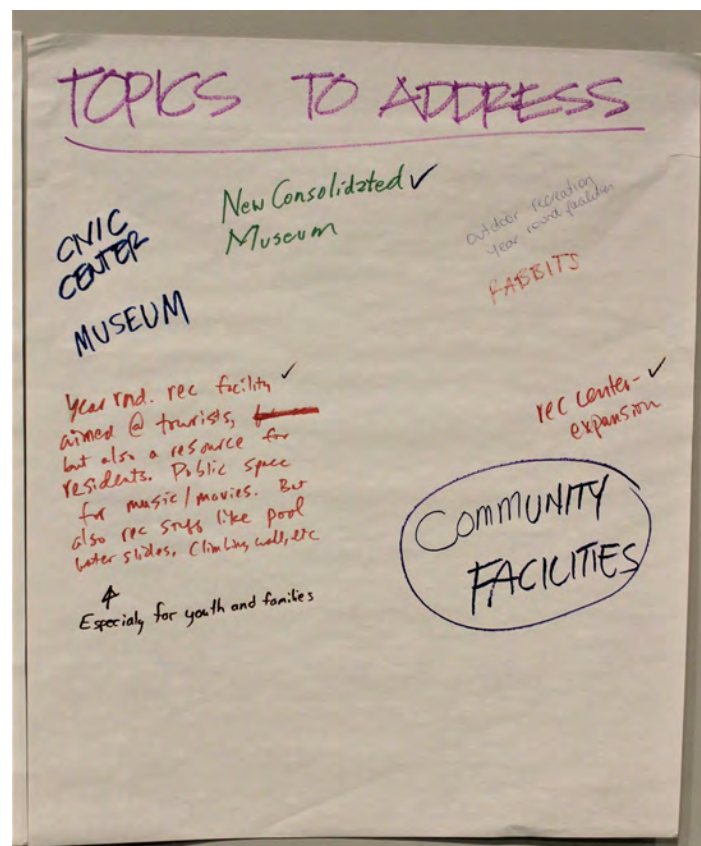
- Civic Center
- Museum
- New consolidated museum (✓)
- Outdoor recreation year-round facilities
- Rabbits
- Year-round recreation facilities aimed at tourists, but also a resource for residents. Public space for music/movies. But also recreation stuff like pool water slides, climbing wall, etc. (✓)
  - » Especially for youth and families
- Recreation center expansion (✓)

#### Concerns

- Location of facilities to serve population

#### Wishes / Needs

- Indoor venues for winter
- Indoor walking track
- New museum facility
- Upgrade old town Valdez museum (✓)
- High school upgrade
- Motocross track to be used year-round – snow events, visitor use, family (community use), bike use
- Community garden during summer in the empty snow storage lots (✓)
- New consolidated museum
- Daycare!





## Station 4: Public Safety & Emergency Services

### Board Comments

#### Topics to Address

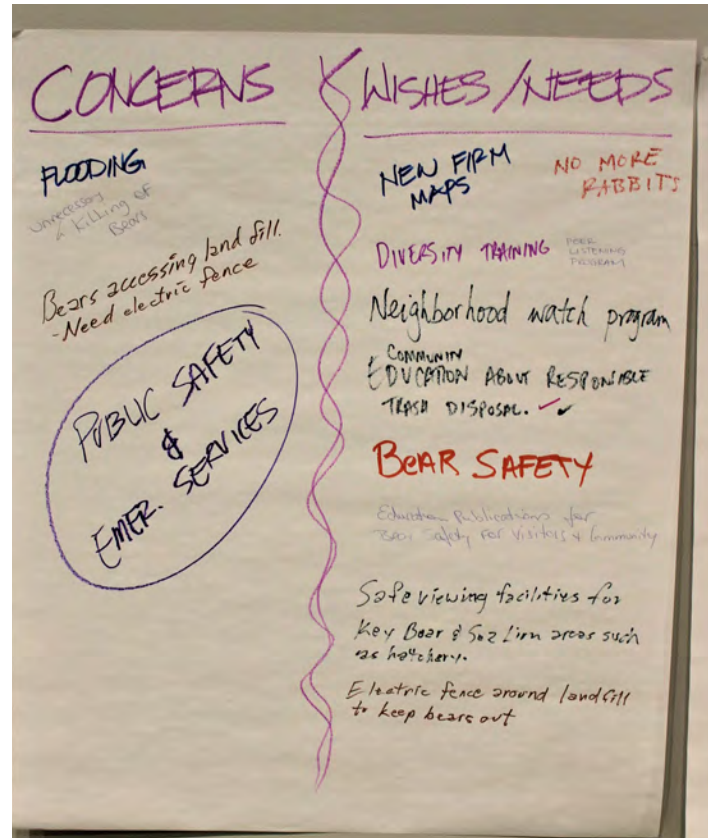
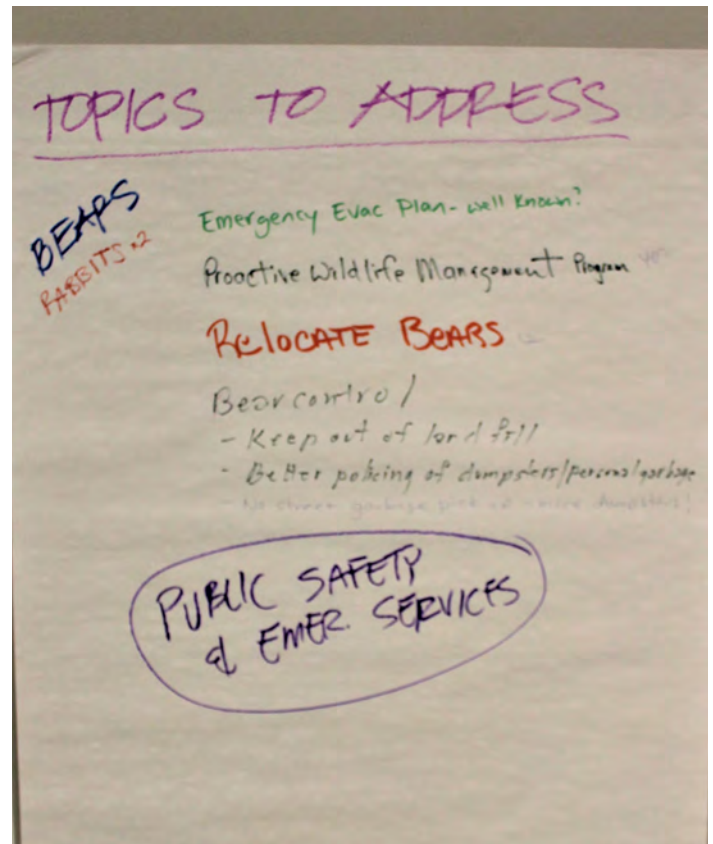
- Bears
- Rabbits (✓)
- Emergency evacuation plan – well known?
- Proactive wildlife management program
- Relocate bears
- Bear control
  - » Keep out of land fill
  - » Better policing of dumpsters/persons/garbage
  - » No street garbage pick-up – more dumpsters!

#### Concerns

- Flooding
- Unnecessary killing of bears
- Bears accessing land fill – need electric fence

#### Wishes / Needs

- New Flood Insurance Rate Maps (FIRM)
- No more rabbits
- Diversity training
- Peer listening program
- Neighborhood watch program
- Community education about responsible trash disposal (✓ ✓)
- Bear safety
- Education publications for bear safety for visitors and community
- Safe viewing facilities for key bear and sea lion areas such as hatchery
- Electric fence around landfill to keep bears out



## Station 5: Parks & Recreation

### Board Comments

#### Topics to Address

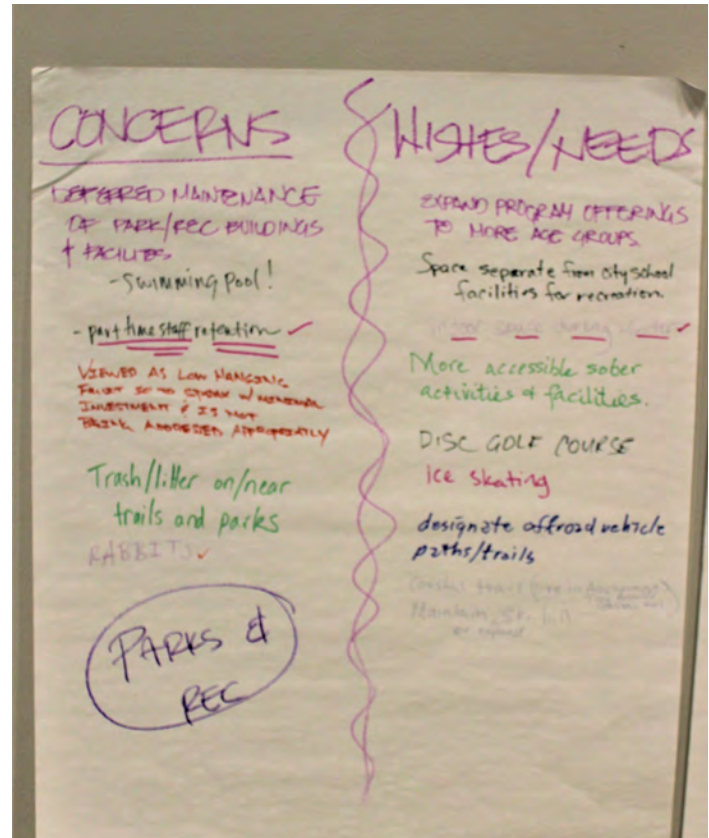
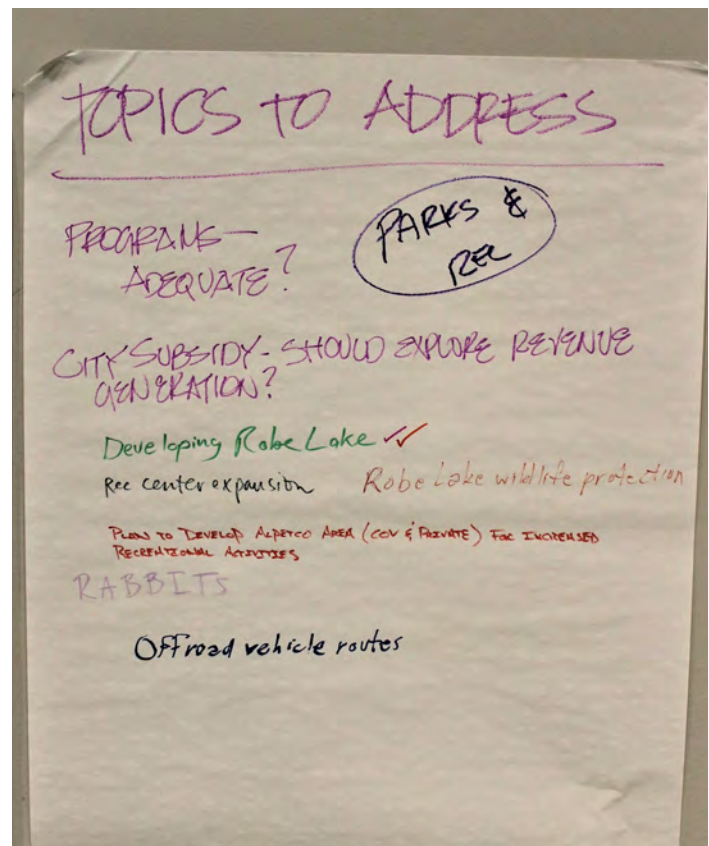
- Programs – adequate?
- City subsidy – should explore revenue generation?
- Developing Robe Lake (✓ ✓)
- Recreation center expansion
- Robe Lake wildlife protection
- Plan to develop Alpetco area (cove and private) for increased recreational activities
- Rabbits
- Off-road vehicle routes

#### Concerns

- Deferred maintenance of park/recreation buildings and facilities
- Swimming pool!
- Part-time staff retention (✓)
- Viewed as low hanging fruit so to speak w/ minimal investment and is not being addressed appropriately
- Trash/litter on/near trails and parks
- Rabbits (✓)

#### Wishes / Needs

- Expand program offerings to more age groups
- Space separate from city school facilities for recreation
- Indoor space during winter (✓)
- More accessible sober activities and facilities
- Disc golf course
- Ice skating
- Designate off-road vehicle paths/trails
- Coastal trail (like Anchorage – Tony Knowles coastal trail)
- Maintain or expand ski hill





## Station 6: Land Use

### Board Comments

#### Topics to Address

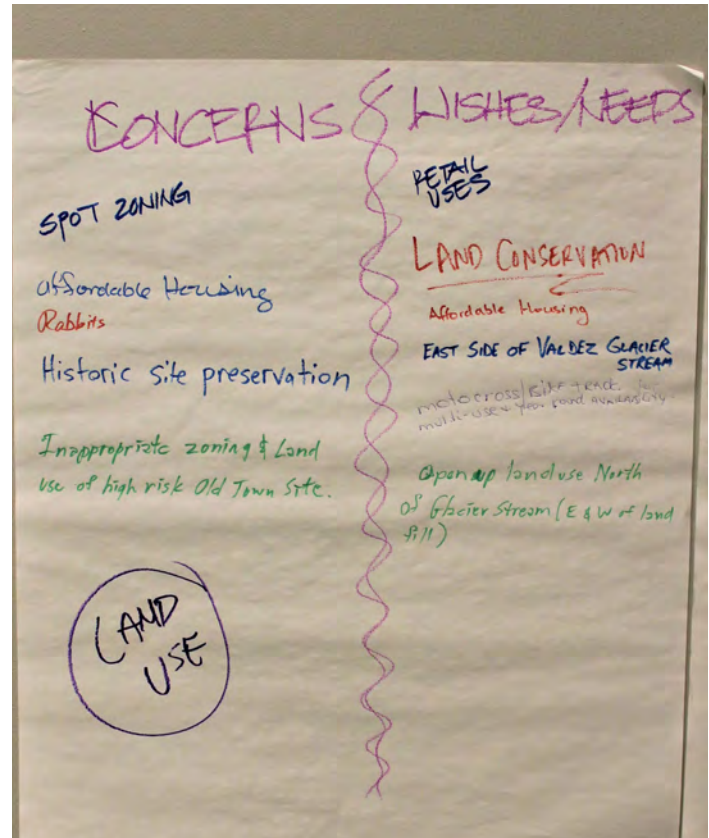
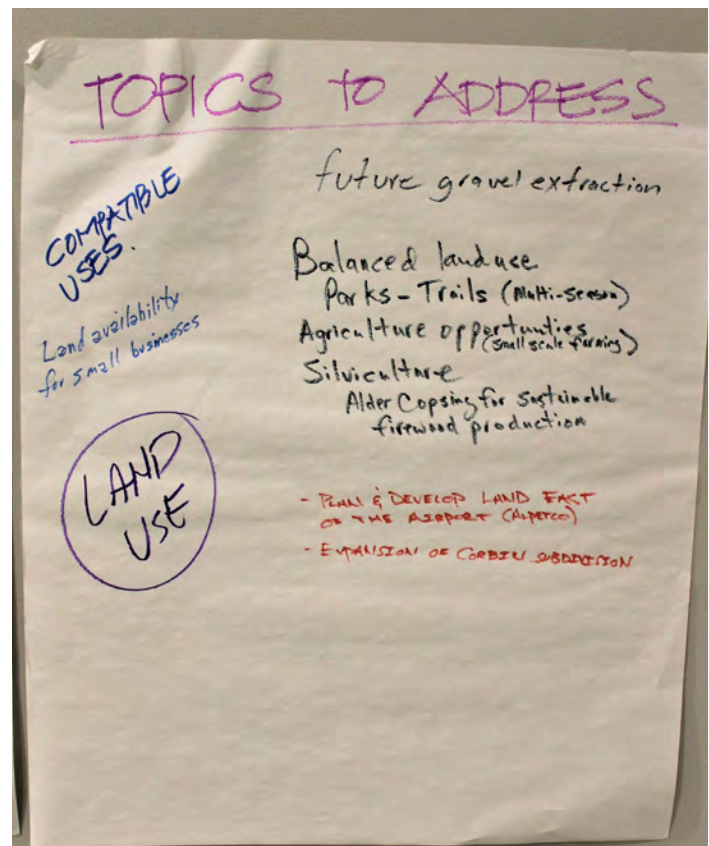
- Compatible uses
- Land availability for small businesses
- Future gravel extraction
- Balance land use
  - » Parks-trails (multi-season)
  - » Agriculture opportunities (small scale farming)
  - » Silviculture (Alder Copsing for sustainable firewood production)
- Plan and develop land east of the airport (Alpetco)
- Expansion of Corbin subdivision

#### Concerns

- Spot zoning
- Affordable housing
- Rabbits
- Historic site preservation
- Inappropriate zoning and land use of high risk old town site

#### Wishes / Needs

- Retail uses
- Land conservation
- Affordable housing
- East side of Valdez Glacier Stream
- Motocross/bike track for multi-use and year-round availability
- Open up land use north of Glacier Stream (E & W of land fill)



## Station 7: Housing

### Board Comments

#### Topics to Address

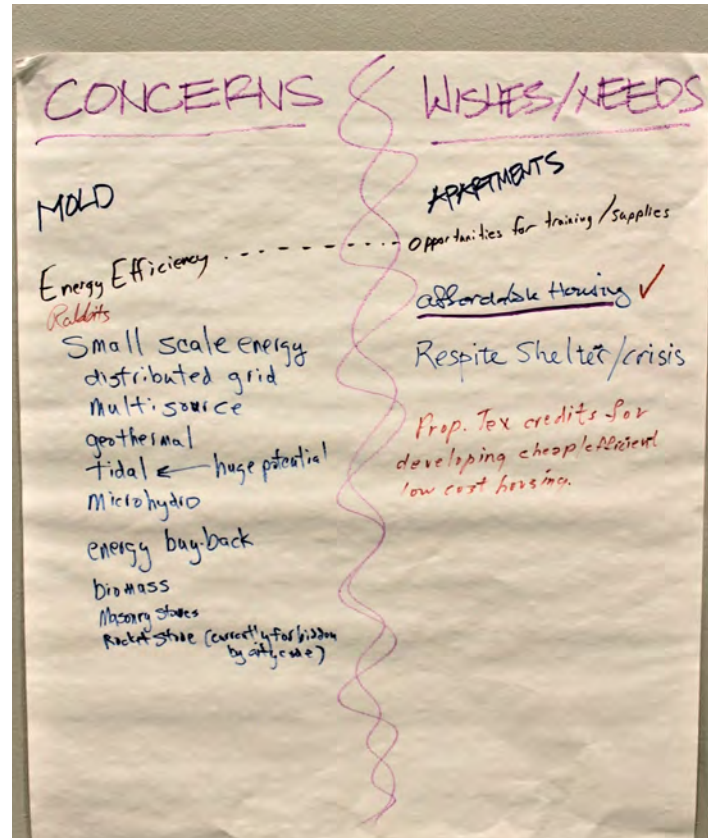
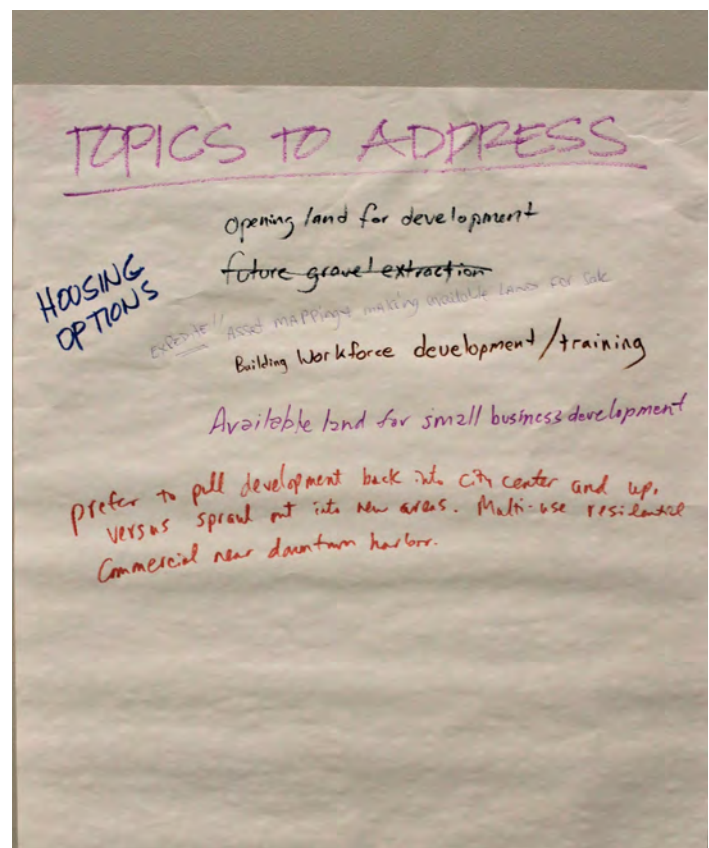
- Housing options
- Opening land for development
- Expedite!! Asset mapping and making available land for sale
- Building workforce development/training
- Available land for small business development
- Prefer to pull development back into city center and up versus sprawl put into new areas. Multi-use residential, Commercial near downtown harbor

#### Concerns

- Mold
- Energy efficiency
- Rabbits
- Small scale energy
- Distributed grid
- Multi-source
- Geothermal
- Tidal – huge potential
- Micro-hydro
- Energy buyback
- Biomass
- Masonry stores
- Rocket stove (currently forbidden by city code)

#### Wishes / Needs

- Apartments
- Opportunities for training/supplies
- Affordable housing (✓)
- Respite shelter/crisis
- Property Tax credits for developing cheap/efficient low-cost housing





## Station 8: Economic Development

### Board Comments

#### Topics to Address

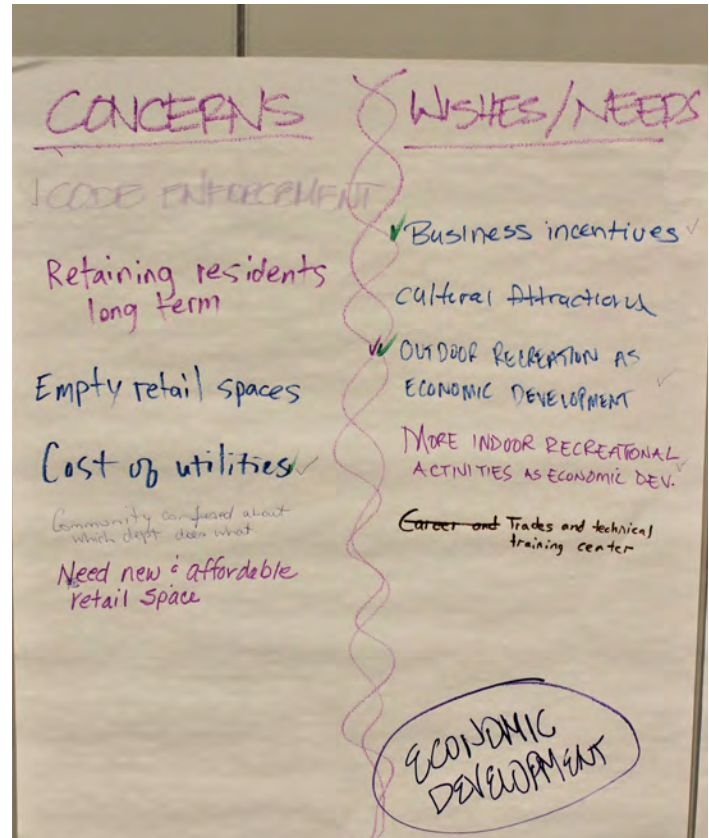
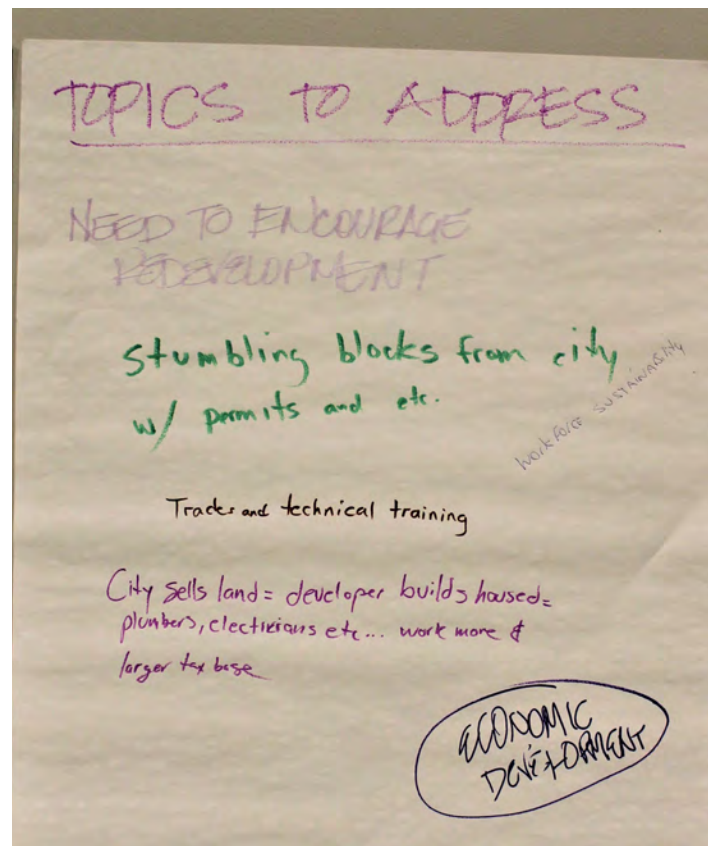
- Need to encourage redevelopment
- Stumbling blocks from city with permits and etc.
- Workforce sustainability
- Trades and technical training
- City sells land = developer builds houses = plumbers, electricians, etc..... work more and larger tax base

#### Concerns

- Code enforcement
- Retaining residents long-term
- Empty retail spaces
- Cost of utilities
- Community confused about which department does what
- Need new and affordable retail space

#### Wishes / Needs

- Business incentives (✓ ✓)
- Cultural attraction
- Outdoor recreation as economic development (✓ ✓ ✓)
- More indoor recreational activities as economic development
- Trades and technical training center





## Station 9: Transportation

### Board Comments

#### Topics to Address

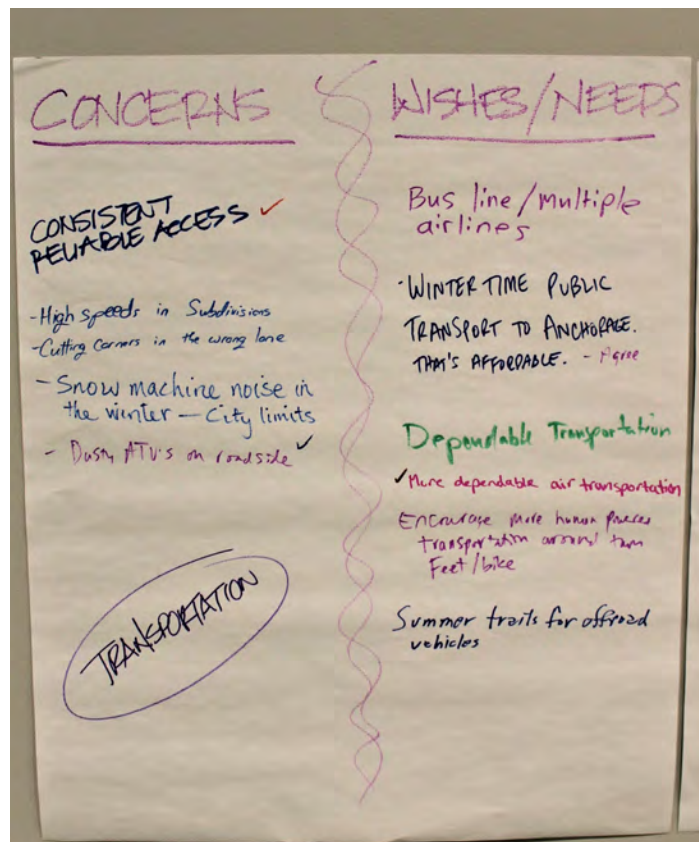
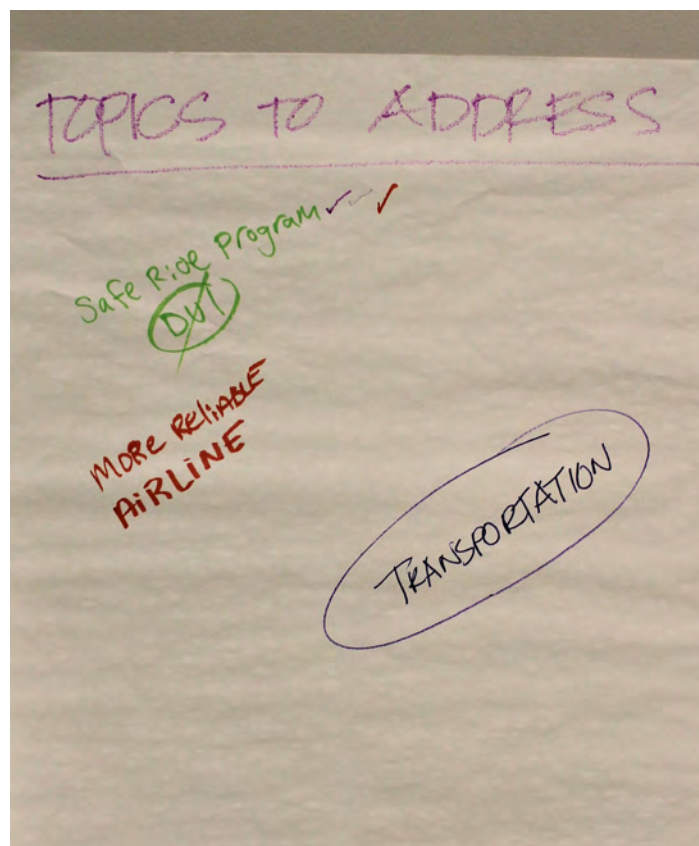
- Safe ride program (no DUI) (✓ ✓ ✓)
- More reliable airline

#### Concerns

- Consistent reliable access (✓)
- High speeds in subdivisions
- Cutting corners in the wrong lane
- Snow machine noise in the winter – city limits
- Dusty ATVs on roadside (✓)

#### Wishes / Needs

- Bus line / multiple airlines
- Winter time public transportation to Anchorage that's affordable (✓)
- Dependable transportation
- More dependable air transportation (✓)
- Encourage more human-powered transportation around town feet/bike
- Summer trails for off-road vehicles



## Station 10: Infrastructure

### Board Comments

#### Topics to Address

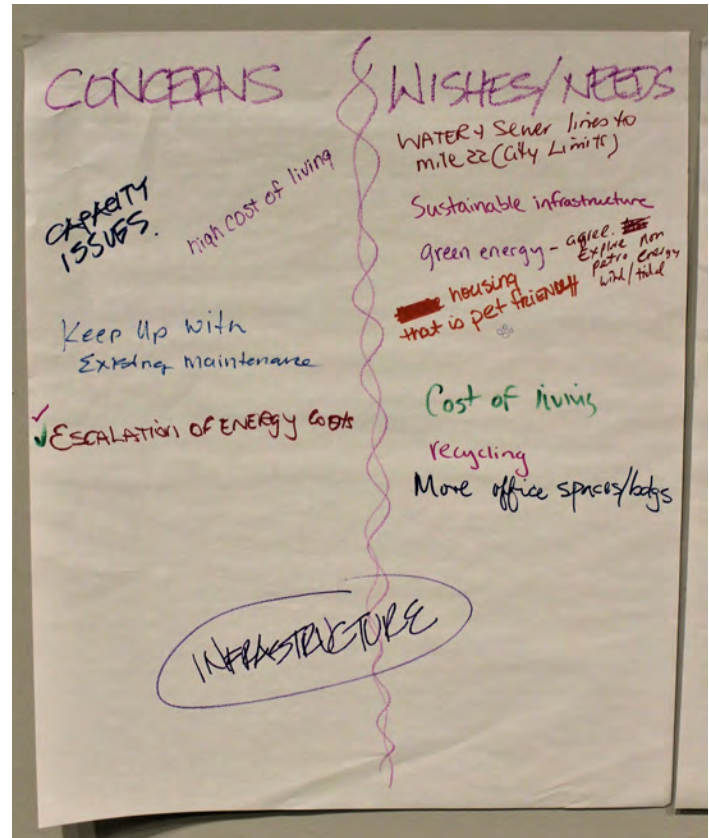
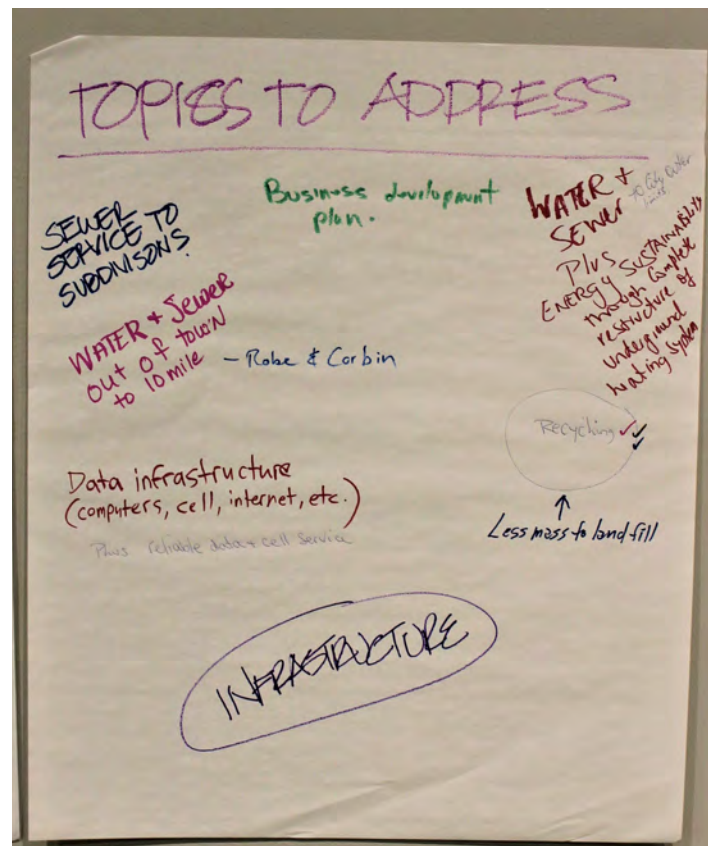
- Sewer service to subdivisions
- Water and sewer out of town to 10 mile
  - » Robe & Corbin
- Data infrastructure (computers, cell, internet, etc.)
- Plus reliable data and cell service
- Business development plan
- Water and sewer
- Water and sewer to city outer limits
- Plus energy sustainability through complete restructure of underground heating system
- Recycling (✓ ✓ ✓)
  - » Less mess to land fill

#### Concerns

- Capacity issues
- High cost of living
- Keep up with existing maintenance
- Escalation of energy costs (✓ ✓)

#### Wishes / Needs

- Water and sewer lines to mile 22 (city limits)
- Sustainable infrastructure
- Green energy
  - » Agree. Explore non-petro energy wind/tidal
- Housing that is pet friendly
- Cost of living
- Recycling
- More office spaces/building





## Workshop Photos









# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Minutes - Final

### Comprehensive Plan Advisory Committee (CPAC)

Wednesday, October 17,  
2018

7:00 PM

Council Chambers

#### Meeting #1

#### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

1. Meeting called to order by Rochelle Rollenhagen

#### II. ROLL CALL / INTRODUCTIONS

CPAC Members					
	Angela Alfaro	X	Rod Morrison	X	Colleen Stephens
X	James Dunn	X	Kathy Nielsen		Keith Thomas
X	John Engles	X	Dahlia O'Neil	X	Grant Uren
X	Mary Jo Evans	X	Jesse Passin		Rhonda Wade
X	Lee Hart	X	Jeremy Robida		Mike Wells
X	Jessie McKay	X	Donna Shantz		Susan Love
Project Team					
X	Martha Barberio	P	Dave Barquist	P	Keith Pelan
X	Rochelle Rollenhagen	P	Nicholas Chen		
X = Attended in person					
P = Attended via conference call					

1. Contact List.
  - Please update contact information following this meeting

#### III. ELECTION OF CPAC CHAIRPERSON AND VICE-CHAIRPERSON

1. Chair selected – Colleen Stephens
2. Vice-chair selected – Kathy Nielsen
3. Commission approved the appointments via a voice vote

#### IV. ROLE OF THE COMMITTEE

1. Background
  - Handbook needed at each meeting, additional materials will be added at each meeting

resulting in a complete guide of the process

- Comprehensive Plan discussions began a few years ago
- History of plans/studies/work efforts that have failed to launch
- CPAC appointed in September 2018 – diverse group representing a number of different topical groups
  - Bring different backgrounds and ideas to the table for a well-rounded plan

## 2. Purpose

- Voice of the community, looking at the plan as an US
- Provide City staff and decision makers with the information to make good decisions
  - Ultimate decision is whether or not to adopt the Comprehensive Plan

## 3. Responsibilities

- Meet as a group on an on-going basis
  - Not going to meet every month as to not overburden the team
  - Most meetings will be face-to-face and interactive
  - Meetings are assumed to be 2-3 hours
  - Workshop style where the consultant team and staff provides information, background materials, and policies and programs for your discussion
- Provide direction-setting for the team on in-progress work documents
  - Topical discussions at each meeting
- Ambassadors for the community, representative of the best interests of the community
- Provide recommendations to City Council and Planning Commission
  - Do not need to agree on everything
  - Provide best context for City Council to make decisions
- Serve through Summer/Fall 2019
- Is there any method to the madness on the meeting order?
  - Intertwine this effort with other existing master plans/studies
  - Need to be internally consistent
- If new information comes up, we can adjust or change course away from the proposed schedule
  - Document is direction-setting, not building a specific project
- Will specialists from the community be invited to speak at individual meetings?
  - Yes, these are public meetings and members of the community are invited to speak
  - Meetings will be noticed similar to all other committee or Council meetings
- What is the goal of this comprehensive plan
  - Set a consistent vision to guide all future decisions within Valdez
- Who is responsible for implementing the Comprehensive Plan and making sure they are followed?
  - Comp plans provide implementing tools for how to actually create the vision
  - Each implementing plan can have champions who are responsible for completing that item
  - The ultimate decision/responsibility is with City Council



## V. COMMITTEE GROUND RULES

1. Does the committee accept and agree upon the general ground rules?
2. Are there any changes?
  - Something in the way that meeting is run that addresses how to take public comment in order to keep the meetings more efficiently run
  - Communication chain – email is preferred and will go through City staff and distributed to the project team
  - Set up email group for discussion related to the CPAC
3. Ground rules were read and explained to the committee
4. How will communications happen between staff, the consultant, and the committee
  - Make sure communications don't happen in a vacuum
  - All communications will be shared with all members of the project team
  - Ideal scenario is for communications to go through staff first
  - One of the primary methods of communication will be emails
    - Martha to create a group and send out a tester email tomorrow (10/18)
    - Protocols set related to email titles and naming conventions

## VI. OVERVIEW OF THE COMPREHENSIVE PLAN – PURPOSE AND CONTENT

1. A few people are familiar with the concept of a Comprehensive plan
2. Overall policy and direction-setting document
3. Dave provided and explanation of the Comprehensive plan and the specific elements
  - Plan does not create a specific project
  - Sets the guidelines by which someone who has a project can follow the community vision
4. Questions
  - Healthcare and education are not addressed as part of the plan currently
    - Healthy community elements are expressed throughout land use, economic development, and other elements
    - There is the option to have a separate healthy community element
  - Trend to group parks, wellness, and cultural components together... where will cultural aspects be addressed?
  - Looking through the input for past plans (Comp plan and strategic plan)
    - What was missing was having this document be a working plan for who is responsible
    - May be able to pull a lot of good information from previous plans
    - Is the strategic plan available on the City of Valdez's website?
  - Is there a schedule for completing different sections of the plan
  - If we are focused on all the different parts of the Comprehensive Plan, we don't have focuses to catch

## VII. MEETING SCHEDULE

1. Will there be the opportunity to call in?
  - ~~There will be the ability to call in when the meeting space permits it~~

- Will 2-3 hours of impact every other month be meaningful?
  - Group decided to proceed as recommended and make adjustments if needed to the process along the way.
- Is there access to create a google document to show real-time input and feedback?
- Willing to give it a try as we envision it
  - Each topic could be a full-day
- Potentially have “brain-storming” sessions between the formal meetings
  - Agreement to have discussions on potential topic areas

## VIII. COMMITTEE RESOURCES

1. Comprehensive Plan Resources
2. Other Planning Resources
3. Community Outreach Efforts to Date
4. Additional Materials
  - Questions
    - Will meeting materials be available online
    - Will the previous work be available online and by email? Yes
    - Links will be provided by email
  - Homework
    - Review previous Comprehensive Plan
    - Update contact information
    - Review community outreach summaries
      - Is there anything that is missing?
    - Have the process be as electronic as possible
  - Committee stresses that we embrace a collaborative work environment through the use of technology

## IX. Adjourn